



Donald Csaposs &lt;csapossd@togny.org&gt;

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**costco**

1 message

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**Howard Goldson** <forhg@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Mon, May 22, 2023 at 2:12 PM

Dear Guilderland IDA,

I'm writing regarding both public hearings being held for Costco on May 31, 2023. I am a local business owner and am writing in support of Costco opening on the Crossgates parcel. The planning board and zoning board have already approved the project indicating their support. It will help support growth in the area as it is a nice amenity for people who already live here and a benefit for people considering moving to the area. I feel that this will help my business in Crossgate. Please approve.

Thank you,  
Howard Goldson



Donald Csaposs <csapossd@togny.org>

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## Hearing being held for Costco

1 message

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**Justine Goldberg** <justinegoldberg1@gmail.com>

Mon, May 22, 2023 at 3:12 PM

To: csapossd@togny.org

Dear Guilderland IDA,

I'm writing regarding both public hearings being held for Costco on May 31, 2023. I am a local business owner and am writing in support of Costco opening on the Crossgates parcel. The planning board and zoning board have already approved the project indicating their support. It will help support growth in the area as it is a nice amenity for people who already live here and a benefit for people considering moving to the area. I feel that this will help my business in Crossgate. Please approve.

Thank you,

Hotalou Justine Goldberg



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**PETER ACCUMANNO** <paccumanno@aol.com>

Tue, May 23, 2023 at 1:32 PM

To: csapossd@togny.org

Please approve the new Costco. It will be a much needed economic boost to the area.  
Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Jean Bryan** <jeanbryan80@yahoo.com>  
Reply-To: Jean Bryan <jeanbryan80@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Tue, May 23, 2023 at 7:25 AM

Dear Mr. Csaposs:

I have voiced my support in the past for the proposed Costco project and I'm pleased to see that we are on the final step, with this project having already been approved of by the town on multiple occasions. As someone who has grown up in Guilderland, Crossgates was one of the first places that my family went to when we moved to the town as a child. Now, more than 30 years later, it is a place that my children and I go to. I love seeing it change as the years go by, and I think they have done a terrific job of keeping up with the trends...which is not what you see from all shopping centers from around the country, especially as of lately.

It has been years since this proposal was first laid out, so I truly think it is time to make it a reality. Having a Costco on Western Avenue near other businesses that would also benefit from it is a win-win for everyone. Not to mention the tax revenue for town and school district should be huge. The Guilderland IDA has supported other projects along Western Avenue and Costco projects have been approved with various forms of financial assistance across the country...there is no reason this one shouldn't be approved to receive financial assistance as well. Please note that this letter applies to both public hearings being held for Costco. Thank you for taking the time to recognize the importance of this project. I can't wait to see a Costco in Guilderland!

Thank you,  
Jean Bryan

Sent from Yahoo Mail on Android



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Project Support Both Upcoming Public Hearings**

1 message

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**Carol Ann Dunn** <cad0498@gmail.com>

Tue, May 23, 2023 at 11:03 AM

To: csapossd@togny.org

To whom it may concern,

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

The jobs, sales and property tax and other revenues for the tow and county make this project worth approving on both public hearings. Costco has been approved for financial assistance across the country in proposed projects and I feel should be approved here in Guilderland as well. The business and support bringing this Costco to Guilderland would be fantastic and I ask that the board please consider approving so that Guilderland can benefit from this Costco.

Thank you for your time.

Thank you,  
Carol Dunn  
Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Hearings

1 message

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**Kristin Ferris** <kristinjude4@gmail.com>

Tue, May 23, 2023 at 12:16 PM

To: csapossd@togny.org

Hello!

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

Costco is well known for their wonderful employment and we would be extremely lucky to add a business like that to Guilderland. The area is zoned for this commercial use and the community improvements have already begun with the addition of the roundabout work with CDTA. I ask that you please consider approving on both upcoming public hearings as other Western Ave projects have also been approved.

Thank you for your time,

Kristin Ferris



Donald Csaposs <csapossd@togny.org>

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## Support Guilderland COSTCO

1 message

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**Ken Getnick** <kgetnick@gmail.com>

Tue, May 23, 2023 at 2:32 PM

To: csapossd@togny.org

SUPPORT GUILDERLAND  
COSTCO

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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**Judy hogan** <judy065@yahoo.com>

Tue, May 23, 2023 at 10:33 AM

To: csapossd@togny.org

To Whom it May Concern.

I am writing to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

With several other projects supported by the IDA along Western Avenue I would love to see this project come to be. Costco is known to be a wonderful employer and this project would bring jobs not only in the construction but also in permanent jobs for area residents. Please consider approving this project in both hearings so the town can benefit from this wonderful business.

Thank you for your time.



Donald Csaposs <csapossd@togny.org>

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**This letter applies to both public hearings being held for the Costco project**

1 message

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**Anthony Liguori** <aliguori9@gmail.com>

Tue, May 23, 2023 at 12:09 PM

To: csapossd@togny.org

Keep my costs low and bring us a Costco The nearly \$40 million project will create both construction employment and over 100 permanent jobs for the area. Jobs are needed, and so I would like to voice my support for this project that is in front of the IDA during the two public hearings on May 31<sup>st</sup>. I am hopeful that the IDA will offer support in the ways in which is needed to make the project come to life.

Anthony Liguori



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Project Support Both Upcoming Public Hearings**

1 message

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**Rebecca Iuliano** <iulianorl@hotmail.com>

Tue, May 23, 2023 at 12:28 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

As a Guilderland resident, I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

This project is going to bring the town jobs, sales and property tax and many other wonderful benefits. Costco projects have been approved for financial assistance in other areas so as a Guilderland resident I ask that the board please consider doing so here as well and approving on both public hearings. I would like to see the support for this project as other Western Avenue projects. The land is zoned for commercial use and what better way to use it than by bringing in such a well known and respected business. I hope the board is able to approve this project on both public hearings and bring this project to light.

Thank you.

Rebecca Iuliano



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco project support both upcoming hearings**

1 message

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**Katie Lupian** <katiemlupian@gmail.com>

Tue, May 23, 2023 at 12:17 PM

To: csapossd@togny.org

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

Costco is a very well known employer across the country and would be a wonderful addition to not only the area but for the Town of Guilderland. The jobs, revenue, sales tax, property tax and other revenues it would bring would be great for the town. The jobs this project would bring both in building and after with employees to run the store and maintain it would mean a lot of employment for residents. I ask that you please consider approving on both upcoming public hearings as other Western Ave projects have also been approved.

Thank you for your time.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**This message should be applicable to both public hearings being held for Costco on Wednesday, May 31st.**

1 message

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**Paul Marino** <paulmarino38@gmail.com>  
To: csapossd@togny.org

Tue, May 23, 2023 at 9:21 AM

Good morning,

I just wanted to express my support for the Costco development project, as well as my gratitude to the Town of Guilderland for following through on this project. I understand that there are two public hearings in front of the IDA, so I would appreciate it if this letter could serve as my support for both of them. Costco is a business that brings something unique to our area that we are lacking. With that we are going to see over 100 permanent jobs in our area. New permanent job opportunities are critical to our community. Other Costco projects have been approved with various forms of financial assistance and I don't see why that wouldn't happen here in Guilderland as well. Please approve so that we can give this project the go-ahead!

Thank you,

Paul Marino



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Edward McDonnell** <edmcdonnell41@gmail.com>

Tue, May 23, 2023 at 1:33 PM

To: "csapossd@togny.org" <csapossd@togny.org>

I just want you and any committee that is involved with this project to know that I approve of Costco coming to Guilderland. I have been in my present home for over 45 years and have been anticipating the arrival of Costco for some time. The Costco warehouse will be a welcomed asset to the town and its members.

Sent from Mail for Windows

5/23/23, 2:15 PM

Town of Guilderland Mail - Re: Proposed Costco - We Still Need Your Support!



Donald Csaposs <csapossd@togny.org>

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**Re: Proposed Costco - We Still Need Your Support!**

1 message

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vamshi naini <nainivamshi@gmail.com>

Tue, May 23, 2023 at 1:14 PM

To: csapossd@togny.org

Cc: smartgrowthguilderland@gmail.com

Hi,

My name Vamshidhar and I live in slingerlands and my house comes under Guilderland school district. I fully support the costco to be built to the side of Crossgates mall as proposed.

Thanks

Vamshidhar

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Donald Csaposs &lt;csapossd@togny.org&gt;

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**Proposed Costco**

1 message

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**Karen O'Shaughnessy** <kmg1957@icloud.com>  
To: csapossd@togny.org

Tue, May 23, 2023 at 1:02 PM

Hi, I'm a resident of Guilderland and have been very much in favor of this project since it was first announced. A Costco will add much needed employment and pump up the economy in our town on land that appears to have been vacant as long as I have lived here. We used to have a Sam's Club near Crossgates Mall that was a convenient location for us to shop, but they moved out when Walmart was built in that location. As I understand it, people really like shopping at Costco and they often drive around 90 miles to Springfield, MA to shop there. Costco would bring in people from the surrounding areas and not just the Capital District. The traffic would increase, but the new traffic circle near the mall and I-87 would help with that issue. My family and I are looking forward to being able to shop at Costco as well as local businesses in the area. Thank you for your consideration. Sincerely, Karen O'Shaughnessy

Sent from my iPad



Donald Csaposs &lt;csapossd@togny.org&gt;

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**This message should be applicable to both public hearings being held for Costco on Wednesday, May 31st.**

1 message

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**Victoria Apeland** <apelandvictoria@gmail.com>  
To: csapossd@togny.org

Wed, May 24, 2023 at 9:45 AM

Mr. Csaposs,

I am here to fully support the Costco development project that have already receive approval in front of the Planning Board and Zoning Board as well . I believe that the sales tax and property tax are going to have a significant positive impact on our community. Costco is also a destination business where people will travel from all over to shop there. This is going to bring us so much more opportunity as we are not only going to be capturing our local community, but neighboring ones will be contributing to sales tax where they may not have been before. The Guilderland IDA has supported other projects along Western Avenue, hopefully you do so for Costco also. This should serve as support for both public hearings you are holding on May 31<sup>st</sup>. Let's move ahead with this project!

Thanks,

Victoria Apeland

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Victoria Apeland Philadelphia University Graphic Design '16



Donald Csaposs <csapossd@togny.org>

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**This letter applies to both public hearings being held for the Costco project**

1 message

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**Anthony Gallo** <agallo51@yahoo.com>  
To: Csapossd <csapossd@togny.org>

Tue, May 23, 2023 at 6:24 PM

I am in full support of adding a Costco to the Crossgates property. The Costco Project will bring jobs, sales tax, property tax and other revenue to Guilderland and Albany County. The town has already approved of it via the Planning Board and Zoning Board, and now I am hopeful that the IDA will do the same. Please note that this support is for both public hearings being held for Costco on May 31<sup>st</sup>.

-Anthony Gallo



Donald Csaposs <csapossd@togny.org>

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**This message should be applicable to both public hearings being held for Costco on Wednesday, May 31st.**

1 message

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**Sarah Miller** <sjmiller94@gmail.com>  
To: csapossd@togny.org

Wed, May 24, 2023 at 10:08 AM

Hello,

I support the Costco Development project. I cannot wait to see how much these new job opportunities help our community and help boost the economy of our area. There is no reason we should not be moving forward with the already approved build. Please note that this letter should be reflected in the file of both public hearings.

Thanks,

Sarah



Donald Csaposs <csapossd@togny.org>

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**(no subject)**

1 message

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**Patti Mugrace** <mugrap@gmail.com>  
To: csapossd@togny.org

Wed, May 24, 2023 at 12:45 PM

Subject:  
Costco Project Support Both Upcoming Public Hearings

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project. The wonderful benefits this will bring to the town in sales and taxes are a big positive. Many jobs will be created between the construction and store team. Costco is a very well know brand which will bring wonderful exposure to the town. The proposed location is zoned and ready for commercial use so I absolutely support both public hearings on this project and hope the board is able to do the same.  
Thank you. Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Purna Potluri** <purnapotluri@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Tue, May 23, 2023 at 6:18 PM

Hi,  
I am sending this email to support Costco for futureher any needed.  
Thanks  
Purna Potluri



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Susha Potluri** <sushapotluri@yahoo.com>  
Reply-To: Susha Potluri <sushapotluri@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Tue, May 23, 2023 at 6:14 PM

I am sending this email to support Costco if it needs any further support.

Thank you  
Susha Potluri

Sent from Yahoo Mail on Android



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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**Mandy Lawton** <mandylawton24@gmail.com>  
To: csapossd@togny.org

Wed, May 24, 2023 at 11:30 AM

Good morning,

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

Costco is a very well known reputable employer and would be a wonderful addition to not only the area but for the Town of Guilderland. The jobs, revenue, sales tax, property tax and other revenues alone make sense to approve this project and bring Costco to Guilderland. With the land zoned for commercial use and improvements already underway with the roundabout I ask that you please consider approving on both upcoming public hearings.

Thank you,  
Mandy



Donald Csaposs <csapossd@togny.org>

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**Cosco**

1 message

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**Cynthia Lucia** <CLUCIA4@nycap.rr.com>  
Reply-To: Cynthia Lucia <CLUCIA4@nycap.rr.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Tue, May 23, 2023 at 4:17 PM

I am writing to let you know I support the proposed Cosco in Guilderland. Please please approve this project!  
Sincerely,  
Cynthia Lucia



Donald Csaposs <csapossd@togny.org>

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## Costco project

1 message

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**Ron Mastriani** <rmastria@nycap.rr.com>  
To: csapossd@togny.org

Wed, May 24, 2023 at 7:40 AM

I support the Costco Project.

Ron Mastriani



Virus-free.www.avast.com



DANIEL P. MCCOY  
COUNTY EXECUTIVE

COUNTY OF ALBANY  
OFFICE OF THE EXECUTIVE  
112 STATE STREET, ROOM 1200  
ALBANY, NEW YORK 12207-2021  
(518) 447-7040 - FAX (518) 447-5589  
WWW.ALBANYCOUNTY.COM

DANIEL C. LYNCH, ESQ.  
DEPUTY COUNTY EXECUTIVE

May 24, 2023

Donald Csaposs  
Executive Director  
Town of Guilderland Industrial Development Agency  
Guilderland Town Hall  
5209 Western Turnpike  
Guilderland, NY 12084

RE: Proposed Costco Development

Dear Mr. Csaposs:

I would like to start by saying that deliberate and diligent efforts to review and listen to residents about the proposed development at Crossgates are appreciated. The most important responsibility for our local communities is balancing smart development with the assurance that the character of a town or city is adequately enhanced.

In the past, I have shared my thoughts on this with the Planning and Zoning Boards as the County Executive and as an Albany County resident and would like to do so again. First, the Costco Project will bring jobs, sales tax, property tax and other government revenues to Guilderland and Albany County. The nearly \$40 million project will create both construction jobs and over 100 permanent jobs for area residents.

The Town has approved the Costco Project on multiple occasions including the Planning Board's recommendation and the Zoning Board of Appeals. The Guilderland IDA has supported other projects along Western Avenue and zoning for the area supports this type of commercial development. Additionally, the project includes many community benefits including a roundabout for CDTA and local traffic, new sidewalks and a multi-use trail along Crossgates Mall Road.

After studying the plan for this project, I am in support and believe it will help strengthen Albany County's economy. This will lead to much needed job creation and government revenue, while supporting responsible growth.

Respectfully,

  
Daniel P. McCoy  
Albany County Executive



Donald Csaposs <csapossd@togny.org>

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## Guilderland wants Costco

1 message

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**Annie** <iamnniefeng@gmail.com>  
To: csapossd@togny.org

Thu, May 25, 2023 at 2:45 PM

Hi,

Guilderland wants Costco! I support that!

Thank you,  
Annie

*Arch*

1 Crossgates Mall Rd

Albany, NY 12203

Dear Mr. Csaposs

I have been a Guilderland resident for the past 12 years and I am an active member of the Guilderland community. I have been running a successful salon business in Crossgates Mall since 2011. In my personal opinion, the Town of Guilderland will tremendously benefit from the opening of the Costco store.

