

Summary of Comments on Draft Scope

1. Don Reeb

- Impact on the Rapp Road area, the Pine Bush preserve and the other nearby neighborhoods
- Intersection of Rapp Road and Washington Avenue Extension.
- Include Crossgates Commons

2. New York State Museum

- Rapp Road community origins from Mississippi. Preserve the neighborhood.

3. Iris Broyde (Westmere Terrace)

- Include Westmere Terrace/Western Avenue intersection in TIS.
- Community purpose of Site 2 and 3 is needed
- Office development
- Cumulative impacts

4. Stagler (Paul Smith's College)

- Provide soil map of site showing soils
- Depth to water table
- History of land use on the site
- Map or aerial photos of vegetation
- Evaluation of potential to restore to pitch pine and scrub oak habitat.

5. Preservation League of NYS

- Consideration of Rapp Road Community
- Construction traffic impacts on the Community
- Mitigation to protect character of Rapp Road area.

6. Donna Hintz (Wilan)

- Compatibility of TOD with Rapp Road. 280-53A
- Impacts to adjacent properties - Westmere, Wilan, Gipp Road and Hist district?
- Impacts of more traffic on Western and upper Rapp, Gipp if any portions of Rapp Road are eliminated?
- Pedestrian – bus stop location and access the new CDTA transit facility
- Growth inducing – 90 more units and Sites 1 and 2

- Need for housing and more retail
- Impact on KBB. Impact of displacement of deer and turkeys
- Lighting impacts
- Water/sewer – is there sufficient capacity for full build out?
- Stormwater –capacity and flooding at McKownville?
- Alternative – relocate closer to the mall and rerouting Gipp Road. Two underdeveloped lots are closer to the bus stop.

7. Lisa Hart (Westmere)

- Include Westmere

8. Grace Nichols (STPB)

- Impact on birds of 5 story buildings
- Impact of traffic noise and lighting on wildlife in the area
- Stormwater
- Pine Bush impacts

9. PAUSE letter

- Aquifer/stormwater runoff/climate change/alternatives

10. STPB/Stoltenburg letter

- Principal aquifer and ground water connections
- For all biological, terrestrial and ecological resources look regionally
- Habitat links between this patch of pine bush and others
- Traffic analysis focusing on peak hours. The Planning Board should choose the peak hours for analysis where the threshold of 50 additional vehicle trips per hour is reached
- Existing bicycle and pedestrian network
- Table comparing all existing zoning requirements, existing uses, and the proposed projects uses. Use a full build out (maximum density) for parcels not being proposed for development.
- For visual resources use:
  - current urban design and visual resources of the Project Area and adjacent study area
  - potential changes that could occur in the urban design character of the study area
  - If necessary, mitigation measures
- Future needs for recreation and open space
- Impact on affordable housing accessibility
- Socioeconomic character of the area
- Change to the ambient noise and light levels in the residential neighborhoods

- Neighborhood character
- Viewshed analysis with photosimulations
- Increased demand on the Town's water supply system
- Stormwater needs
- Sanitary sewage needs
- Alternate having the same uses but with smaller density/intensity and scale of development
- Use a full build out, maximum intensity/density scenario for alternatives
- Add a section on cumulative impacts
- Include full draft plans

11. Zamurs and Associates, LLC.

- Study and evaluate air quality
- Greenhouse gas emissions and climate change - direct emissions and indirect emissions

12. Laurel L. Bohl

- Should evaluate all +/- 81.4 acres of Pyramid property in this area which is undeveloped yet buildable
- Zoning code requires that all trees over 12" in diameter be mapped and accounted for
- Whether or not a "take" permit is needed
- Any DEC permits on stormwater or runoff should also be provided
- Description for sites 2 and 3 needs to be as specific as possible. If a gas station is proposed, there must be some mention of whether or not Pyramid has considered buying up the defunct gas station in front of site 3
- The "need" for more housing units in Guilderland
- How many tons of dirt are being removed and need a grading plan and map
- Independent experts should be hired to review all reports.
- The number of animals, birds, and insects that will die from this project, as well as the number that will be displaced, must be estimated and reported. In addition, the impact on all endangered or rare species identified by Save the Pine Bush and/or the Albany Pine Bush Commission
- The overall long term effect on the Pine Bush must be documented.
- How the project impacts the status of the Pine Bush's designation as a National Natural Landmark.
- Rapp Road Historic District impacts
- Look at the cumulative traffic impacts of this proposed 3-site development project on the Western Avenue and Washington Avenue Extension and include the exit into Crossgates off the Northway, and the number of accidents now occurring annually. Include Western Avenue during daytime and evening rush hour, as well as during the Christmas holiday season
- An approved emergency access plan for Rapp Road at Gipp Road must be included