We need to evolve our community in order to keep up with the needs of modern day lifestyles. The Pyramid Group has always tried to remodel and adapt their properties with the changing retail market. The new Hilton Hotel by Pyramid Group is a wonderful example of this. It has been an amazing addition to the town.

Costco will provide new jobs for the unemployed residents and will in return help boost our economy. For the construction purposes, this project will hire local construction companies, dealers and workers. Once it's built, it will provide permanent job opportunities for the local residents. The town and school will benefit from higher fundings received from the taxes. The development is close to the bus line, therefore it will increase business for the CDTA. It will directly and indirectly increase revenue for local businesses inside and around the Crossgates Mall.

Overall, it's a healthy growth which will significantly benefit both the town and its residents. It will be mutually advantageous for Crossgates Mall and the entire Guilderland community. I commend the efforts of the Pyramid company for bringing this new project to the area as they continue to invest in the future of Guilderland. I stand in full support of this project which has previously been approved of by the Town via the Planning Board Recommendation and Zoning Board of Appeals and I am excited to see the IDA support it as they have other projects here in Guilderland. This message should be applicable to both public hearings being held for Costco on Wednesday, May 31<sup>st</sup>.

Thank you for your time.

Abida Abbas

President



Donald Csaposs &lt;csapossd@togny.org&gt;

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**COSTCO Hearing**

1 message

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**Abul Basar** <abulbasar99@yahoo.com>

Thu, May 25, 2023 at 12:50 PM

To: csapossd@togny.org

Dear Guilderland IDA,

This letter applies to both public hearings being held for Costco on May 31, 2023. I am a business owner and am in support of Costco opening on the Crossgates parcel. The planning board and zoning board have already approved the project indicating their support. It will bring additional people to Crossgates and the surrounding area, which will be helpful to my business and others' nearby. We should help Crossgates evolve and stay relevant because it helps support this area. Costco is an amenity that local residents will use and something that prospective residents will consider when looking to move to the area. Please approve.

Thank you

Abul Basar

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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## Support for Costco In Guilderland

1 message

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**Robert King** <kingrob3141@gmail.com>

Thu, May 25, 2023 at 10:05 AM

To: csapossd@togny.org

Good Morning,

I have voiced my support previously and would like to do it again for the two upcoming public hearings on Wednesday, 5/31. We desperately need Costco in the Albany area. It is miles ahead of BJ's and Sam's club when it comes to wholesale warehouses. The location near Crossgates is perfect and we need to seize it before they choose to walk away. Costco Projects have been approved with various forms of financial assistance across the country & there is no reason that this shouldn't be approved of here as well in Guilderland with some help from the IDA.

Thank you for your time and consideration,

Robert King  
518-596-0756



Donald Csaposs &lt;csapossd@togny.org&gt;

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**This message should be applicable to both public hearings being held for Costco on Wednesday, May 31st.**

1 message

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**Grace Powers** <grace.powers@aol.com>  
Reply-To: Grace Powers <grace.powers@aol.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Thu, May 25, 2023 at 12:40 PM

Hello,

I'd like to start off by thanking the Town of Guilderland for following through on this incredible project and opportunity for our community. I am in total support of the Costco project so I would like to add this to the file of support in front of the IDA for both public hearings next week. I know that the Costco project has been approved by the town on multiple occasions and the area where it is going to be built is zoned for commercial development. I wanted to reach out to stress my support as someone who believes this project will be good for our community. Not only will the retail of Costco products be a benefit to shoppers but so will the opportunity the construction project brings along. It will be great to see all of the job opportunities that will become available.

Thanks,

Grace Powers



Donald Csaposs &lt;csapossd@togny.org&gt;

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**This letter applies to both public hearings being held for the Costco project**

2 messages

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**Dylan Tate** <tatedylan22@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Tue, May 23, 2023 at 11:38 AM

I'm writing to say I am in full support of a Costco adjacent to Crossgates and on Western Ave, so please note that for the record for the public hearings taking place next week. I think it would be great for the area. The project includes several community benefits like the soon-to-be roundabout for CDTA, and new sidewalks along Crossgates Mall Road. Guilderland has been ready and waiting and we appreciate the town taking the time to work on it and make sure it is as beneficial as possible to everyone.

-Dylan Tate

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**Dylan Tate** <tatedylan22@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Thu, May 25, 2023 at 8:29 AM

[Quoted text hidden]



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Both public hearings about costco project**

1 message

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**Joseph Terry** <jcterry33@gmail.com>

Thu, May 25, 2023 at 9:29 AM

To: csapossd@togny.org

Thank you to the town and Crossgates/Pyramid for working so diligently on bringing a Costco here to Guilderland. I'm in favor of Costco coming to our town because of the many jobs it will create and bring here...careers for the future as well! I hope that the IDA takes that final step to allow the project the financial assistance they are seeking...it's been done many times before and this is certainly a project that is worthy. I would like for my support for this project to be noted at both public hearings for Costco. Can't wait to see this project take shape!

- Joe Terry



Donald Csaposs &lt;csapossd@togny.org&gt;

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**In support of Costco**

1 message

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**bharat vadalia** <bharatvadalia@yahoo.com>

Thu, May 25, 2023 at 11:18 AM

To: csapossd@togny.org

Mr. Csaposs,

My wife and I are proud owners of an eatery in Crossgates for the past 20 years and a former owner of a franchise in the food court. We like owning our home only a few blocks away from our work. My whole family is from India and we worked hard to get our US Citizenship over 5 years ago. Crossgates has helped us build our business here in America and with Costco added on, this will help the mall & other businesses like mine in the town to keep doing well. We hope that the Town of Guilderland also sees it this way and will help Costco with all of the approvals that they are seeking. I can't be at the meetings next week because of my business but I would very much like for you to know that I do support this. Please can we see a Costco get built in this town. Thank you for the hard work to make this project happen. We are excited to shop at it.

Thank you,

Barry Vadalia

Owner Pretzel Maker - Crossgates

Home Owner - Pine Lane, Albany (off of Rapp Road)

Sent from Yahoo Mail for iPhone



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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**rhiannonawright@yahoo.com** <rhiannonawright@yahoo.com>  
Reply-To: "rhiannonawright@yahoo.com" <rhiannonawright@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, May 24, 2023 at 10:53 PM

To Whom it May Concern.

I am writing to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

As a manager at Crossgates this project will greatly benefit not only the town but all of Crossgates including my business as well. Having been approved on multiple occasions along this process I hope that this board can do the same. Across the country Costco projects have been approved many times for financial assistance and I see no reason for that not to continue here. Please consider approving this project in both hearings so that the town, residents, Crossgates and the Captial Region may benefit from Costco.

Thank you for your time.  
Rhiannon Wright

Sent from Yahoo Mail on Android



Donald Csaposs <csapossd@togny.org>

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## Support Costco

1 message

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**Shuping Zhao** <sophie.spzhao@gmail.com>

Wed, May 24, 2023 at 11:59 PM

To: csapossd@togny.org

Dear Don,

I am a resident of Guilderland, who wants Costco. Please please help make it happen!!

Thank you,  
Sophie



PO Box 516  
Slingerlands, NY 12159  
518-635-0408  
Cleverpropertymgmt.com

---

May 26, 2023

Mr. Don Csaposs, CEO of Guilderland IDA

RE: Costco project progress \*please allow for both 5/31 meetings\*

Hello Mr. Csaposs:

Growing up on Long Island, I first knew Costco as Price Club. My mother had a gig doing food demonstrations there and I've always had a fondness for the brand. Years later in college, I got a job at another Price Club working my way up to the bakery department to this day, using some of those lessons learned teaching my kids and mentoring employees. Now, years later Costco has a foothold as being a bit of a premier bulk buying brand beating out Sam's and BJ's, so much so, that I go out of my way to save my bulk buying for my visits back to Long Island.

That said, I wanted to take a moment and give our vote to continue assisting the Costco project that is happening under your IDA's jurisdiction. Regarding the points in the published minutes, it makes a lot of sense to proceed with the project, hand over roads required for passage and making them private for a maintenance perspective, and afford the project the requested tax advantages.

Wishing you, the development team, the Town and other agencies the best of luck plodding through this work for the good of the public. Thank you all for the effort.

In good health,

A handwritten signature in black ink, appearing to read "John Mario Perri".

John Mario Perri

PO BOX 516  
Slingerlands, NY 12159  
518.635.0408 office  
516.398.2782 cell  
NYS Licensed Real Estate Broker  
License # 10491209259

May 25, 2023

Thomas Iapoce  
129 Willow st.  
Guilderland, NY 12084

Donald Csaposs  
Chief Executive Officer  
Guilderland Town Hall  
5209 Western Turnpike  
Guilderland, NY 12084

**Subject: Costco Project - Submission Applies to both public hearings being held for Costco**

Mr. Csaposs -

I appreciate your time in reviewing my letter and I am sure you will agree that your support of the Costco project in our great community will be of great benefit for all.

It is clear to me after sitting in many town board meetings that this project is an economic homerun for the community and has been backed by town approval on multiple occasions. The planning board and zoning board of appeals have unanimously upheld and supported this project from inception.

The economic reality is that this project estimated to be nearly 40 million dollars will create a host of substantial construction employment opportunities and yield over 100 permanent jobs. Additionally, the IDA has supported similar projects along western turnpike which aligns with the Costco project, and I am sure your excited to be part of this wonderful opportunity to better our community.

In closing, as this is all about our community's growth and development, I would like to point out that the project also supports many community benefits. It was evident that great planning and thoughtfulness went into this project as evidence by several community benefits such as roundabout supporting CDTA and local traffic, new sidewalks, and multi-use trail along Crossgates Mall Road which in my opinion is above and beyond a normal project scope buildout.

Thanks again for your time.

Best Regards,

Tom Iapoce





Jessica Montgomery &lt;montgomeryj@togny.org&gt;

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**Fwd: Costco Project Support Both Upcoming Public Hearings**

1 message

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**Donald Csaposs** <csapossd@togny.org>  
To: Jessica Montgomery <montgomeryj@togny.org>

Fri, May 26, 2023 at 1:55 PM

----- Forwarded message -----

From: **Grace Palmer** <gracepalmer602@yahoo.com>  
Date: Thu, May 25, 2023 at 5:54 PM  
Subject: Costco Project Support Both Upcoming Public Hearings  
To: <csapossd@togny.org>  
CC: <csapossd@togny.org>

To Whom it May Concern.

I am writing to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

I work as a manager at Crossgates. This project will benefit my growing business here at Crossgates and I'm excited for the prospect for it to come to Guilderland. The benefits have already begun for the community with the CDTA roundabout construction and all the other improvements planned with this project including sidewalks and multi use trails.

Costco is a very well known business for jobs and community and I ask that you please consider approving on both upcoming public hearings.

Thank you for your time.

Grace Palmer  
Store Manager

--

Donald Csaposs

C.E.O., Town of Guilderland I.D.A.

(518)356-1980, ext. 1097



Donald Csaposs <csapossd@togny.org>

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**Costco in GUILDERLAND**

1 message

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**Srinivas Arige** <srinivas\_arige@yahoo.com>  
To: csapossd@togny.org

Tue, May 30, 2023 at 1:40 PM

Good afternoon!!!

Being a GUILDERLAND school district resident, I strongly support to have the Costco in Guilderland area. This will give employment and boost the local economy especially gives tax dollars to the school district.

Thank you,  
Srinivas Arige

Sent from Yahoo Mail for iPhone



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Deny Pyramid tax reduction (Sent by Lisa Backman, Lisajbackman@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, May 30, 2023 at 9:48 AM

Reply-To: Lisajbackman@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Lisa Backman (Lisajbackman@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

As a long time resident in Guilderland, I do not see a benefit for the Guilderland taxpayers in a reduction in the taxes Pyramid has requested.

Stand strong for us, Mr. Csaposs. Let them know that the taxpayers have spoken and do not support any more tax cuts for Pyramid nor Costco. Guilderland administration has allowed far too much leeway for them both already.

Date: May 24, 2023

From: Carolyn Iapoce  
129 Willow st.  
Guilderland, NY 12084

To: Donald Csaposs  
Chief Executive Officer  
Guilderland Town Hall  
5209 Western Turnpike  
Guilderland, NY 12084

Subject: Costco Project - Submission Applies to both public hearings being held for Costco

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Dear Mr. Csaposs –

I have been following this Costco project very closely and with great interest as I am excited to get such a top-rated wholesale store in our community and close to home.

As you are aware, the additional benefits the Costco Project will bring to Guilderland and Albany County include more jobs, sales tax, property Tax and other government revenues. Costco Projects have been approved with various forms of financial assistance across the country and zoning for the area supports this type of commercial development.

It is my understanding the Town Roads have already been discontinued and are transferring ownership which will save the town additional money. I am also excited how the development around the Costco project has added such additional value outside of just the economic benefits. The roundabout supporting CDTA and local traffic, new sidewalks, and multi-use trail along Crossgates Mall Road are all big wins for the community.

Thank you for your time.

Sincerely,

Carolyn Iapoce



**Carm Basile**  
Chief Executive Officer  
518-437-6840  
camb@cdta.org

May 30, 2023

Mr. Don Csaposs, Chief Executive Officer  
Guilderland Industrial Development Agency  
P. O. Box 339  
Guilderland, NY 12084

**Re: Costco Public Hearing**

Dear Mr. Csaposs and Members of the Guilderland IDA:

As you know, our team at the Capital District Transportation Authority (CDTA) has worked closely with the Town of Guilderland to improve transit options near Crossgates. We have made good progress and continue to work with the Town and Pyramid Management Group (PMG) on best practices in this regard.

Crossgates is one of the busiest stops in our system and the number one retail destination for transit customers. On an average day, CDTA buses provide transportation for more than 1,000 riders to and from Crossgates. This significantly reduces the number of automobiles and emissions drawn to the area than otherwise would be the case without our services.

The addition of a Costco on the property and the implementation of our BRT Purple Line will include several community benefits – including a roundabout which is currently being constructed and scheduled for completion by the end of July. CDTA looks forward to continuing our work with Crossgates/Pyramid and the Town of Guilderland to make this project one that will be beneficial to new employees and customers.

I hope you consider our support of this project at the meetings on May 31<sup>st</sup>. Do not hesitate to contact me if you have questions.

Sincerely,

Carm Basile  
Chief Executive Officer

**Jayne B. Lahut**  
Chairman  
Schenectady County

**Michael J. Criscione**  
Vice Chairman  
Albany County

**Denise A. Figueroa**  
Treasurer  
Albany County

**Joseph M. Spairana, Jr.**  
Secretary  
Rensselaer County

**Daniel C. Lynch, Esq.**  
Albany County

**David M. Stackrow**  
Rensselaer County

**Georgeanna M. Nugent**  
Saratoga County

**Jaclyn Falotico**  
Schenectady County

**Peter D. Wohl**  
Saratoga County

**Patrick M. Lance**  
Labor Representative

**Carm Basile**  
Chief Executive Officer



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Crossgates / Releasco tax relief**

1 message

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**EDD UI Standard** <pldevitt@yahoo.com>  
Reply-To: EDD UI Standard <pldevitt@yahoo.com>  
To: "Csapossd@togny.org" <Csapossd@togny.org>

Tue, May 30, 2023 at 10:25 AM

Dear Mr Csaposs

As a Guilderland resident I oppose further tax breaks for the Crossgates / Releasco project. The town is also 'donating' roadways and considering using eminent domain to acquire land for this project. That should be more than enough.

Our town budget is in the 18 million dollar range. We need those tax dollars. Any break for them is borne by the rest of the town. Furthermore, my wife and I couldn't get a penny in tax relief during the most assessment review. They should get the same treatment.

Sincerely,  
Peter Devitt

Sent from Yahoo Mail on Android



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Elaine Doremus** <doremuselaine@gmail.com>

Tue, May 30, 2023 at 12:07 PM

To: csapossd@togny.org

Dear Mr. Csaposs: Here are my comments regarding the Costco project.