- The report must explain why the new housing is not located near the new CDTA transit center in the ‘transit oriented district’
- Impact on surrounding neighborhoods including Rapp Road Historic District, Westmere Terrace, Paden Circle, Gipp Road, Wilan Lane and Pine Lane. Examine substantial buffers, berms, pine trees, etc., and vertical impact diagrams and traffic
- Impact on school district fire, police and emergency services
- DEIS should mention the loss of life of wildlife, trees and plants to poured pavement
- Should be examining and diagraming all other possible and reasonable sites for this project, especially those sites on other areas of Pyramid land
- How to conserve energy in these new development projects. This section of the DEIS should focus on what Pyramid is going to do to fight climate change and reduce negative effects its proposal will have on the environment

### 13. Lynne Jackson (Save the Pine Bush)

- The DEIS should cover all of the land owned by Pyramid, not just the three parcels outlined in the Site Plan
- Include the total acres to be developed, the number of acres to be paved, the number of indoor/out parking spaces to be built, and the total number of acres of impervious surfaces to be constructed in the Executive Summary
- Identify all parcels with NYS Department of Environmental Conservation permits, including SPDES permits. Include in appendix
- Identify all parcels that have management agreements with the Albany Pine Bush Preserve Commission. Include in appendix
- Whether or not a “take” permit is needed for the endangered Karner Blue butterfly
- The DEIS needs to address how the aquifer will be impacted
- The DEIS needs to address the impact of developing this parcel on the ability of the Albany Pine Bush Preserve Commission to manage the remaining Pine Bush ecosystem and Pine Bush Preserve
- The DEIS needs to address the impact of developing this parcel on the ability of the Albany Pine Bush Preserve Commission to manage the nearby Karner Blue Butterfly habitat and the frosted elfin habitat
- The impact of building this project on NYS rare species or species listed as special concern needs to be addressed
- Impacts of planting non-Pine Bush native species on the project site need to be addressed
- The DEIS must pay special attention to impacts of the project on the butterfly corridor
- Issues that should be examined should include, but not be limited to, the following:

Impact of loss of habitat,

impact of construction on the site,  
shade  
noise,  
pollution,  
close to a residential development,  
pesticides,  
close proximity to a residential development affect Butterfly Hill and the  
Butterfly corridor,

The impact of this proposed development on land owned by TNC

- Impact the Mohawk Valley Heritage Corridor
- How the project may impact the status of the Pine Bush's designation of a National Natural Landmark
- Impacts of the increased traffic on the endangered species, species of special concern, threatened species and all other species living in the area
- Impacts of increased traffic on the ability of the Albany Pine Bush Preserve Commission to properly conduct controlled burns needs to be addressed
- Impact this project (traffic/visual) may have on the character of the Rapp Road Historical community
- List animal and plant species and the number of each species that will be impacted
- Alternatives
- Impact the climate crisis or extinction apocalypse
- Pyramid should re-purpose part of its mall or some of its parking lot to residential units.
- The DEIS should address how the developer plans to encourage residents to use other forms of transit besides automobiles.

14. Barry Howe (Westmere)

- Promises to Westmere Terrace residents should be incorporated into the DEIS

15. Gordon McClelland (Guilderland)

- A current and up-to-date *comprehensive* traffic study is needed
- Proposed physical barrier on Rapp Rd
- Should build on one of the west side parking lot areas that is currently vacant.
- Rapp Road Community Historic District

16. Bert Schou (Albany)

- Protect the Pine Bush
- Impact of movement of the Karner Blue leaving isolated sections of Pine Bush Habitat that might not be enough for the species to survive
- Should acquire property to enhance and preserve these valuable KBB connection

- Traffic and our water/drainage issues

17. Ginnie Zuspahn (Westmere)

- Westmere should be in the TIS. Should include all promises made in the DEIS (list provided)