- 1) To shop at Costco, one has to pay a membership fee. Giving a tax abatement to a company that requires membership does not seem fair.
- 2) Costco is proposing to put in 18 gas pumps. We are in a climate crisis, and no new fossil fuel infrastructure should be built. No tax breaks should be given for companies that build new fossil fuel infrastructure.
- 3) The original request by Pyramid was tax abatement of \$475,000. A couple of weeks ago, they amended their request to \$2,198,000. This is a significant amount of a tax break to give a huge corporation like Pyramid.
- 4) Pyramid has sued the Town of Guilderland in the past over its tax assessment. The Town should not be rewarding Pyramid now with a tax break.
- 5) Years ago, Pyramid bought up the small neighborhood where Costco is proposed to be built, and then let the houses slowed deteriorate. Pyramid should not be rewarded with a tax break for creating this "ghost suburb".

Elaine Doremus  
Albany NY



Donald Csaposs <csapossd@togny.org>

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## Pyramid Tax Relief

1 message

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**Harrison Fonti** <harrisonfonti@gmail.com>

Mon, May 29, 2023 at 2:41 PM

To: csapossd@togny.org

Hi I am a resident of guilderland and I am strongly opposed to the requested tax relief for the Pyramid corporation and strongly urge the IDA to reject this!



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**MKETCHELL@nycap.rr.com** <MKETCHELL@nycap.rr.com>

Sun, May 28, 2023 at 4:29 PM

Reply-To: MKETCHELL@nycap.rr.com

To: "csapossd@togny.org" <csapossd@togny.org>

Mr. Csaposs,

After all the times Crossgates has sued the town and school district to lower their fair share of taxes, you should not grant them any tax or mortgage recording tax relief. Let them pay like every other business has to.

Do what's right for the tax payers in this town!!!!

Michael Ketchell  
3435 Lydius St.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco public hearings**

1 message

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**Jason Lorenz** <lorenz.jt@gmail.com>

Fri, May 26, 2023 at 6:04 PM

To: csapossd@togny.org

Dear Mr. Csaposs,

I am writing this letter to express the full support I have for the building of a Costco in the Town of Guilderland. I am the owner of Rotor-matic Plumbing and Drain I am excited to see the positive impact and potential that this would have on my company. My company has been proudly serving the Guilderland and surrounding areas for several years. We provide commercial and residential services ranging from drain cleaning, water jetting and domestic water and sanitary line installs just to name a few. This project will enable companies like mine to potentially provide even more work to the community for more years to come. My business looks forward to this type of growth here in the town. I believe Costco would be a perfect addition to the Guilderland area for shopping and community growth as well. I hope to see the IDA support and assist with this project as well.

Sincerely, Jason Lorenz

Owner Rotor-Matic Plumbing and Drain

Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco in Guilderland**

1 message

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**John Marciniak** <john.marciniak56@gmail.com>

Tue, May 30, 2023 at 3:00 PM

To: csapossd@togny.org

Hello , I am in support of a Costco being built in Guilderland. I have worked in Guilderland at the Guilderland Central School District for 32 years and retired for 5 years now. While I worked in Guilderland I visited many business and bought things, and I still visit Guilderland businesses. I believe Costco's taxes will support the Guilderland School District and the county. I live near n Rotterdam N.Y. And I definitely will travel to Costco to buy things .

Yours truly,  
John E Marciniak Jr.



Donald Csaposs &lt;csapossd@togny.org&gt;

**[guilderlandny] Crossgates releaseco (Sent by Pat McCarthy, pmfabfour@aol.com)**

1 message

**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, May 28, 2023 at 4:54 PM

Reply-To: pmfabfour@aol.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Pat McCarthy (pmfabfour@aol.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I am writing to you to express my disapproval of any tax relief to be granted to Crossgates Releaseco. I don't understand how this is even possible. Pyramid and all of its subsidiaries have not done anything for the town of Guilderland since Crossgates was originally built. All they ever wanted was to increase and destroy more property. They have fought their assessments for years and have cost the town additional money in court costs.

We increased our police and I believe Pyramid was to pay for the payroll of their officers as then I read that they backed out of that deal as well.

I wish someone could tell me what have they done for our community that has not cost the taxpayers of Guilderland additional monies.

Under no circumstances should this agency grant any relief to Crossgates Releaseco until we see a worthy neighbor. They have much to do to see any trust from me.

Tax relief should be given to the smaller shop owners in the town than a large corporation.

As far as the roads being taken by eminent domain, that should be put to a public vote!

Thank you,

Pat Mccarthy



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Tax Relief for Realeasco LLC**

1 message

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**Gordon McClelland** <gordon288260@gmail.com>

Mon, May 29, 2023 at 5:55 PM

To: csapossd@togny.org

Cc: Robyn Gray &lt;robyn3201@gmail.com&gt;

Mr. Csaposs,

I am writing to ask that you and the members of the Guilderland Industrial Development Agency deny the recent request of Realeasco LLC(Pyramid/Crossgates) for tax relief in the amount of \$2,123,600.00 in Sales and Use Tax and \$75,000.00 in Mortgage Recording taxes.

Among many other issues, the location of the Costco project on the edge of Western Ave. will be a horrendous traffic jam that just doesn't need to happen.

This is nothing more than an application for corporate welfare. The very purpose of IDAs in the state of New York was always to attract manufacturing businesses to the state, not retail businesses.

Wherever Costco corporation, a retail business, locates it will be predicated upon the goal to bring in new customers. There is no need to attract Costco to Guilderland, therefore there is no need to grant Realeasco LLC(Pyramid/Crossgates) tax relief for their project that will house Costco.

Thank you,  
Gordon McClelland  
Guilderland NY



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support for Both upcoming Public Hearings

1 message

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**Theresa Mugrace** <tmugrace@yahoo.com>

Tue, May 30, 2023 at 11:30 AM

To: csapossd@togny.org

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project. Costco is a well known and respected business and employer. This project will bring many jobs to the town along with revenue and taxes. Please consider approving this project and the proposed financial breaks as Costco has been approved for in previous projects across the country.

Thank you.  
Theresa Mugrace-Marshall

Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

**[guilderlandny] tax relief requested by Crossgates Releasco LLC (Sent by Patti Packer, pattiac@nycap.rr.com)**

1 message

**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, May 30, 2023 at 12:11 PM

Reply-To: pattiac@nycap.rr.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Patti Packer (pattiac@nycap.rr.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Dear Mr. Csaposs,

Please reject the tax relief requested by Crossgates Releasco LLC, which has amended their application and are requesting over \$2 million dollars in sales tax relief.

After numerous lawsuits against residents and the Town of Guilderland, they have no right to ask for a reduction in their taxes of approximately \$750,000.00 in relief from paying Mortgage Recording Taxes. It is not in the best interest of the residents or the town to grant this relief. Please say "NO" to tax and mortgage relief to Crossgates Releasco LLC.

Thank you.



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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**Alyssa Pertell** <apertell@yogibo.com>

Mon, May 29, 2023 at 12:33 PM

To: csapossd@togny.org

To whom it may concern,

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

I have worked in Crossgates as a store leader for several years. The traffic and business Costco would bring to the town and Crossgates cannot be ignored. This will result in revenue as well as taxes. I understand that Costco has been approved for financial breaks many times when building and I see no reason to not approve that here so they may come to the market. I look forward to the benefits Costco will bring to the area. Please consider approving this project as other projects have been approved along Western Avenue.

Thank you for your time and consideration,  
Alyssa Pertell

--

**Alyssa Pertell**  
Retail Operations Manager  
Yogibo LLC

518-224-9978  
apertell@yogibo.com  
www.yogibo.com



Donald Csaposs <csapossd@togny.org>

---

## Support Costco

1 message

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**Purna Potluri** <purnapotluri@yahoo.com>

Tue, May 30, 2023 at 1:40 PM

To: "csapossd@togny.org" <csapossd@togny.org>

Hi,

I love to shopping at COSTCO and it helps improve our Guilderland on many ways. I support COSTCO to be built in Guilderland. Hope we get all approvals and is ready soon.

Thanks,  
Purna Potluri



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Beth Rowlett** <bethrowlett35@gmail.com>

Tue, May 30, 2023 at 12:47 PM

To: csapossd@togny.org

I am a Guilderland home owner and support this business as it will bring new employment opportunities to the immediate area and provide our town with wholesale food options.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Tax and mortgage relief for Crossgates Mall (Sent by Larkin Rusch, Larkinr070379@aol.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, May 28, 2023 at 7:10 PM

Reply-To: Larkinr070379@aol.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Larkin Rusch (Larkinr070379@aol.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Dear Mr. Csaposs,

I share the belief that relieving Crossgates from their tax and mortgage responsibilities is detriment to the tax paying home owners of Guilderland. It is not acting in the best interest of the town

Please do not let them cost Guilderland even more.

Thank you for your time,

Larkin Rusch



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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**Terri Salisbury** <terri.salisbury77@gmail.com>

Tue, May 30, 2023 at 11:17 AM

To: csapossd@togny.org

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

Costco will bring many benefits to the town in exposure, sales revenue and taxes. The land is zoned and ready for commercial use such as this as well making now the perfect time to approve this project. This project will be an important part to the growth of Guilderland and I'm excited to see it come to light.

Thank you for your time.

Terri Salisbury



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Fw: Proposed Costco - We Need Your Support for Tomorrow!**

1 message

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**Anoop Singh** <singhaa@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Tue, May 30, 2023 at 1:22 PM

Good Afternoon Don,  
Refer to Costco Project two hearings scheduled on Wed, May 31st.

I support Guilderland IDA vision and efforts leading up to the Costco Project in Guilderland. I believe it would be a welcome addition to our neighborhood.

Thank you

Anoop Singh  
(518)703-0237 Cell

----- Forwarded Message -----

**From:** Smart Growth For Guilderland <smartgrowthforguilderland@gmail.com>  
**To:** "smartgrowthguilderland@gmail.com" <smartgrowthguilderland@gmail.com>  
**Sent:** Tuesday, May 30, 2023 at 12:39:25 PM EDT  
**Subject:** Proposed Costco - We Need Your Support for Tomorrow!

Dear Friend,

We hope you had a safe and happy Memorial Day weekend!

**The countdown to Costco's public meetings in front of the Guilderland IDA is on – as they are scheduled for tomorrow evening.**

**This is the remaining approval required before the \$40+ million project has the green light and it would be helpful if you could share your support with the Guilderland IDA by attending in person or sending in your support via email today.**

The Guilderland IDA has two Public Hearings this Wednesday, May 31<sup>st</sup> beginning at 7pm at Guilderland Town Hall located at 5209 Western Turnpike. The Guilderland IDA has supported other projects along Western Avenue over the years and Costco projects across the country have been approved with various forms of financial assistance as well.

**Please consider engaging further with the IDA at this in-person public hearing by voicing your support for this important project.** Costco will boost our local economy and pump millions of new dollars into local and school tax districts.

**If you are not able to attend, please submit your support via email and share this message with your friends, family, neighbors and fellow Guilderland supporters. Send your comments to the IDA via its Executive Director – Don Csaposs at csapossd@togny.org asking that your comments apply to both public hearings.**

Learn more about the project

Contact us if you have any questions -



Donald Csaposs <csapossd@togny.org>

---

**Costco**

1 message

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**Pat Sunkes** <patsunkes@gmail.com>

Tue, May 30, 2023 at 2:33 PM

To: csapossd@togny.org

Hi Don

I live in the town and fully support Costco coming to Crossgates.

My wife also supports the project 100%.

Please count us a both firm supporters.

Thank you for your hard work protecting the interests of the large majority of town residents.

Pat Sunkes

Lisa Sunkes

Sent from my iPhone

May 25, 2023

Thomas Iapoce  
129 Willow st.  
Guilderland, NY 12084

Donald Csaposs  
Chief Executive Officer  
Guilderland Town Hall  
5209 Western Turnpike  
Guilderland, NY 12084

**Subject: Costco Project - Submission Applies to both public hearings being held for Costco**

Mr. Csaposs -

I appreciate your time in reviewing my letter and I am sure you will agree that your support of the Costco project in our great community will be of great benefit for all.

It is clear to me after sitting in many town board meetings that this project is an economic homerun for the community and has been backed by town approval on multiple occasions. The planning board and zoning board of appeals have unanimously upheld and supported this project from inception.

The economic reality is that this project estimated to be nearly 40 million dollars will create a host of substantial construction employment opportunities and yield over 100 permanent jobs. Additionally, the IDA has supported similar projects along western turnpike which aligns with the Costco project, and I am sure your excited to be part of this wonderful opportunity to better our community.

In closing, as this is all about our community's growth and development, I would like to point out that the project also supports many community benefits. It was evident that great planning and thoughtfulness went into this project as evidence by several community benefits such as roundabout supporting CDTA and local traffic, new sidewalks, and multi-use trail along Crossgates Mall Road which in my opinion is above and beyond a normal project scope buildout.

Thanks again for your time.

Best Regards,

Tom Iapoce



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Opposition to Proposed Costco Development**

1 message

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**Samantha Teague** <samantha.teague@proton.me>  
To: csapossd@togny.org

Tue, May 30, 2023 at 12:56 PM

Dear Mr. Csaposs,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed Costco development in our community, specifically regarding the tax abatement and the potential use of eminent domain for the donation of roads. As a concerned citizen, I firmly believe that these aspects of the project pose significant drawbacks and should be carefully reconsidered.

First and foremost, I understand the potential benefits that a major retailer like Costco could bring to our community, such as job creation and increased economic activity. However, the proposed tax abatement raises serious concerns. Tax abatements granted to large corporations often result in a disproportionate burden being placed on individual taxpayers and small businesses. It is crucial that we maintain a fair and equitable tax system that ensures everyone pays their fair share. Granting such tax breaks to a corporation as substantial as Costco could undermine the financial stability of our community and hinder the provision of vital public services.

Furthermore, the potential use of eminent domain to donate roads for the Costco development is equally troubling. Eminent domain is a powerful tool that should be used sparingly and only for projects that serve a clear public interest. While economic development is important, it should not come at the expense of individual property rights. Using eminent domain to acquire private land for the benefit of a large corporation sets a concerning precedent and erodes the rights of property owners in our community. There must be a more thoughtful and considerate approach to addressing the infrastructure needs associated with the development.

I urge the Industrial Development Agency to reevaluate the proposal for the Costco development and explore alternative options that do not involve tax abatements and the use of eminent domain. It is essential that the interests of the entire community are taken into account and that decisions are made with transparency and fairness. We should prioritize sustainable economic growth that supports local businesses and safeguards the rights of our citizens.

I would be grateful if you could share this letter with the relevant decision-makers involved in the process. I also kindly request that the concerns expressed in this letter be given careful consideration during your evaluation of the proposed Costco development.

Thank you for your attention to this matter. I trust that you will carefully weigh the potential consequences and implications of the proposed project before making any final decisions. Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely,

Samantha Teague  
61 Gipp Rd  
Albany, NY 12203  
518-683-2598  
30May2023

Sent from Proton Mail mobile



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Project Support Both Upcoming Public Hearings**

1 message

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**Hannah Zeigler - 116** <Hannahz@buildabear.com>

Tue, May 30, 2023 at 10:30 AM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

As a store manager at Crossgates I am excited to show my support for both hearings on the upcoming Costco Project. The business that this will bring the town and the mall will greatly impact my business. Costco is well known to bring jobs, revenue, sales tax, property tax and other revenues to the areas they build. This would be the same for Guilderland so I ask that you please consider approving on both upcoming public hearings as other Western Ave projects have also been approved.

Thank you.

-Hannah Z CWM Build-a-Bear

The information in this message may be privileged, "confidential" and protected from disclosure and/or intended only for the addressee(s) named above. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Please consider the environment before printing this email.



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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**Chelsea Zeledon** <chelseazeledon@gmail.com>

Fri, May 26, 2023 at 3:14 PM

To: csapossd@togny.org

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

As a store manager at Crossgates this project will be important for not only to my business but the whole town. The business and revenue this project will bring to the town are fantastic. The land is ready for this use and I feel should be approved.

Please consider approving this project and brining this well respected brand to Guilderland.

Thank you for your time.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Luis Ernesto Perugachi Campo** <chayanak@hotmail.com>

Tue, May 30, 2023 at 10:33 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

Dear Guilderland IDA,

This letter applies to both public hearings being held for Costco on May 31, 2023. I am a local business owner and I support Costco opening on the Crossgates parcel. It will be helpful to my business and others' nearby. The IDA has supported other projects along Western Ave and I feel they should support this one as well. Please approve.

Sincerely

Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Support for New Costco**

1 message

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**deelectare** <deelectare@gmail.com>

Tue, May 30, 2023 at 11:01 PM

To: csapossd@togny.org

Hi! My husband and I both are looking forward to the new Costco! We currently stop by Costco when we are traveling. We just did a home renovation and found lots of great products there for our new kitchen at Costco. They also have fantastic fresh produce and foods for entertaining. Having a Costco within 15-20 minutes of our house would make everyday food shopping and planning for special occasions so much easier. Please allow Costco to finally come to the Capital region!

Thank you,  
Diane and Steve Marciano

Sent from my Galaxy



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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Rubyanne DiSisto <rubyanne.elizabeth99@gmail.com>

Wed, May 31, 2023 at 10:47 AM

To: csapossd@togny.org

To whom it may concern,

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

I am a manager at Crossgates. This project will benefit my growing business here at Crossgates.

Costco is a very well known business for jobs and community and will bring all of those benefits to Guilderland. The jobs, revenue, sales tax, property tax and other revenues it would bring to Guilderland and Albany County just make this project make sense and I ask that you please consider approving on both upcoming public hearings.

Thank you for your time.

Kind Regards,  
Rubyanne DiSisto  
Trollbeads Crossgates  
Assistant Store Manager



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco/ Pyramid Corporation . A sad viewpoint**

1 message

**Wendy Dwyer** <missmisc@icloud.com>

Wed, May 31, 2023 at 1:09 AM

To: csapossd@togny.org

Cc: Wendy Dwyer &lt;missmisc@icloud.com&gt;

Mr Csaposs,

My name is Wendy Dwyer, I am a taxpayer on a small piece of the land I grew up on in Guilderland Center . I save it for the natural world to enjoy. I am also a taxpayer in the City of Albany where I recently bought a home on Golder St. to move to in the next few years. I am a retired registered nurse and former volunteer firefighter.

I want you to know I am a lifelong opponent of Crossgates Maul ( intentional) sitting on globally rare earth. But since it is there, despite strong opposition from day one since sadly, Guilderland "leaders" could not understand the significance of being landlord to the precious fragile Pine Bush and only a small piece is left, the egregious Pyramid Corporation, all their LLC secret names ( different name, same shame ) etc. could at LEAST pay their full assessed taxes like everyone else. They never stop looking to undercut the residents of Albany County. And Guilderland laps it up every time. Here we go again. More tax breaks, more construction( destruction) , more money to the corporate thieves.

I thought you may like to see a picture of the Berkshire Mall sign, closed in 2019 I believe, a once lovely area ( pre maul) now old pavement and empty buildings soaking up and reflecting back heat helping warm the planet, where there could be trees on top of a hill in Lanesboro ( I know since I use the bike trail that runs by), it has now finally been sold. , It will be an indoor cannabis farm if permits go through . What does this say?

Guilderland, if only not so myopic, could have mandated Costco be built on the empty parking areas of Xgates Maul.

Common sense. And there will be more empty parking places I am sure .

Rather the town allowed a sweet , peaceful neighborhood to be trashed , more CD waste where there could have been families . Makes me sick. Such waste and lack of vision.

So since Pyramid ( and it's many other names) can get HUGE tax breaks on their assessment, maybe even 2 million dollars , where is mine? I want my assessments lowered since I will not benefit from a member only store, more CD waste in the landfills, more warming from more pavement and less trees, more idling cars, traffic, accidents, fumes, police and fire calls, traffic jams, bail outs, lost revenue as stores close going forward. Another stinking gas station when according to the CLCPA we are supposed to be working towards net zero emissions, planting trees, taxing polluters, electrifying the grid and so on. And wouldn't you think Guilderland would want to support the businesses they already have including gas stations??? Na. Kiss the corps.

It is the usual screw the people, screw the planet, this ends up screwing the children and pad the pockets of the corporate thieves.

Nothing against Costco other than the fact that people of low income likely will not be able to afford a membership but they WILL pay more taxes since Pyramid et al will not pay their full fair share, trickledown to the people to pay. I am writing this from a Costco step stool I perch in at the counter that is maybe 50 or so years old. Belonged to my parents, likely from Salvation Army thrift shop.

And of course more habitat for voiceless creatures lost. Squandered for stores, money , money , more money.

Only when the last fish has been caught...the last tree cut on Lawton will Guilderland " leaders " MAYBE wake up and see what their part has been in this tragic performance. It is a sad sad story. Sad for everyone except the few . But in the end, as we destroy everything we will all lose. We will all overheat . The droughts likely to come will suck the reservoir dry as it is taxed for more and more buildings. Fire department will battle fires, we will see we cannot eat money.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Project Support Both Upcoming Public Hearings**

1 message

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**Erica Earing** <earinge535@gmail.com>

Wed, May 31, 2023 at 9:26 AM

To: csapossd@togny.org

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

As a store manager at Crossgates I am excited to show my support for both hearings on the upcoming Costco Project. The business that this will bring the town and the mall will greatly impact my business. Costco is well known to bring jobs, revenue, sales tax, property tax and other revenues to the areas they build. This would be the same for Guilderland so I ask that you please consider approving on both upcoming public hearings as other Western Ave projects have also been approved.

Thank you.



Donald Csaposs &lt;csapossd@togny.org&gt;

**[guilderlandny] Pyramid/Costco tax breaks (Sent by Lisa Hart, lthart46@gmail.com)**

1 message

**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, May 31, 2023 at 9:22 AM

Reply-To: lthart46@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Lisa Hart (lthart46@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Mr. Csaposs,

I implore you and the members of the IDA to not vote to give a \$2.1 million tax break (or any tax break) to this project.

We, the taxpayers, find it unfair that Pyramid is constantly asking for, and then suing, our town for tax breaks. This is an every year battle with them. They should be paying their taxes on their full assessments just like the homeowners have to in town. When is the town finally going to say no to Pyramid?

Please start now and say no to this outrageous request by Pyramid/Costco.

Thank you.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**To support the Guilderland Costco project**

1 message

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**Yanan Hou** <yananhou@gmail.com>

Tue, May 30, 2023 at 8:12 PM

To: csapossd@togny.org

Dear Mr. Csaposs,

My name is Yanan Hou and I have been a proud Guilderland resident for almost seven years. I'm writing to you to express my firm support to the Costco project at Guilderland. The Costco project will be a perfect example for Guilderland's commitment to a friendly pro-business environment so more businesses will be attracted to the town. More tax income for the town will enable us to become a safer and more open district with better education system, which could in turn attract more businesses. I look forward to a bright future for Guilderland with such positive feedback loop being established. I have no doubt that it will become reality under the leadership of a wise and visionary leader like you.

Regards,  
Yanan



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Project Support Both Upcoming Public Hearings**

2 messages

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**iemba\_07** <iemba\_07@yahoo.com>

Thu, May 25, 2023 at 3:52 PM

To: csapossd@togny.org

Good Afternoon,

As a Guilderland resident I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project. I look forward to the benefits that will come with this project for the town including revenue and school and property taxes. Being able to evolve as a town is important and Costco will be a step in that. The CDTA roundabout along with the other planned improvements around Crossgates Mall Road will be helpful in the success of this project and I look forward to seeing it come to fruition. As other Western Avenue projects have been approved, I do hope the board approves this project as well in in both public hearings.

Thank you for your time.  
-Amber

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**iemba\_07** <iemba\_07@yahoo.com>

Wed, May 31, 2023 at 8:57 AM

To: csapossd@togny.org

[Quoted text hidden]



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Edward McDonnell** <edmcdonnell41@gmail.com>

Tue, May 30, 2023 at 9:53 PM

To: "csapossd@togny.org" <csapossd@togny.org>

We need Costco, we want Costco, and then you should vote to approve Costco

Sent from Mail for Windows



Donald Csaposs <csapossd@togny.org>

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## Albany Costco

1 message

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**Holly Springer** <holly112@aol.com>

Wed, May 31, 2023 at 3:32 AM

To: "csapossd@togny.org" <csapossd@togny.org>

We want to share our support of the Costco project on May 31st at 7 PM in the Guilderland Town Hall, but unfortunately we are now in Texas & cannot attend. Can our email message regarding financial incentives for Costco, giving them land under the old roads being removed, etc. help in the public comment period?

We spend the Summer and Fall every year on Kinderhook Lake and would just love a Costco nearby & would shop there a lot!

Thank you.

Holly & John Springer  
51 Lake Road  
Niverville NY12130

Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

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**SUPPORT OF PROPOSED COSTCO .... YES, YES, YES!!!!!!!**

1 message

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**BARBARA STAMOUR** <bzoomcat@aol.com>

Wed, May 31, 2023 at 11:28 AM

To: csapossd@togny.org

Mr. Csaposs:

Ever since the possibility of a Costco coming to our area surfaced several years ago, I have been following the progress (or lack thereof) of this project closely. Yes, I am a devoted Costco customer, with the closest one in MA, an hour and three-quarters drive, one-way. That, and when I visit my sister in VA, who lives close to the Costco in Newport News, I make sure to always make a Costco run, which is why I make the 10-11 hour drive down, to load my car up.

I've read the mission statement of Guilderland's Industrial Development Agency, and if your agency fully embraces " ... supporting projects that create and/or retain jobs ... ," then your agency should approve this long-awaited project. In addition to the creation of jobs, Costco will not only bring shoppers to the store, but to other establishments close by, e.g., shops and restaurants. After a morning of shopping at Costco, perhaps the individual(s) might decide to have lunch at a restaurant in Stuyvesant Plaza, or visit nearby Crossgates Mall.

Another hope of mine, is that Costco's store in Guilderland will surpass the first year's projected revenues, just as our long-awaited, first Trader Joe's did.

Of course, I understand that there are some who have fought this proposed project mightily. I'm not familiar with the area right around the site, but I do understand their concerns. However, from reading information about the adjustments that Costco is willing to make, in order to make this location a reality, I believe that Costco has quite willingly modified their site plans to accommodate all concerns to the best extent possible.

So yes, Mr. Csaposs, on behalf of a loyal Costco customer along with others in this area, please approve this very important project. After all, there are Costcos in Rochester and Syracuse, so it makes so much sense that we should have one in the Capital District.

Please forward my message along to any and all additional meetings/hearings where it might have some sort of impact.

Respectfully,

Barb S.

✿ Semper ad meliora ✿



Donald Csaposs <csapossd@togny.org>

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## Support for Costco

1 message

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**Mandeep Virk-Baker** <mvirkbaker@gmail.com>

Tue, May 30, 2023 at 8:28 PM

To: csapossd@togny.org

Hello

I am hoping to reach out to the town council for the open comment period and relay that my family & I fully support and looking forward to Costco in Albany!

Appreciatively,  
Dr. Mandeep Virk-Baker  
&  
Samuel S Baker

Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] I oppose construction of the new costco (Sent by Stephen J Woodard, stephenjwoodard@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, May 30, 2023 at 8:36 PM

Reply-To: stephenjwoodard@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Stephen J Woodard (stephenjwoodard@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Dear Mr. Csaposs:

I am writing to voice my opposition to the proposed building site for the Guilderland Costco. This site is ill suited for such a large and traffic clogging retailer. I ride my bicycle in this area and already worry for my safety. Why not utilize some of the empty store fronts in Crossgates' Mall? If this Costco is built as planned, the citizens and all of nature's creatures will suffer.

Sincerely,  
Stephen J Woodard



Donald Csaposs &lt;csapossd@togny.org&gt;

**[guilderlandny] eminent domain cosco (Sent by Diana L Wright, comphomellc@gmail.com)**

1 message

**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, May 30, 2023 at 7:17 PM

Reply-To: comphomellc@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Diana L Wright (comphomellc@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Dear Mr. Csaposs: I Fail to see how a request for tax abatement and donation of roads through eminent domain for the proposed Costco is in the public good. We have done quite nicely up to this point without a cosco. There are a plethora of stores which sell the same things that cosco does within a short distance from the proposed cosco site. There will be no negative impacts on the people of this County if the cosco is not built. This situation does NOT fall into the description of eminent domain. It is more evidence of taking from the poor and giving to the rich.

Cosco and the Town of Guilderland has, to this point, ignored the protocol of getting approval for permits, prior to clear cutting a track of land which was home to endangered bats and other species. The clear cutting was done without approval so that the trees could be cut before the window for doing so closed for mating birds, Screw the birds, who cares right? Not a single thing was done to punish the illegal cutting of those trees and now, cosco and Crossgates are being rewarded for their blatant disregard of protocol, the environment and the public good by requesting a large financial hand out to already financially rich businesses: Cosco and Crossgates.

When this is passed, as I am sure it will, because no one in government has the balls to say no to a wealthy corporation, you will be continuing the demise of this country, the planet and our democracy by catering to corporate america at the cost of the working, tax paying residents of the Capital District. Not to mention the environment, which last I knew was essential to our existence. Trees, clean air and water are nesseary for survival. Cosco is not.

Only after the last tree has been cut down  
Only after the last river has been poisoned  
Only after the last fish has been caught  
Only then will you find that money can not be eaten.  
Cree Indian Prophecy

Kudos to you. You must be so proud of yourselves.

Diana Wright  
Albany NY



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Re: Costco**

1 message

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**Alÿcia Bacon** <alycia.bacon@mothersoutfront.org>

Wed, May 31, 2023 at 1:53 PM

To: csapossd@togny.org

I humbly present this formal dissent, expressing my strong opposition to the proposed tax abatement to be granted by the Industrial Development Agency (IDA) to Crossgates/Pyramid as this particular project will not be available to all county residents given Costco's annual membership fees. As such, I firmly believe that any decision regarding eminent domain should not be subjected to a vote at this time, but rather should be deliberated upon by the voters of Albany County.

Firstly, I express my deep concern regarding the tax abatement sought by Crossgates/Pyramid. Granting such abatements undermines the principle of fair taxation and places an undue burden on other taxpayers within the community. I firmly believe that a thorough assessment of the economic impact, potential benefits, and long-term consequences must be undertaken before making any decisions pertaining to tax abatements. It is imperative that we prioritize the equitable distribution of tax burdens among all stakeholders.

Furthermore, with regard to the issue of eminent domain, I strongly urge against any hasty vote being taken. Eminent domain is a complex and sensitive matter, and its implementation should be approached with utmost caution and transparency. Instead of making a unilateral decision, I propose that the issue be brought before the voters of Albany County. This will ensure that all affected residents have an opportunity to voice their concerns, contribute to the decision-making process, and collectively shape the future of our community.

In conclusion, I implore the Guilderland Town Board to consider the long-term implications of granting tax abatements to Crossgates/Pyramid and to refrain from hastily voting on the matter of eminent domain. Let us foster a culture of open dialogue, inclusive decision-making, and responsible governance by involving the voters of Albany County in the process. By doing so, we can ensure that our community's best interests are preserved and that the principles of fairness and transparency are upheld.

Respectfully,

Alÿcia Bacon  
115 S Lake Ave  
Albany NY 12208

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In Solidarity,

Alycia Bacon  
Mothers Out Front  
Capital Region New York Organizer  
www.mothersoutfront.org  
518-935-0259  
Pronouns: she/her/hers  
Pronunciation: "al- i -sha"

Alycia on IOS

**JAMES BRYAN BACON, ESQ., P.C.**  
Attorney and Counselor at Law  
P.O. Box 575  
New Paltz, New York 12561  
(845) 419-2338

May 31, 2023

Town of Guilderland Industrial Development Agency  
Guilderland Town Hall  
P.O. Box 339  
Guilderland, New York 12084

Attention: Donald Csaposs, Chief Executive Officer  
Email: csapossd@togny.org  
Telephone: (518) 356-1980 x 1097

*Re: Comments on Crossgates Releaseco, LLC-  
Town of Guilderland Industrial Development Agency Application for  
Financing and Condemnation*

Dear Mr. Csaposs and Members of the IDA,

I represent 1667 Western Ave., LLC owner of property adjacent to the proposed Costco site in Guilderland, New York and submit these comments for both the Town of Guilderland Industrial Development Agency's (IDA) public hearings held pursuant to Section 859-a(2) of the General Municipal Law (GML) and Section 201 of the Eminent Domain Procedure Law (EDPL).