18. Chris Spencer (City of Albany Planning Commissioner)

- Add the intersection of Rapp Road and S. Frontage Road to TIS
- Rapp Road Historic District
- Provide an alternative analysis that bypasses the Rapp Road Historic District through construction of a new road that can be built to appropriate standards for increased vehicular and pedestrian traffic that will be expected from this development, as well as other developments within the study area under the ownership of the project sponsor

19. Andy Arthur/ STPB (Delmar)

- DEIS should consider the compounding impacts of the additional development perimeters of the developed portions of the TOD already
- Include the total number of acres to developed, the number of acres already developed within the TOD, and the number of acres set aside for conservation and storm-water management purposes
- Include the Albany Pine Bush conservation easements and conservation lands bordering the parcel
- There should be “no reserved for future development” on parcels bordering the Albany Pine Bush Preserve and conservation easements
- Whether or not a “take” permit is needed for the endangered Karner Blue Butterfly
- Include a survey of Pitch Pine / Scrub Oak Barrens, and how development will impact it
- Address the impacts of developing the parcel on the ability to manage the remaining Pine Bush ecosystem
- Address the impact of developing this parcel on the ability of the Albany Pine Bush Preserve Commission to manage the nearby Karner Blue Butterfly habitat and the frosted elfin habitat
- The impact of building these project on NYS rare species or species listed as special concern needs to be addressed
- Impacts on the Pine Bush preserve of planting non-Pine Bush native species on the project site
- Include how the project may impact the status of the Pine Bush’s designation of a National Natural Landmark

- Include the impacts of the increased traffic on the endangered species, species of special concern, threatened species and all other species living in the area
- Impacts of the increased traffic on the ability to fire manage surrounding parcels
- The traffic study should consider the closure of Rapp Road re-route of Gipp Road roughly 300 feet to the south across 52.01-3-5.1
- Consider the ecological impacts of a future Rapp Road Bypass, as has been proposed informally by the Daughters of Sarah, extending from 61 Rapp Road Road, following a route extending north-west to Columbia Drive
- How many animal and plant species and the number of each species that will be impacted
- Alternative locations
  - Including redeveloping existing under-utilized property in the Crossgates Mall Complex
  - A study of build only in Area 2 & 3
- There is no need for an additional 200 parking spots  
Building the apartments units in Site 2 (Lawton Terrace and Gabriels Terrace)

20. Russell Ziemba/STPB (Troy)

- Climate crisis/ catastrophe. Study where these units can be located so that no parking spots are needed or perhaps only a minimal number
- Identify where 222 units can be located that are not in or near a fire adapted ecosystem
- Identify the prevalence of infected ticks in the Rapp Road area
- Identify what the likely garbage footprint of this proposal will be
- The scope should identify how residents will be evacuated and where they will stay if wildfires threaten this area
- Examine how the desired acreage for the Preserve can be achieved if these parcels are not included
- Examine the likely extent of Karner blue butterfly fatalities from this, any how they can be avoided
- Include an inventory of plants, animals, fungi, and other life forms on this site, and how those that have a protected status can be protected rather than obliterated
- Is there a need for 222 housing units?
- Examine where 222 units could be better located so that non-car methods of transportation would be viable
- Examine what the likely morbidity and mortality rates from obesity, heart disease and cancer would be for residents who adopt a car dependent lifestyle
- Examine what the hidden costs of thousands of additional car trips per day will be resulting in isolation and depression and road rage
- Examine how heating, water and soil pollution, and runoff can be avoided during construction and throughout the lifespan of this proposed development
- The scope should examine how any additional traffic above current levels can be avoided, and how the quality of life of those who live in the Rapp Road Historic District and their safety can be enhanced rather than diminished

- Examine how current residents will not be tempted to move further out and consume more green fields that we need to keep green
- Identify where alternative areas where these units could be constructed, like Clinton Avenue in Arbor Hill or the South End of Albany
- Pyramid/ Crossgates should pursue a new and growing industry: ecotourism
- Consider embracing the bounty of the Pine Bush and expand and enrich it, and donate the various undeveloped properties that they own within and near the Pine Bush study area to the Preserve and help to purchase the remaining full and partial protection areas to complete the Albany Pine Bush Preserve outlined in the Albany Pine Bush Preserve Commission's plan