Pyramid Management Corporation, (Applicant), proposes development of a ±160,000 square ft. Costco retail facility and related fueling facility with a kiosk, and associated driveways, parking areas, and other infrastructure on Site No. 2 and requests the IDA to provide financial assistance and requests its use of eminent domain proceedings.

However, the project application is incomplete and is contrary to the purposes and policies of New York State and the IDA as set forth in the GML and eminent domain proceedings are not authorized for this project pursuant to the EDPL.

### **POINT I**

#### **THE COSTCO IS CONTRARY TO THE GML**

The "policy and purposes" of GML Article 18-A makes clear that an IDA's is intended:

to promote the economic welfare, recreation opportunities and prosperity of its inhabitants and to actively promote, attract, encourage and develop recreation, economically sound commerce and industry and economically sound projects...

## **A. The Project Fails to Comply with Local Zoning**

The GML requires that actions shall be “in compliance with the local zoning and planning regulations and shall take into consideration regional and local comprehensive land use plans.” GML §§858(4), 909-a.

### **I. The Project is Inconsistent with the Purposes and Goals of both the Westmere Corridor Study and Guilderland’s TOD Zoning Overlay**

The proposed use of Site No. 2 as a Costco selling gasoline is contrary to the purposes and goals of the Westmere Corridor Study, (WCS), and the Town’s Transit-Oriented District (TOD) zoning overlay.

As background, it well known that traffic congestion on Western Avenue in the Town of Guilderland is a public, health and safety hazard. According to the state Department of Transportation, the average traffic volume is “more than 29,000 vehicles a day from the proposed Costco site west to Route 155 and more than 51,000 from the Costco site east to Fuller Road.” <https://dailygazette.com/article/2019/11/26/costco-would-take-place-of-mostly-vacant-neighborhood>.

Due to the severe congestion, the Town studied and identified planning and zoning measures in the 2016 WCS to encourage specific types of development to reduce congestion on Western Avenue.

The WCS identified a number of priorities for a new TOD zoning overlay district to:

- Encourage reinvestment and redevelopment of vacant/underutilized buildings and sites...accompanied by repairs and upgrades to the existing infrastructure. (p. IV-16).
- Prepare an access management study/plan to develop guidelines for shared access, shared parking, and the development of access roads. Priority should be given to more creative solutions that provide common parking and shared access for multiple owners.” (p. IV-20)
- Develop a pedestrian access plan for the Route 20 corridor that provides for continuous sidewalks and the development of appropriately located linkages to adjoining neighborhoods.” (p. IV- 20)
- Consider using the Crossgates Ring Road as a bypass around congestion on Route 20/Western Avenue, perhaps with a physical linkage over the Northway to Stuyvesant Plaza.

Most significantly:

**A TOD strategy inherently requires a focus on improving access to non-auto oriented modes of transportation and integrated street networks.**

WCS at pg. 62, emphasis added.

The WCS pinpointed the Costco site stating:

While several elements of TOD are recommended throughout the Westmere Corridor with regard to access management, traffic calming, pedestrian, bicycle and transit improvements, this particular part of the corridor has critical features that would be necessary for a successful TOD neighborhood. These features include the availability of underutilized or vacant land adjacent to major destinations that attract high volumes of people (such as shopping, entertainment and employment centers) and could support high ridership transit stops. **The missing elements, mixed-use structures and compact, walkable more “urban” form can be created when land exists to integrate and transition uses into a more connected area with short street blocks, mixed use buildings, public spaces and a strong pedestrian, bicycle and transit presence.**

WCS at pg. 56, emphasis added.

And, the WCS warned against the loss of neighborhoods in the TOD overlay:

Focusing density in the proposed TOD area will help protect viable residential areas and neighborhoods from commercial and higher density residential development pressure.

WCS at page 69.

Time and time again, the WCS stressed avoiding automobile- dependent uses, *i.e.* the project area should “Support a Wide Variety of Non-Auto Dependent Land Uses” to “create a walkable, viable mixed use community”:

Within the [proposed TOD] overlay, the permitted uses should include a wide range of residential, institutional, retail, service, entertainment and employment uses found in the “General Business” (GB) District. However, **several auto-dependent uses are also permitted that should be discouraged on the interior of the overlay district area, such as car dealerships, car rentals, car washes, service garages, drive through windows and other like uses.**

WCS pgs. 62-63, emphasis added. Indeed:

A cornerstone element of TOD is to support transit and **reduced emphasis on the automobile** through walkable, compact design. **An abundance of surface parking directly conflicts with this concept in both form and function.**

WCS pg. 64, emphasis added.

The Town adopted the TOD in 2018. The law specifies its purpose:

A. Purpose. The Transit-Oriented Development (TOD) District is designed to implement the recommendations of the Westmere Corridor Study (study) by using an overlay district to support and incentivize development that **adequately protects nearby residential neighborhoods** and utilizes resources within and near the TOD's boundary, including regional shopping, entertainment, and employment centers, a robust transit service with high ridership and proposed enhancements, direct vehicle access to the interstate highway system, and a nearby local business community. The TOD District encourages more compact development, **traffic-calming measures**, better access management, **improving the environment for non-automobile-oriented modes of transportation**, **reducing the number of required parking spaces**, supporting mixed-use buildings and pedestrian linkages, and **focusing intense development away from existing residential neighborhoods**.

§ 280-18.1, emphasis added.

In reviewing only the Site 1 development in March 2019, the Albany County Planning Board identified that “[t]he proposed project fails to comply with the stated goals of TOD in multiple ways”;

The purpose of a “Transit Oriented District (TOD) is to encourage more compact development, traffic measures, better access management, improving the environment for non-automobile oriented modes of transportation, reducing the number of required parking spaces, supporting mixed use building and pedestrian linkages, and focusing intense development away from existing residential neighborhoods.”

Exhibit A.

And, at its March 21, 2019 meeting, the ACPB indicated:

The TOG board should encourage significantly reducing the number of parking spaces provide to coincide with the purpose of the TOD....

The proposed single use project does not appear to meet the intent of the re-zoning. If the development is proposed to be in multiple phases then the applicant should demonstrate how the proposed development with or without future phases will support the goals and objectives of the TOD District.

Exhibit B.

As set forth below, the Costco project is inherently contrary to the priorities and purposes expressed by the WCS and the TOD zone.

## II. Elimination of a residential neighborhood is contrary to the TOD zone

A cornerstone of the TOD was to:

**Create... neighborhoods or areas that are pedestrian friendly**, supportive of transit and emphasize alternate modes of transportation. The TOD model provides a mix of housing, shopping, entertainment and employment within walking distance (½ mile) of transit... A TOD neighborhood is expected to be fairly dense to keep walking distances shorter and maximize the number of people living in, working and visiting the area.

WCS at pg. 56. Emphasis added.

Here, there is a neighborhood comprised of approximately 20 homes arranged around the four interconnected streets of Gabriel Terrace, Lawton Terrace, Rielton Court, and Tiernan Court. The WCS Map 5-1 identifies this neighborhood as the center of the TOD overlay.

Pyramid's Costco will eliminate this neighborhood.

While single family use is not permitted as a "new" TOD use, that does not mean existing neighborhoods should be demolished. In fact, the WCS specifically stated that streets like Gabriel Terrace, Lawton Terrace, Rielton Court, and Tiernan Court were of the scale and magnitude to be promoted:

The design of new streets in the proposed TOD area should consider shorter blocks, sidewalks and bicycle travel lanes. The following standards could be incorporated: Small blocks, generally 300 feet long or less, with 400 feet as the maximum length of any block or single building.

WCS at page 65.

Moreover, the WCS specifically cited the potential extension of Lawton Terrace and Rielton Court as examples of how this neighborhood could be transformed and integrated into a larger cohesive mixed-use area:

Within the area identified for a potential TOD there are currently a number of existing streets, including dead end neighborhood streets running north and south off Western Avenue and service roads such as Rapp Road and the Crossgates Access Road (ring road). **There are opportunities for future connections to be made across undeveloped or underutilized parcels that could create an integrated street network and pedestrian connections.** The establishment of desired street connections in either a plan or within zoning should be part of the TOD Overlay District. Future development should integrate buildings and streets into a pedestrian and transit environment using build-to lines, maximum setbacks and other site developments techniques.

WCS at page 64, emphasis added.

However, rather than “creating a neighborhood” as repeatedly called for in the WCS, (pgs. 56, 60), Pyramid proposes to entirely eliminate the Lawton neighborhood that has functioned for more than 50 years as a safe and secure haven for its residents and has been used by the neighboring Westmere residents for walking and bicycling.

The project proposes no extension of Lawton Terrace or Rielton Court to integrate the existing homes into a larger, cohesive, mutually-beneficial mixed use development.

Pyramid’s replacement is a single retail use - 700 parking spaces and a 160,000 sq. ft. big box retail store. There no mixed-use, integration of street designs or connections and no “ringing the mall with smaller businesses creating more of a streetwall effect with community scaled street connections.” WCS pg. 64.

Notably, the Albany County Planning Board issued a disapproval recommendation for Pyramid’s proposed development of a Costco at Site 2. Exhibit C.

### **III. Costco’s scale and single use is contrary to the TOD purposes**

Costco’s large scale and 100% reliance on automobile traffic and significant increase in traffic trips violates everything the WCS and TOD were meant to accomplish. There is no “model neighborhood design” and no “mix of housing, shopping, entertainment and employment.” And no pedestrian or cyclist is going to carry off multiple boxes of Costco’s wholesale goods.

There is no more higher traffic generator than a Costco selling cheap fuel. Based on Costco’s own reporting and traffic counts at other Costcos, there will be thousands of new vehicles flooding the current transportation network during peak hours. There is no “traffic calming, and pedestrian, bicycle and transit improvements” that can mitigate the new traffic volume. And, a parking lot with 700 parking spaces is entirely at odds with the WCS’ recommendation to “Reduce Surface Parking Lots.” WCS at 5.2.1.5. And, there is no hint of any potential for shared parking as called for by the WCS. (At pg. 64).

In sum, a Costco with 700 parking spaces selling 7-10 million gallons of gasoline a year, (the Costco in New Rochelle sells 1.4 million gallons every month), conflicts with virtually every sentence in the WCS. While “[a] TOD neighborhood is expected to be fairly dense to keep walking distances shorter and maximize the number of people living, working and visiting the area,” an existing residential neighborhood will be replaced by Costco’s automobile-centric use.

### **IV. Costco’s generation of significant traffic volumes is contrary to the TOD**

The Maser Consulting traffic projections provided to the Planning Board during its SEQRA review do not resemble the actual traffic counts at Costcos in Melville, New York and Hackensack, New Jersey, as well as Costco’s own traffic projections for a store in La Habra, California which report the generation of hundreds of more trips as compared with Maser’s estimate. See DEIS comments of F&A comments at pgs. 16-18.

Specifically, Maser Consulting underestimated PM peak hour trips by 200 and Saturday peak hour trips by 286 trips as compared with Costco's La Habra study. *Id.* at 17. Compared with actual traffic counts at Costcos in New York and New Jersey, Maser underreported traffic trips by over 300 trips. *Id.* at 18.

This is not a disagreement between experts. What is lacking is fundamental reporting of traffic counts representative of other Costcos.

Further, regarding the actual traffic counts at the Melville and Hackensack Costcos, Petitioners provided the Board with the comments of Michael Maris relating to the Yorktown, New York Costco dated October 30, 2014. Exhibit D.

And, Costco's Yorktown FEIS stated "[t]he Costco fueling facility is expected to sell as much as approximately 10,000,000 gallons per year," (see attached excerpt from Costco FEIS attached as Exhibit E). Costco made that estimate despite at least five (5) Costcos being located within an approximate 25-mile radius of Yorktown - in Nanuet, Yonkers, New Rochelle and Port Chester, NY and in Brookfield, Ct.

The nearest Costco to Guilderland Albany is about 70 miles east in West Springfield, Massachusetts. Therefore, the absence of other Costcos near Guilderland indicates the Guilderland Costco could sell more than 10 million gallons of gasoline a year overwhelming the area with traffic congestion contrary to the purposes of the TOD.

And, again, the ACPB recommended a denial of the any administrative approvals for the proposed Costco at Site No. 2 due its incompatibility with the TOD and WCS. Exhibit C.

**V. Costco's merger of retail use and gasoline sales is a new use in the town of Guilderland and therefore is prohibited**

A use comprised of a big box retailer selling fuel is not listed as a permitted use and is therefore prohibited by the Town of Guilderland's zoning code (Code).

The Guilderland Code defines "use" as:

A. The purpose for which a building, structure or land may be arranged, designed, intended, maintained or occupied.

B. An occupation, business activity or operation conducted (or intended to be conducted) in a building or other structure or on land.

Code at §280-5.

And, the Code specifically prohibits any use that is not "in conformity" with the Code's listed uses:

No structure shall be erected, moved, altered or enlarged, **no use shall take place**, be moved, altered or enlarged, and no land development activity shall take place,

**except in conformity with the regulations for the district** in which the lot, structure or use is located and other requirements of this chapter. Where this chapter imposes greater restrictions than those imposed or required by other rules or regulations or ordinances, the provisions of this chapter shall control.

Code at §280-6, emphasis added.

Here, Costco presents an unprecedented combination of retail and services:

The Costco services role call: gas stations, pharmacies, food courts, hearing aid centers, photo processing centers, travel centers, optical dispensing centers (at a majority of its warehouses), **Budget truck rental**, business printing, prescription programs, **RV rentals**, mortgage purchase and refinancing, life insurance, dental plans, identification protection, **Costco auto program**, auto and home insurance, business and personal checks, bottled water delivery, business health insurance and **Costco auto leasing**....

These services account for about 20 percent of Costco's annual revenues, or about \$30 billion.

Perhaps the most powerful driver for visitation and new membership are Costco's gas stations. Costco not only has cheaper gas than stations it directly competes with, but it's also less expensive than other warehouse club chains. This alone compels consumers to become members. There are about 567 Costco gas stations connected to their roughly 768 warehouses across the globe, accounting for roughly \$9 billion in sales or about a third of the total revenues of ancillary services.

While Costco is likely not the first retailer to adopt and build a major services business, it may be the largest in terms of revenues.

<https://www.therobinreport.com/costcos-ancillary-services-are-a-poster-child-for-the-future/>

As detailed below, Costco's combining gasoline sales with big box retail use is unprecedented in the Town and not permitted by the Code.

## **VI. The Code does not list a big box store selling gasoline as a use**

It is well settled that "[i]t is a basic tenet of zoning jurisprudence that an ordinance which lists permitted uses excludes any uses that are not listed." *Incorporated Vil. of Old Westbury v Alljay Farms*, 100 AD2d 574, 575 (2d Dept 1984), *mod* 64 NY2d 798 (1985).

Here, the proposed "use" is "a Costco retail facility," - a "+/- 158,202 square foot retail facility with ancillary facilities and infrastructure." Costco's ancillary facilities include selling gasoline. November 15, 2019 Special Use Application at pages 1 and 5 at <https://www.townofguilderland.org/zoning-board-appeals/pages/costco-special-use-permit-application>.

Pyramid argued that its use is actual two uses identified in the TOD – “Retail, General” and “Automobile Service Station.”

[https://www.townofguilderland.org/sites/guilderlandny/files/pages/costco\\_application.pdf](https://www.townofguilderland.org/sites/guilderlandny/files/pages/costco_application.pdf).

However, while the TOD permits those two uses as independent principal uses, Pyramid’s proposed use is neither “Retail, General” nor an “Automobile Service Station” as defined by the Code.

Instead, Pyramid’s use is a big box store selling gasoline as one of its many ancillary services. On point is the matter of *Incorporated Vil. of Old Westbury*, cited above, where the applicant argued that two uses could be merged. The Court held:

[T]he... Town’s] definition of farming contemplated the cultivation of crops as a principal use while permitting “incidental live stock” solely as an accessory use [citations omitted]. There is a substantial difference between using land for the cultivation of crops with the accessory right to maintain “incidental live stock” and using it for the breeding and training of horses as an independent and dominant commercial enterprise.

Thus, just as the definition of “farming” could not accommodate a horse breeding operation, here, the definition of “Retail, General” cannot be redefined to include the sale of gasoline, subordinate to the main use of the site as a 160,000 sq. ft. Costco retail outlet.

Indeed, as discussed below, not only is the Code devoid of any provision allowing a large scale retail store to sell gasoline, Costco’s gasoline facility is not an Automobile Service Station, (AuSS), as defined by the Code.

**i. “Retail, General”**

The Code defines “Retail, General” as “[a] retail use in a structure with a maximum gross floor area of 250,000 square feet.”

The Costco store standing alone fits that definition. However, the sale of gasoline is not permitted under a “Retail, General” use. Instead, the sale of gasoline is only permitted by an AuSS.

**ii. “Automobile Service Station” (AuSS)**

The Code defines an AuSS as:

**A place where gasoline** or other motor vehicle engine fuel (stored only in underground tanks), kerosene, motor oil, lubricants, grease (for operation of motor vehicles), **or minor accessories are sold directly to the public** on the premises and where the servicing or repair of automobiles, or installation of mufflers or other specialty items, may occur. **An automobile service station shall not include sale or storage of automobiles or trailers**, new or used, and

shall be licensed by the NYS Department of Motor Vehicles. See § 280-40, Supplemental regulations.

§280-5 Zoning Code, emphasis added.

**a. “Minor Accessories”**

The AuSS definition limits the sale of other non-petroleum retail items to “minor accessories.” The definition does not permit large scale retail. Obviously, Costco’s purpose is to sell far more retail goods than “minor accessories.”

Moreover, the Code provides two definitions for a convenience store – one that sells gasoline and one that does not. (§280-5).

There is no similar provision regarding big box stores selling gasoline.

Thus, had the Town determined that both big box stores and convenience stores could sell gasoline, the Town would have included a separate definition in the Code. It did not. Thus, under the well-settled rules of statutory construction, the Town’s inclusion of gasoline sales for convenience stores but not larger retail stores forbids gasoline sales by big box stores.

**b. Gasoline “sold directly to the public”**

Costco does not sell gasoline “directly to the public.” Instead, it sells gasoline only to its members. For this reason alone, Costco’s fueling facility is not an AuSS as defined by the Guilderland zoning code.

**c. Prohibition of the sale of automobiles or trailers**

The Code’s definition prohibits an AuSS from selling vehicles: “[a]n automobile service station shall not include sale or storage of automobiles or trailers, new or used.” Yet, Costco offers the sale of automobiles and trailers for its members. See Affidavit of James Calvin<sup>1</sup> herewith included as Exhibit F dated February 27, 2020 at ¶11 and description of Costco’s ancillary services above.

In sum, the Costco store is inseparable from its fueling facility as it is located on the same tax lot, operated by Costco employees and sells only Costco’s special brand of Kirkland signature gasoline.

Thus, even if Costco’s fueling facility fit the AuSS definition, it would be an unlawful conversion of a principal use to an accessory use. (See *Hassett v Horn* 23 NY2d 745 [1968] where the Court held that automobile servicing and retail uses were not accessory to each other,

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<sup>1</sup> James Calvin is the Chief Executive Officer of the New York Association of Convenience Stores, a private, not-for-profit trade organization representing thousands of neighborhood convenience stores and mini-marts statewide.

and set aside the special exemption permit that had allowed the auto repair facility to be operated as an accessory use to retail.)

## **VII. Costco's fueling facility is not an independent use**

Costco's fueling facility is not an independent use under the Town Code.

First, Costco's fueling facility is located on the same tax lot as Costco's warehouse.

Second, Costco's fueling facility is not an independent use and could never survive independent from the Costco retail facility.

Mr. Calvin confirms that an independent Costco gasoline station is impossible:

[B]ased on my familiarity with hundreds of gas stations in New York and familiarity with fuel facilities accompanying big box retailers such as Costco, Sam's Club and BJ's, a Costco fueling station without a supporting membership scheme is not economically viable.

Calvin Affidavit at ¶12. Indeed:

Claiming that a fueling facility with a kiosk could survive independently of the Costco warehouse is like claiming that the earth could survive independently of the sun. Removing the nurturing radiance and magnetic pull of the Costco warehouse would fundamentally alter the underlying operating conditions of the orbiting fueling facility, exposing it to economic peril...

*Id.* at ¶16.

Importantly, Costco freely admits that its gasoline "has a significantly lower gross margin percentage relative to our nongasoline business." Obviously, it would be impossible to run a stand-alone business relying 100% on a portion of a business having a "significantly lower gross margin percentage" as compared with the core business.

Indeed, as proved by the closed down Sunoco located on Western Avenue just west of the Crossgates Mall entrance – which sold unrestricted profit margin gasoline - even if a stand-alone Costco fueling facility was built, it could not be sustained without support from at least a convenience store.

In fact, there is no such thing as a Costco standalone gasoline station. There is not one in the whole country (as proved by examination of Costco's annual reports going back to 1999).

Indeed, no membership-only fueling facility operates without the benefit of the parent retail operation, whether it is Costco, BJs or Sam's Club.

Therefore, because the Costco fueling facility is not an independent use and the hard evidence, (Calvin Affidavit, Costco's annual reports and the closed down Sunoco), all

demonstrate that theoretical independence from Costco, (or a convenience store), is impossible, the Costco fueling facility cannot be considered an independent use as defined by the Code.

Third, Costco's Tire Center is part of the retail giant's building rather than connected to the gasoline kiosk. Costco's website explains:

#### WHAT SERVICES DOES THE COSTCO TIRE CENTER PROVIDE?

The Costco Tire Center offers several installation and maintenance services to get our members on the road, including rotation, balance, nitrogen inflation, nitrogen conversion, and flat repair.

Costco will install any loose trailer tire with the exact same size and load index tire that is currently on the wheel...

[https://customerservice.costco.com/app/answers/detail/a\\_id/9231/~tire-center-faqs#2](https://customerservice.costco.com/app/answers/detail/a_id/9231/~tire-center-faqs#2).

Fourth, Costco's fueling facility is incidental to Costco's warehouse as noted in the DEIS:

[The Costco site] is analyzed for development of a ±160,000 square feet Costco retail facility and related fueling facility with a kiosk, and associated driveways, parking areas, and other infrastructure.

See DEIS page 30. Costco's fueling facility occupies a minor fraction of the total square footage of Costco's retail facility and thus is clearly subordinate in area.

Fifth, Costco itself defines its fueling facilities as subordinate in extent to its primary use. Gasoline is one of many "[a]ncillary businesses within or next to our warehouses [to] provide expanded products and services and encourage members to shop more frequently." These "ancillary" retail services include pharmacies, optical and hearing aid centers, food courts, and travel services and together total 18% of overall sales. See Affidavit of James Calvin at ¶¶19, 20 citing Costco's 2018 Annual Report.

Indeed, Costco's fueling facilities are fully merged with Costco's operations and are unique in that they sell fuel only to Costco members.

And, Costco's Annual Reports indicate a more than 20-year record of transporting, handling and delivering gasoline to its members at its 497+ fueling facilities in the United States.

As further proof of the merger of the two uses, Costco's fueling facility only sells Costco's brand of gasoline, *i.e.* "Costco offers a unique blend of gasoline as one of its Kirkland Signature™ products." (See Annual Costco Reports).

Also, the fact that 100% of the fuel customers are Costco members proves its fueling facility is incidental to Costco's primary use. *Aim Rent A Car, Inc. v Zoning Bd. of Appeals*, 156 AD2d 323, 324 (2d Dept 1989).

Moreover, unlike the Code's definition of an AuSS where gasoline is the primary retail product, Costco simply uses low cost gasoline as a means to draw Costco customers to its primary warehouse:

We believe that our gasoline business draws members but it generally has a significantly lower gross margin percentage relative to our nongasoline business.

See Affidavit of James Calvin at ¶14, citing Costco's 2018 Annual Report.<sup>2</sup>

Therefore, Costco's Annual Reports prove Costco's fueling facility is "incidental and subordinate to the principal use" of Costco's principal warehouse and therefore not an independent use.

Further, restricting the fueling facility to Costco members-only defines the use as accessory as a matter of law. (See *7-11 Tours, Inc. v Board of Zoning Appeals*, 90 AD2d 486 [2d Dept 1982]; "[a]s a matter of law, a travel agency could not be considered an accessory use to a motel unless its services were restricted to the guests of the motel.")

Similarly, in *New York Ambassador, Inc. v Board of Standards & Appeals*, 281 AD 342, (1<sup>st</sup> Dept 1953), a hotel's laundry service was an accessory use because it was limited to the hotel's guests. (See also, *Dellwood Dairy Co. v City of New Rochelle*, 7 NY2d 374, [1960], restricting vending machine sales to hotel guests rendered the sales an accessory use.)

By contrast, where retail sales are open to the public, the use is not accessory.

For example, in *Matter of La Vecchia v Board of Stds. & Appeals of City of N.Y.*, 26 Misc2d 39, (Sup Ct, Bronx County 1960), a hotel's bowling alley that was not restricted to guests was not an accessory use. (See also *7-11 Tours, Inc.* cited above.)

And, in *Cord Meyer Dev. Co. v Bell Bay Drugs, Inc.*, 25 AD2d 744 (2d Dept 1966), *reversed on other grounds*, 20 NY2d 211 (1967), a pharmacy was not an accessory use where it was open to the public rather than restricted to serving "tenants-only" in an apartment building.

Here, again, Costco's gasoline cannot be purchased by the public. Thus, as a matter of law, Costco's "members-only" restriction defines its fueling facility as an accessory use.

Notably, Costco has argued successfully in other states that its fueling facilities are not a separate and independent use but an accessory use to its primary retail stores.

For example, in Pennsylvania litigation, the Court held:

Costco argues that its evidence proved that gasoline sales are subordinate to and customarily incidental to Costco's permitted-by-right retail use. We agree that

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<sup>2</sup> See: <https://www.sec.gov/Archives/edgar/data/909832/000090983218000013/cost10k9218.htm#sB7C2BA5831435E409906549BACAA1ECF>.

**Costco's evidence established that gasoline filling stations are subordinate to and customarily incidental to its retail use.**

*In re Appeal of Costco Wholesale Corp.*, 49 A.3d 535 (Pa. Commw. Ct. 2012) *app. den.* 63 A.3d 1250 (Pa. 2013) at footnote 7, emphasis added.

Further, in Connecticut, Costco sought and received approval from the Town of Brookfield to allow Costco's fueling facility as an accessory use.<sup>3</sup>

In sum, as above, §280-6 of the Code prohibits any use that is not specifically authorized. A big box store selling gasoline is that type of use. It is not listed as a permitted use and does not conform to either the Code's definition of Retail, General or an Automobile Service Station. To permit such a use would render the Code's definitions inoperable and therefore be unlawful. (See McKinney's Cons Laws of NY, *op. cit.*, § 98; *Pearson v Pearson*, 81 AD2d 291, 293 [2d Dept 1981] and.; *Grich v Wood & Hyde Leather Co.*, 74 AD2d 183, 184 [3d Dept 1980]; [i]t is also a rule of statutory construction that 'effect and meaning must, if possible, be given to the entire statute and every part and word thereof.'")

**B. The Costco Retail Project is Contrary to GML §862**

GML §862(2)(a) states:

...no financial assistance of the agency shall be provided in respect of any project where facilities or property that are primarily used in making retail sales to customers who personally visit such facilities constitute more than one-third of the total project cost...

Except, however, that tourism destination projects shall not be prohibited by this subdivision. For the purpose of this paragraph, "tourism destination" shall mean a location or facility which is likely to attract a significant number of visitors from outside the economic development region as established by section two hundred thirty of the economic development law, in which the project is located.

The Applicant's economic study by Camoin 310, dated October 2019, was prepared for the overall project's SEQRA review and does not address conformity with GML §862(2)(a).

For example, Camoin did not identify the "Economic Development Region" as that term is used in the GML and Costco is not a "tourism destination."

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<sup>3</sup> Notably, the Town of Brookfield defines accessory use as:

A land use customarily incidental and clearly subordinate to the principal use or building and located on the same lot with such principal use or building.

Town of Brookfield, Connecticut zoning regulations §242-202.

And, even if a Costco could be considered a “tourism destination,” the Camoin report provides zero empirical data concerning the number of visitors expected from beyond the unidentified “Economic Development Region.” Without this data it is impossible to determine whether a “significant number of visitors” would be travelling to Costco.

In fact, the Camoin study’s figures do not support a finding that significant numbers of people will be visiting from outside areas since it claims there is sufficient local buying dollars to meet Costco’s projected sales of \$170 million a year. A simple review of census data proves that the centers of population are within an approximate 30-mile radius of Costco – well within the area’s economic development region and thus there are no significant numbers of people that will be visiting the Costco. See Exhibit G.

Specifically, Camoin states:

A retail gap analysis shows that demand currently exceeds supply in both the County and Town for many of the goods that will be available at Costco. Specifically, there is a retail gap in Albany County of over \$84.3 million of Food and Beverage Stores and nearly \$192.0 million in Gasoline Stations. Within the Town of Guilderland, there is a gap of nearly \$20.9 million in Food and Beverage Stores, over \$38.7 million in Gasoline Stations, and over \$41.4 million in General Merchandise Stores.

Pg 21 Camoin 310 report.

Moreover, while the Applicant claims 50% of sales will be considered to be “net new,” as Ferrandino and Associates, (F&A) made clear during the SEQRA process:

Albany County currently has Sam's Clubs in Latham and Schenectady, and a Restaurant Depot and BJ's in Albany. It is unclear how this figure was derived. If a portion of the Costco sales is coming from existing warehouse clubs and other local retailers, this would significantly reduce the new on-site sales projections and tax revenues.

See Exhibit H, excerpt from DEIS comments.

## **POINT II**

### **PYRAMID’S PROPOSED CONSOLIDATION OF TAX LOTS ON SITE NO. 2 REQUIRES SUBDIVISION APPROVAL**

Section 280-49 of the Guilderland Code states:

No real property shall be subdivided into two or more lots, or any lot line changed, until a map of such subdivision, drawn to a scale as prescribed by the Planning Board, showing such lots and any streets laid out in connection therewith, shall have been approved by the Planning Board and filed with the Albany County Clerk's office in accordance with Chapter 247, Subdivision of Land.

Here, Pyramid never filed a subdivision application for the consolidation of tax lots on Site 2 which includes the former Town roads.

Thus, Pyramid is unauthorized to continue its IDA application in the absence of consolidation of the various tax parcels in the Lawton neighborhood.

### POINT III

#### THE USE OF EMINENT DOMAIN IS IMPROPER AND UNAUTHORIZED

The use of eminent domain is contrary to law as the project is a purely retail operation that is contrary to the zoning code and represents an end run around the permissive referendum requirements of the Town Law.

First, the EDPL is not intended to serve as a vehicle for private developers simply to gain property for purely commercial gain.

Secondly, this action is an illegal end run avoiding a permissive referendum which would ordinarily be required pursuant to Town Law §64(2) due to the alienation of Town properties in both the Westmere and Lawton neighborhoods.

### POINT IV

#### SEQRA COMPLIANCE

As a matter of law, the IDA's SEQRA process must analyze a big box development's potential displacement of businesses which was not reviewed by the Planning Board. Specifically:

With respect to the "community character" of the Village, we note that SEQRA defines "environment" as "the physical conditions which will be affected by a proposed action, including . . .existing community or neighborhood character" (ECL 8-0105 [6]), and "require[s] a lead agency to consider more than impacts upon the physical environment," including "the potential displacement of local residents and businesses" (*Chinese Staff & Workers Assn. v City of New York*, 68 NY2d 359, 366, 509 NYS2d 499, 502 NE2d 176 [1986]). Therefore, contrary to the Town Board's apparent conclusion, "**[a] town . . . board reviewing a big box development should consider the impact of the development on the community character of a neighboring village that might suffer business displacement as a result of the approval of the big box development**" (SEQR Handbook at 179 [3d ed 2010]; see *Matter of Village of Chestnut Ridge v Town of Ramapo*, 45 AD3d 74, 94-95, 841 NYS2d 321 [2007], lv dismissed 12 NY3d 793, 906 NE2d 1072, 879 NYS2d 39 [2009], 15 NY3d 817, 934 NE2d 882, 908 NYS2d 149 [2010]; *Matter of Wal-Mart Stores v Planning Bd. of Town of N. Elba*, 238 AD2d 93, 98, 668 NYS2d 774 [1998]). Because there is no evidence in

the record before us that the Town Board even considered the impact of the project on the community character of the Village, we conclude that it failed to take a hard look at that impact, requiring annulment of the resolution adopting the negative declaration on that ground as well.