21. Wendy Dwyer, R.N. B.S (Altamont)

- Global warming
- Impacts of a fueling station on groundwater
- Runoff of chemicals
- Proposed need
- Office space in failed storefronts
- What is the occupancy rate or vacancy rate in our area for hotels
- Geothermal and solar should be required
- Ground water and storm run off (oil spills, more pollution)
- Impact on aquifer and projected water shortages
- Facing the 6th Mass Extinction
- Rapp Road Historical District listed in the National Register of Historic Places
- Air quality
- Schools, services, and facilities
- Better to rehab existing rather than tear down and start over

22. Beverly Bardequez (RRHA)

- Clarify whether there are any current development plans for Site 2
- Explain how the size and scope of Sites 1, 2, and 3 were determined
- Increased traffic will negatively impact the quality of life in the Rapp Road Historic District (RRHD) Community, including traffic beyond the peak hours, daily trips.
- RRHA is in favor of the proposed design option in the supplemental Traffic Impact Study conducted in April 2019 to close Rapp Road between the project site's northerly access and Gipp Road. RRHA is also in favor of closing off Rapp Road at the corner of Rapp Road and South Frontage Street
- Take into consideration the amount of traffic related to the project's residents coming and going to Crossgates Mall

- The Guilderland Comprehensive Plan directs the Town to "Consider coordination with NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) for all projects on or in the vicinity of historic structures or sites"
- General Municipal Law Section 96 contains protection for historical places and buildings
- The Guilderland Planning Board should request information from the City of Albany regarding alternative route planning
- Direct traffic to the Crossgates Mall Ring Road
- Westmere Corridor Study (December 2016, pp. 64-65)
- The "no action" alternative is not acceptable and runs counter to Local Law No. 4 of 2018 and the Westmere Corridor Study traffic on Rapp recommendations

23. Glenn Liebman (Westmere)

- Prior agreements with Westmere Terrace residents should be included in the DEIS

24. Zachary Davis (Colonie)

- Should restore the property
- Bird use and fragmentation
- Sound and light will impact songbird behavior during the breeding season
- Avoid bird strikes with anti-bird-strike technology
- The "future build site" should be a pollinator garden as mitigation
- Climate change/air quality

25. Christopher Desany (CDTA)

- Inquiry of design elements the Town seeks to add to or remove from the proposal, per TOD zoning ordinance and national TOD best practices

26. Steve and Barbara Wickham (Guilderland)

- Extend comment period/DEC should be lead agency
- Include more land areas
- Future development area issue
- Wildlife study should include review of the seasons when the Karner Blue butterfly and 45 other "Species of Greatest Conservation Need" including 16 birds, 14 reptiles and amphibians, and 15 insects may be found
- Include review of turkeys and deer and displacement
- Cut emissions per Paris Agreement's mandate
- Quality of life impact of Albany neighborhoods with traffic mitigation
- Westmere/Western intersection should be examined
- Move Rapp Road development closer to mall

27. Kim Whalen (Brooks Road)

- Include sound retaining enclosures for both the air conditioner and generator units, and coordinate their operation times
- Continue berm along the back of the town houses to buffer sound, plus 2 rows of 15 foot pine trees and a sound barrier fencing
- Affect on property taxes on nearby properties
- Impact of additional school age children on school district
- Possible increase in crime
- Concern about pets permitted and barking/noise

28. Pat Mccarthy (Kent Place)

- Questions need and whether affordable housing is planned
- Suggests building closer to the mall near the old gas station or in parking lot near Macy's
- Against blocking Rapp Road and traffic being diverted onto Gipp
- Traffic on Route 155 from Washington Avenue Extension is a problem
- Impact on municipal services and school district and taxes

29. Christine Napierski (Voorheesville)

- Preserve the Rapp Road site
- Pine Bush is a National Landmark that is a habitat for many endangered and threatened plant and animal species and hiking trails are free to the public
- Preserve the Rapp Road Historical Neighborhood
- Impact on nearby homes such as traffic impact and loss of green space.
- List the commitments made to Westmere neighborhood
- Traffic study should study the impact of traffic and development on existing neighborhoods and provide mitigation
- Ensure that existing neighborhoods continue to have emergency, fire and ambulance, trash service and access to polling places.
- Move Rapp Road project closer to mall near Macy's or Western Avenue
- Long-range plans should be considered for developer's property

30. Elizabeth and Gregory Shields (Guilderland)

- Need cumulative traffic study and include accidents at the exit into Crossgates from the Northway
- Impact on the natural landscape and the impact on all endangered or rare species, including long term impact on the Pine Bush and the number of animals, birds, and insects
- Inquires about need for more housing and more retail, especially large scale project

31. Lawrence D'Arco (Greenwich Drive)

- The Rapp Road Project is too large
- No need for more stores when many malls are being abandoned.
- Move Rapp Road project closer to mall near Macy's or Western Avenue
- Preserve the Rapp Road site
- Pine Bush is a National Landmark that is a habitat for many endangered and threatened plant and animal species and hiking trails are free to the public.
- Preserve the Rapp Road Historical Neighborhood
- Impact on nearby homes such as traffic impact and loss of green space.
- List the commitments made to Westmere neighborhood
- Traffic study should study the impact of traffic and development on existing neighborhoods and provide mitigation
- Ensure that existing neighborhoods continue to have emergency, fire and ambulance, trash service and access to polling places.
- Long-range plans should be considered for developer's property

32. Charles Klaer (Altamont)

- The Rapp Road project will clear cut much of the buffer and significantly and negatively affect lands designated for protection
- Examine traffic impacts on the residential and Historic Rapp Road Community
- Consideration to moving the Project closer to Crossgates Mall.
- List the commitments made to Westmere neighborhood
- Long-range plans should be considered for developer's property
- Will alleged problems at Destiny Mall in Syracuse impact Crossgates Mall?
- Evaluate full build out of CDTA's "Purple BRT Line" and the CDTA transit center

33. Grace Nichols/STPB (Albany)#2

- Additional impacts on wildlife
  - Impact of public access and pets to corridor area
  - Impact of lighting on wildlife species moving through the Karner Blue Butterfly Hill Preserve and the migration corridor, and should include insect species, mammals, birds, bats and reptiles
  - Impact from shade of the buildings on blue lupine and other pine bush plant species depend on the sunlight and Karner Blue Butterflies
  - Examine temperature changes which will be caused by the project and any microclimate disturbances

34. Steve and Barbara Wickham (Guilderland)#2

- Does project sponsor have plans to build in the peanut lot?
- Need for fueling facility at Site 2
- Impact of project on all bird populations
- Need to reforest not deforest

35. Sharon L. Cupoli (Paden Circle)

- Concern about traffic along Rapp and Gipp Road, and supports less traffic through the historical district if possible without impacting our emergency service response time
- Ensure enhanced walkability along Gipp Road with new shoulders
- Look at Western Avenue development impacts independent of the Rapp Road apartments
- Add berm and fence for Brooks Road neighbors
- The project plan for additional trees and removal of few as necessary is sufficient
- Support protections for the Westmere Road community

36. Lynne Jackson/STPB (Albany)

- Include payments made by project sponsor for habitat management
- Include real property tax assessment appeals and PILOT relief for hotel
- Address the impact that developing this parcel would have on the ability of the Albany Pine Bush Preserve Commission to manage controlled burns in the area.
- Show compliance with SPDES permits
- Public need for this project as compared to effects on diversity of species
- Per the SPDES permit, the scope needs to address how this project may impact all species living on the site, not just listed species
- The Planning Board should not be the lead agency on this project
- The scope should include a copy of the Crossgates Mall 1994 monitoring plan for the groundwater and wells and plan for monitoring impacts on water underneath the preserve or air, soil, microclimate, vegetation changes caused by the construction of Crossgates Mall

37. Dana Brady (Unknown)

- List of endangered species and species of special interest is incomplete
- Impact of fragmentation on special wildlife
- Hawks and insects will be disturbed by excessive lighting and noise
- Site's use as a buffer between the Karner Blue Butterfly Corridor and Crossgates Mall will be diminished.
- Increased traffic flow, light and noise, habitat loss will have a detrimental effect on population density of Little Brown Bats in this area
- Concern about pets as threat to wildlife
- Concern about stormwater management and air quality