*Matter of Wellsville Citizens for Responsible Dev., Inc. v Wal-Mart Stores, Inc.*, 140 A.D.3d 1767, 1770 (4<sup>th</sup> Dept 2016), emphasis added.

The Camoin study does not assess business displacement.

James Calvin has specifically identified the vulnerability of Western Avenue gasoline stations:

The fact that gasoline retailers have gone out of business on Western Avenue in the immediate vicinity of Costco's proposed site proves there are no additional local dollars to support a new fueling facility that will sell a projected 7-10 million gallons of gasoline a year.

The DEIS fails to include a market retail analysis identifying existing gas stations in the market area, quantifying their employment and tax revenue generated, and comparing how these stations will be impacted and whether economic impacts will result in blighted properties in the Town.

Affidavit of James Calvin at ¶¶24-25.

Further, the Westmere Corridor Study specifically identified as a priority for the Westmere area to “[e]ncourage reinvestment and redevelopment of vacant/underutilized buildings and sites...accompanied by repairs and upgrades to the existing infrastructure. (p. IV-16).”

There are already abandoned gasoline stations on Western Avenue in the vicinity of the proposed Costco. A Costco will impact a wide range of businesses.

Therefore, the IDA's failure to include a full fiscal impact and market analysis pertaining to business displacement is an error of law.

Moreover, the IDA must examine reasonable alternatives including avoiding eminent domain by allowing the Town Board to alienate the roads in question and allow the public to vote on the matter by permissive referendum. “Any choice among alternatives must be based on an awareness of all reasonable options.” *Matter of Brander v. Town of Warren Town Bd.*, 18 Misc. 3d 477, 481 (Sup. Ct. 2007).

“Courts generally rely on the relevant factors identified by the [NYSDEC] in the SEQR Handbook” in evaluating SEQRA challenges. *Scott v. City of Buffalo* 20 Misc. 3d 1135(A), 872 N.Y.S.2d 693 (Table) (Sup. Ct. Erie Cnty. 2008); *Ass'n for Prot. of Adirondacks, Inc. v. Town Bd. of Town of Tupper Lake*, 17 Misc. 3d 1122(A), 851 N.Y.S.2d 67 (Table) (Sup. Ct. Franklin

Cnty. 2007) (The SEQR Handbook promulgated by the DEC ... is a basic source material for agencies to use in interpreting SEQR.”)

The goal of the alternatives discussion in an EIS is to investigate means to avoid or reduce one or more identified potentially adverse environmental impacts. Part 617 further requires that the alternatives discussion include a range of reasonable alternatives which are feasible considering the objectives and capabilities of the project sponsor. In general, the need to discuss alternatives will depend on the significance of the environmental impacts associated with the proposed action. The greater the impacts, the greater the need to discuss alternatives. The discussion of each alternative should specifically include an assessment of its likely effectiveness in reducing or avoiding specific impacts. For projects such as the construction of a residential subdivision or an office building, it is not necessary for every possible alternative density or size to be discussed. A range such as the density or size permitted under the existing zoning, the density or size after taking into consideration environmental constraints (wetlands, steep slopes, etc.), and the density or size if clustering were to be used, may be reasonable alternatives.

SEQRA Handbook at page 127 - <https://www.dec.ny.gov/permits/6188.html>.

Several passages in the SEQRA Handbook are especially relevant with regard to the Costco proposal. Specifically:

Consideration of alternative scales or magnitudes may be reasonable under the following circumstances:

- Some or all potential impacts of the action can be avoided or reduced by a change in project size;
- The change in project size does not reduce the project to the point where it will no longer serve its intended function...., or;
- The reduction in project size may decrease potential profit but does not make the project infeasible.

Consideration of an entirely different use or action may be reasonable in the following circumstances:

- The proposed action does not conform to the current zoning of the site, in which case comparison to the use allowed under the existing zoning may be informative.

Id. at 128-129. Given these parameters applied to the Costco application, the IDA should analyze an alternative that does not include the Costco fueling facility.

This would accomplish several goals.

First, as above, it is reasonable to consider a use that conforms in all respects to the zoning code. There is no question that a 160,000 sq. ft. Costco meets the Code's definition of "Retail, General." It is only when that use is merged with elements of the Code's definition of an AuSS that the merged use assumes a new identity that is not listed as a permitted use in the Code. Proposing a Costco that does not sell gasoline avoids many of the issues regarding the project's conformance with the Town Code.

Second, it is reasonable under SEQRA to assess a Costco without a fueling facility because that option allows the project's traffic impacts to "reduced by a change in project size." And, a non-fueling facility Costco "does not reduce the project to the point where it will no longer serve its intended function." In fact, as discussed above, (pg. 10), out of 768 warehouses, 567 Costcos sell gasoline, meaning 201 Costcos do not and are warehouses only. Thus, concerning the overall project and its cumulative impacts, proposing a Costco without a fueling station is a reasonable alternative that meets the goals of the Applicant by developing Site No. 2 with a big box store.

Third, a "reduction in project size may decrease potential profit but does not make the project infeasible." Indeed, as detailed by Mr. Calvin, Costco draws very little profit, if any, from gasoline sales. Instead, the sale of gasoline acts is defined as just one of Costco's many "amenities" for its members and serves as a "loss leader," *i.e.* "[w]e believe that our gasoline business draws members but it generally has a significantly lower gross margin percentage relative to our nongasoline business." (See above.)

In the past, Pyramid claimed examination of alternatives was not feasible due to different ownership. However, the ownership of the adjacent mall tax parcels that might be used for in-fill are all owned by Pyramid affiliates or subsidiaries all sharing the same address and contacts, according to the New York State Department of State corporation search database. And, in a public announcement dated March 18, 2020, Pyramid acknowledged ownership and control of the Crossgates mall along with a number of other malls. <https://www.pyramidmg.com/pyramid-announces-closure-of-all-interior-portions-of-its-ny-shopping-centers/>

Specifically, Pyramid stated Governor Cuomo's Executive Order to close the interior of malls, "impact the following Pyramid-owned and operated centers: "New York, Aviation Mall — Queensbury, NY, Champlain Centre — Champlain, NY [and] Crossgates — Albany, NY." Id. For more information, Pyramid directs interested parties to its website and address at "www.pyramidmg.com, The Pyramid Companies, The Clinton Exchange, 4 Clinton Square, Syracuse, NY 13202."

Therefore, it is reasonable for the lead agency to examine in-fill options re-siting portions of the project to the Crossgates mall and allowing the public to vote on whether they approve of the alienation of the Town roads which Pyramid is requesting the IDA take by eminent domain.

**CONCLUSION**

A 160,000 sq. ft. Costco selling gasoline is not permitted by the Guilderland zoning code and is contrary to the purposes and recommendations of the Westmere Corridor Study and the Town's Transit-Oriented Development overlay district. The project is also contrary to purposes and specific language of GML §§§§858(4), 909-a and 862(2)(a). The project also violates the EDPL and represents an illegal end run around the requirements of Town Law §64(2).

Dated: May 31, 2023  
New Paltz, New York

Respectfully submitted,

  
James Bacon



**ALBANY COUNTY PLANNING BOARD**  
**NOTIFICATION**

**RECOMMENDATION DATE: May 13, 2019**

**Case #:** **10-190503221**  
**Applicant:** **Rapp Road Development**  
**Project Location:** Rapp Road and Gipp Road  
**Tax Map Number:** 52.01-3-5.1, 52.01-3-4.1, 52.01-3-4.2, 52.01-3-3,  
**Referring Agency:** Town of Guilderland Planning Board  
**Considerations:** Subdivision site plan review for 222 Units in 2 (five story) buildings. Current proposal includes dead-ending (to automobiles) Rapp Road at the Gipp Road intersection to mitigate traffic concerns. ACPB reviewed this case in March and April 2019

**ACPB**  
**Recommendation:** Disapprove Without Prejudice

1. The proposed project is in a Transit Oriented District (TOD) zone. A TOD tries to “support and incentivize development that adequately protects nearby residential neighborhoods and utilizes resources within and near the TOD's (including) direct vehicle access to the interstate highway system and a nearby local business community.” The proposed project fails to comply with the stated goals of TOD in multiple ways:

- a. The proposed obstruction of traffic at Gipp Rd. cuts off access to the highway system and business community and is a deviation of typical TOD traffic calming measures.
- b. The proposed project is not appropriately concentrated near existing mass-transit.
- c. The proposed project does not adequately protect the character of historical and non-historical adjacent neighborhoods.
- d. The proposal does not sufficiently address the preservation of bicycle and pedestrian traffic through a dead end.
- e. The proposed project drastically exceeds the total number of parking spaces required by Town of Guilderland Zoning requirements.

2. The solution to dead-end Rapp Road at Gipp Road is problematic:

- a. An approved emergency access plan for both municipalities should be submitted with the application.
- b. Further traffic studies are needed. It is unclear which percentage of traffic will be diverted to Gipp, and which to the Crossgates Ring Road.
- c. The Albany County Planning Board agrees that traffic deterrent initiatives are vital in preserving The Rapp Road Historical District. However, it remains unclear if dead-ending the Road at Gipp will result in less traffic through the Historic District.

3. New York State General Municipal Law §96-a. Protection of historical places, buildings, and works of art states:

*“In addition to any power or authority of a municipal corporation to regulate by planning or zoning laws and regulations or by local laws*

*and regulations, the governing board or local legislative body of any county, city, town, or village is empowered to provide by regulation special conditions and restrictions for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within public view, or both. “*

4. The Rapp Road district was designated to the Nation’s list of properties worthy of preservation in 2002. The Director of New York State’s Technical Preservation Bureau within the State Historic Preservation Office, has advised that the impact of traffic and high density development as having an adverse impact on the historical preservation of the Rapp Road historical community.

5. The origin of the Historical Rapp Road community is an African American community that migrated from Shubuta, Mississippi during the Great Migration. The community is singular in the Albany County in its living presentation of the agrarian lifestyle that remained intact through a community’s chain migration to the north and the subsequent five generations. Multiple decedent families from the original property owners still live on Rapp Road. The Great Migration was the largest migration of United States citizens in American History that culminated in the mass urbanization of most of the migrants. The historical Rapp Road community provides an alternate and unique oral and living history that is increasingly hard to maintain as development and density continues to encroach.

6. Two 5 story buildings, with +/- 4,300 of ground floor commercial space are antithetical to the community character that currently exist along Rapp Road now. The degree of difference in height and density between the proposed development and existing residential development with frontage on Rapp Road is significant.

7. Sections C.2.b., E.2.n., E.2.0, E.2.p., E.3.c, E.3.h, and D.1.b.b. on the Full Environmental Assessment Form is incorrectly filled out and provides inaccurate information.

9. The application should include the results of a coordinated SEQR review, including a DEIS.

**Advisory:**

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Laura Trivison, Senior Planner  
Albany County Planning Board

**NOTE:**

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

**449 New Salem Road, Voorheesville, NY 12186**  
**TELEPHONE: (518) 447-5644/FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

**LOCAL ACTION ON ACPB RECOMMENDATION:**

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

**LOCAL DECISION ON PROJECT:**

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: \_\_\_\_\_ DATE OF LOCAL ACTION: \_\_\_\_\_

**Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_

**Albany County Planning Board  
Meeting Minutes  
March 21, 2019**

**Present:**

Dominic Rigosu, Chair, William Anslow, Brian Crawford, Tim Garufi, Roland Graves, Enzo Sofia, David Reilly

**Minutes:**

Janis Dunham Relyea

**Guests:**

Zachary Simpson  
Karen White  
Tom Shepardson  
Dan Hershberg  
Jeremiah Hogan  
Elizabeth Floyd Mair  
Juanita Nabors  
Michael Gately  
Beverly Bardequez

**A call to order:**

Dominic Rigosu called the meeting to order at 3:32 p.m.

Enzo Sofia made a motion to approve the minutes from the February 25, 2019 meeting. The motion was seconded by Roland Graves and unanimously approved by the board.

Roland Graves made a motion to hear case #10-190303221 first. The motion was seconded by Enzo Sofia and unanimously approved by the board.

**Case #10-190303221**

Rapp Road Development, LLC  
Opposite side of Rapp Road from Crossgates Mall  
Subdivision/site plan review for 222 units across five buildings on a 19.68 acre site.

Staff opinion is to disapprove without prejudice:

The recent re-zoning of the parcels for areas around Crossgates Mall to Transit Oriented District (TOD) was to encourage a more compact development and mixed uses within this zone. The proposed single use project does not appear to meet the intent of the re-zoning. If the development is proposed to be in multiple phases then the applicant should demonstrate how the proposed development with or without future phases will support the goals and objectives of the TOD District.

Traffic Impact Study dated November 14, 2018 is incomplete. Due to the project size and connection to Crossgates Mall Ring Road the traffic study must include

traffic impacts on NYS I-87 exit ramp leading to the Ring Road. This intersection has a long history of accidents. Additional traffic should not be added to this intersection until the current deficiencies at the ring road have been mitigated.

**Additional comments:**

60% of the trips will use the ring road to Washington Ave Extension, I-87 and I-90. These intersections should be included in the study.

On-street parallel parking often increase crash rates. It can reduce vehicle speeds if spaces are used. However, if spaces are empty, vehicle speeds will likely increase. Parallel parking along Rapp Road should be discouraged.

Does the connection to the mall ring road have to be a four - leg intersection? Three-leg intersections have lower crash rate.

A complete handicap accessible route to bus stop(s) and main mall building should be provided.

Shared-use paths should be greater than 8' wide. Widen 8'-0" paths to 10'-0". In the long term, there should be a plan to connect this path into the trail network proposed in the Capital District Trail Plan.

The project is exceeding the total number of parking spaces required by Town Zoning requirements. Town requires 333 parking spaces and the applicant is proposing 405 spaces. The purpose of a "Transit Oriented District (TOD) is to encourage more compact development, traffic measures, better access management, improving the environment for non-automobile oriented modes of transportation, reducing the number of required parking spaces, supporting mixed use building and pedestrian linkages, and focusing intense development away from existing residential neighborhoods." The TOG board should encourage significantly reducing the number of parking spaces provide to coincide with the purpose of the TOD. Parking above the required amount should be banked.

Tom Shepardson, attorney for the developers addressed the board.

Introduced the team of people attending with him, Jim Seuss, Roger Keating and Dr. John Collins a traffic expert, particularly in the Crossgates Mall area, he has been studying the traffic there for nearly 40 years.

John Collins with Maser Consulting addressed the board, he prepared the traffic study submitted with the application as part of the application Maser was involved with Creighton Manning who is preparing for the transit oriented developments new transit center includes a detailed study of the Crossgates Mall Ring Road as part of the study dated 2016, if the board would like a copy of the Creighton Manning Study for the record I can do that. They did an extensive analysis of the traffic generated by the transit oriented development which included this parcel of land. Therefore, when we were preparing our documents, since that had already been evaluated during the previous SEQR process the CDTA. The study showed there should be improvements at the I87 ramp, they suggested a round a about, in fact in two locations. The mall has come to an agreement with CDTA for improvements and is waiting on federal funding. When I look at the predicted level of service predicted in the CME study the addition of the traffic even if 60% of the traffic from the development came thru here it is a low percentage

compared to what is currently going thru. In off peak hours the intersection does have some capacity. That intersection does have operational issues and it is a matter of history. I can approach it two ways I can take a separate analysis take the information in the main study add volume of traffic and show what the impact would be I don't anticipate it to be substantial because of the type of development, of heavy retail or a major industrial complex.

We have met with the City of Albany and asked what they would like to see done with the City owned portion of Rapp Road, if they want us to cut off access we can, we have showed a new access from Rapp Road to Crossgates, we show as two way road but we can make it one way if they prefer. There is a heavy volume of traffic on Rapp Road, not from the Mall but other City roads. CME added almost a 1000 vehicles in the supplemental study.

Enzo Sofia asked what time of day did they add the additional 1000 cars?

The summary stated the vacant land along Western Avenue including this parcel and said what could be developed, that generated for evening and morning rush hour. The cars were figured in the evening rush hour. And depending if the cars were coming home to the area or leaving from working in the area and that is what led to the ultimate design of the roundabout. There is a roundabout proposal, it needs additional land the mall needs to cooperate, and they are. There would be a road leading to the new transit center and a roundabout and there will be 4 lanes feeding it then there will be a conventional driveway leading out to Western Avenue. The plan for the transit center will allow for the busses to come in and turn around and go back.

There are two rotaries proposed, one at the I87 ramp and one at the main entrance.

Dominic stated that Crossgates has gone thru many phases construction, many tenants and the last thing was the hotel and traffic has not improved, they keep building and nothing is done with the traffic at some point someone we have to say enough and address the problem. Putting a hotel in I honestly didn't think it would do well but parking lot is always full and that is great.

John says at the same time the mall parking lot is empty the traffic is less than half of what is out there 20 years ago.

Dominic replied, yes but that ramp is always full of cars.

At some point it must be mitigated, that is one of the boards concerns.

John said they plan to mitigate it as part of the CDTA project.

Bill asked if that is 100% go and funded.

John-application has been submitted for federal funding

Dominic replied Trump has put that money on hold.

Roland said I believe most of that traffic from apartment complex will us the ring road. It won't go over to Western, it will go down Rapp Road.

They assume 60% of the traffic is destined for the ring road system.

Dominic asked what direction, John replied to the ramps.

Roland said he travels that road at 6 am and it is jammed, I know there was a study done, I travel that road a lot it's always busy. It is highly congested and I don't think the road was designed for that much volume.

John said it's the same size as Western Avenue, there are multiple signals a short area there are 5 signals and the traffic circles will help that.

It is a town road and the county plows it.

CDTA will put the rotaries in.

Tom Shepardson addressed the board, he wanted to discuss the inconsistencies with the TOD, I believe that is a misstatement because the project does promote pedestrian linkages, we have multiple trails, sidewalks, CDTA bus stop all consistent with what the TOD is trying to accomplish a dense development in order to do that the TOD allows for taller buildings it is a dense development and by design it is consistent with a TOD. There was discussion regarding parking, east of Rapp Road there will be one space per dwelling unit whereas west of Rapp Road there will be 1.5 parking spaces. The TOD itself removes the amount of parking that is in the language of the law and it meets the requirements, we go over the parking requirements so we comply.

Dominic asked why the extra parking?

Tom replied, we have one and two bedroom units here we determined that is the appropriate amount. I don't know if we both have the same interpretation but ultimately it is up to the town to decide. Tom said it is a local issue and the board should be looking at the bigger picture. Dominic replied we are looking at the bigger picture, including; parking, Rapp Road Historic Association and the highways in the surrounding area and we recommend parking be banked.

Juanita Nabors addressed the board, she lives on Rapp Road, part of the Historical Association. She said I have one question how many of you in this room when backing out of your driveway do you have to wait for 10 or 15 cars bumper to bumper to go by? That is what we do on Rapp Road, we can't even get in and out of our driveway and the traffic study on Rapp Road says there are 125 cars, 125 people don't live on that road, we are getting traffic from Guilderland, they use it as a short cut from Washington Ave Ext to Western Ave, 222 units will be going to make it worse, I am a committee person for district 3, the condos on pine lane, when I was carrying petitions, there are 1200 units down there and the people are complaining, what are we going to do, we can't even get out of our road because of the traffic.

Paddock Circle is on the back side, but there is a National Grid property between the apartments and Paddock Circle so you can't create another exit.

Beverly Bardequez addressed the board, Rapp Road Historic District was placed on the state historic registry in 2002 and in 2003 it was placed on the national registry. So it is now a landmark. She met with Mr. Suess and she told him that we need to protect our historic district that is our objective. Putting two five story buildings facing Rapp Road and come out to Rapp Road, it is going to impact Rapp Road, I don't care how many cars you say will go thru here, it is going to affect Rapp Road. Because if you are headed toward the Ring it is congested, people want to avoid congestion, they will look for the easiest way that means they are heading west and get onto Washington Ave Ext, that brings them thru the historic district.

Zachary Simpson addressed the board. I work at Columbia Circle and drive thru the Rapp Road district at all times of day, it is always congested. It was never designed for this much traffic, there is no sidewalk or bike lane. If this development gets built young people will be riding and walking thru to get to the Pine Bush. No street lights. Something that needs to be considered.

Karen White addressed the board. She agreed with Beverly's statements. I don't see demonstrated need for a 200 unit apartments. I recall at the Guilderland town hall when the proposal was brought to them. In absence of retail business are you willing to convert some of the mall space into apartments? Can we think about reusing what we already developed rather than taking away green space? We already have vacant surface lot that could be used as parking for the apartments. When an anchor store leaves why can't they turn the old store into apartments? It works with the TOD district, there are busses going downtown. We have to start reusing instead of just mowing everything down.

Juanita added we are impacting the butterfly.

Dominic replied that B Lange and Associates are working together with the butterfly and other endangered animals in the Pine Bush.

Dominic asked if anyone else from Crossgates or the neighborhood would like to speak.

Tom Shepardson addressed the board there has been a lot said, I think we have some more work to do, particularly with traffic we are asking the board table this for another month so that we can work on the issues.

Dominic replied, The Town of Guilderland has submitted everything they have and if we don't respond within 30 days and if we don't act on it they can override the board and review it as is. Last month we did not have the EAF or Traffic Study so we were able to consider it an incomplete application. Bill Anslow produced a letter from GPI and they suggested that the applicant consider conducting additional analyses under site plan review to insure adequate intersection and site distance is provided at the proposed driveways and adding a sufficient buffer between the proposed on street parking and any proposed bike paths.

We can table until the end of the meeting and reach out to Town of Guilderland and ask them if they are ok with this being tabled another month.

Beverly addressed the board again asking if The City of Albany has been contacted regarding the traffic.

Dominic said yes, we asked them to work with the City of Albany regarding the traffic impacts.

John replied Yes, I met with someone at the City of Albany.

Beverly asked who? Because they didn't seem to know very much about it.

John did not remember who, but I can get you a list of who was there also said it was the city planning department. We discussed traffic on this road and other roads bringing the traffic to your neighborhood.

Beverly strongly encourages Guilderland to work with the City.

Enzo Sofia made a motion to table this item until the end of the meeting. Roland Graves seconded the motion and it was unanimously approved by the board.

Roland Graves made a motion to move case #10-190303229 to the front of the agenda. Enzo Sofia seconded the motion and it was unanimously approved by the board.

**Case #10-190303229**

300 Great Oaks Boulevard

Rosenblum Companies

300 Great Oaks Boulevard, Guilderland

Rezone site to build two market rate apartment buildings with amenities for both residential and office tenants.

Staff opinion is to modify local approval to include:

1. The proposed rezone and increased density of the site may require additional fire access. Section D104 on the 2015 International Fire Code requires two means of fire departments access for certain size commercial buildings and building heights. If the existing structures or the proposed buildings meet the requirements for an additional or the proposed buildings meet the requirements for an additional fire apparatus access then it should be determined how this will be addressed prior to rezoning as the site has limited access.
2. The rezoning should be sent to the Fire Department for review and comment. Under Section 503.1.2 of the International Fire Code it states the fire code official is authorized to require more than one fire apparatus access road based on potential impairment of a single entrance.

**Advisory Note:** The Town should look at the town-wide impact of surrounding usage.

Roland Graves made a motion to accept staff opinion. The motion was seconded by Brian Crawford and unanimously approved by the board.

Roland Graves made a motion to move cases #07--190303228 and #01-190303238 to the front of the agenda. Enzo Sofia seconded the motion and it was unanimously approved by the board.

**Case #07-190303228**

Cold Springs Subdivision

Starlight Development

499-507 Albany Shaker Road

Site Plan Review-Demolition of existing buildings (vacant former horse paddock, abandoned farm stand and a vacant dwelling) and construction of new cluster subdivision of 39 homes.

Staff opinion is to modify local approval to include:

1. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared, and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-002, January 29, 2015) for construction activities that disturb more than one acre.
2. Any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.
3. Show the intersection sight distance from Leighton Street on the plan.

**Advisory:** The applicant should be encouraged to build sidewalks for access to Albany Shaker Road.

Dan Hershberg addressed the board. A few years back we presented a townhome development on this site and the town rejected the proposal. We have changed the plan to a cluster subdivision we meet the density for the site and able to maintain 3.6 acres of conservation area and able to maintain a 25 foot no cut buffer around the site. The town would not consider this project until the Albany Shaker Road Traffic Study was done.

Roland Graves asked why there is a mail kiosk?

Dan Hershberg replied it is a US Post Office regulation, all new single family developments must have a kiosk for mail delivery.

Dominic mentioned the possibility of sidewalks being put in so they can connect to Albany Shaker Road. Dan Hershberg said the Town of Colonie normally requires a sidewalk on one side of the road, this discussion will probably happen again since pedestrian traffic is important to them.

Enzo said there is only one outlet

Dan replied-Fire department is ok as long as the cul-de-sacs are short and they are wide enough for a truck to get around.

Enzo Sofia made a motion to accept staff opinion. The motion was seconded by Roland Graves and unanimously approved by the board.

**Case #01-190303238**

60 Academy Road-Parson's Child and Family Center

60 Academy Road, Albany

District Plan Amendment-Amendment to a previously approved district plan involving construction of a 12,910 s.f. community residential facility and demolition of an existing 8,750 s.f. residential structure will be demolished.

Staff opinion is to modify local approval to include:

1. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan (SWPPP) has been prepared, is being prepared and is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements included in the NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-1-15-002, January 29, 2015) for construction activities that disturb more than one acre.

Dan Hershberg addressed the board. He stated that they don't need a SWPPP because there is public sewer and the city has their own SWPPP. This is regulated by the Albany Water Board.

He did a brief overview of the new facility, discussed the demolition and Stormwater issues that will be addressed.

Roland Graves made a motion to accept staff opinion. The motion was seconded by Brian Crawford and unanimously approved by the board.

**GML 239 DEFER TO LOCAL CONSIDERATION**

Brian Crawford made a motion to move the 18 cases that are defer to local consideration to the front of the agenda and approve as is. The motion was seconded by Roland Graves and unanimously approved by the board.

**Case #07-190303227**

Bob Cordell-Garage  
2155 Central Avenue  
Area Variance-Proposed accessory garage in the COR zoning district seeking a setback allowance.

**Case #12-190303230**

A1 Self Storage, LLC  
30 Broadway, Menands  
Use Variance to build a 450 s.f. self-storage building with units varying in size.

**Case #05-190303231**

Kathleen Palmer-2 Lot Subdivision  
505-511 CR 111, Coeymans  
Subdivision Review-2 Lot Subdivision, Lot #1 – 2.58 acres, Lot #2 – 3.45 acres to separate two dwelling units on two individual lots.

**Case #01-190303234**

89 (AKA 95) Central Avenue  
Legal Aid Society of NY  
89 (AKA 95) Central Avenue, Albany  
Area Variance-From the maximum wall sign of 24 s.f. to a 35 s.f. wall sign.

**Case #01-190303235**

BBL Construction  
950, 960, 964 Central Avenue, Albany  
Area Variance-To allow for a 136 foot front setback, where the maximum permitted front setback is 100 feet.

**Case #01-190303236**

Habitat for Humanity  
288 Orange Street, Albany  
Area Variance to allow for a (6) foot side setback, where the maximum permitted site setback is 3.5 feet.

**Case #01-190303237**

Habitat for Humanity  
301 Orange Street, Albany  
Area Variance to allow for a (6) foot side setback, where the maximum permitted site setback is 3.5 feet.

**Case #01-190303239**

Edward Maltino  
423 & 427 Washington Avenue  
Site Plan Review-Demolition Review-Construction of a 16,900 s.f. multi family dwelling with 16 dwelling units. An existing 2,025 s.f. residential structure will be demolished.

**Case #13-190303241**

Minor Subdivision Lands of Sommer/Cheever  
35 Hurst Road, Town of New Scotland

Subdivision Review-Minor subdivision to separate a 60 acre parcel into 20 acre and 40 acre parcels. All improvements will remain on the 40 acre parcel.

**Case #13-190303242**

Lands of Malark

365 New Salem Road, Voorheesville

Area Variance to allow for construction of a detached garage 72' off center of the road when 95' is required.

**Case #13-190303243**

Small Cell Wireless Local Law

Town-Wide, Town of New Scotland

Adoption of Local Law B of 2019-Local Law Amending Local Law No. 6 of the year 2004 of the Town of New Scotland to establish special regulations regarding small scale cell technology.

**Case #13-190303244**

Kim Newell and Eldrid Andres

44 New Salem South Road, New Scotland

Special Use Permit – Request for 12 chickens and 6 ducks contained in a coop/pen area.

**Case #04-190303245**

Boswell Penc Home Addition

510 Russell Road, Town of Bethlehem

Special Use Permit – Applicant would like to finish the ground level basement to include a 760 s.f. accessory apartment that will be subordinate to the single family dwelling. It would have a separate entrance clearly marked.

**Case #10-190303247**

Town of Guilderland Local Law 5 of 2019

Town-Wide, Guilderland

Local Law #5 of 2019 regarding small cell wireless facilities and micro cell facilities.

**Case #10-190303247**

Lands of Sancchetti-2 Lot Subdivision

2747 Curry Road, Town of Guilderland

Subdivision Review-2 lot subdivision of 11 acres.

**Case #10-190303248**

Clover Pond Vineyard

4730 Western Tpk., Town of Guilderland

Area Variance – Request to eliminate fire sprinklers in lieu of alternate protection.

**Advisory:** The applicant should confirm that a fire protection sprinkler system is not required by Section 903 of the 2015 International Building Code adopted by NYS.

**Case #10-190303249**

Crossgates Mall Sign

1 Crossgates Mall Road, Guilderland

Area Variance-Installation of exterior sign exceeding 50 s.f.

**Advisory:** The Town should consider the precedent setting nature of significant changes to the sign code.

**Case #10-190303251**

ARB Legacy Development

Western Avenue and Twenty West Drive, Guilderland

Interpretation request-Is the proposed use allowed in the LB zone? Proposed use is a farm store.

**GML 239 CASES RECOMMENDED FOR MODIFICATION**

**Case #02-1903033233**

VMAR Development, LLC

Bozenkill Road, Altamont

Subdivision Review-Project includes the land subdivision of the main 23.87 acre parcel into 4 lots. 3 new lots will be developed as single family residences, totaling 1.42 acres. The remaining 22.45 acre lot to the north, will remain undeveloped. The 3 residential lots range in acreage from .46 acre to .50 acre and will be served by public water and sanitary sewer.

Staff opinion is to modify local approval to include:

1. Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-002, January 29, 2015) for construction activities that disturb more than one acre.
2. Any wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineer for permits under Section 404 of the Clean Water Act.
3. Driveway access permits must be obtained from the Albany County Department of Public Works.

A motion to accept staff opinion was made by Roland Graves. Brian Crawford seconded the motion and it was unanimously approved by the board.

**Case #07-190303240**

Mobil Air Transport

12 Runway Avenue, Colonie

Site Plan Review-Proposed 6,000 s.f. warehouse addition. No proposed public utility connections or changes to the ingress/egress. Revisions to parking lot and minor grading.

Modify local approval to include:

1. Review by the FAA (Form 7460-1 available from [www.faa.gov](http://www.faa.gov) ) and notification to the Albany Airport Authority for FAA-FAR part 77 Aeronautical Impact Notification for Temporary Construction related and structural incursions within prescribed runway approach.
2. A Notice of Intent filed with the NYSDEC affirming that a Stormwater Pollution Prevention Plan (SWPPP) has been prepared is being implemented or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with Stormwater Discharges (GP-0-15-January 29, 2015) for construction activities that disturb more than one acre of land.

Enzo Sofia made a motion to accept staff opinion. The motion was seconded by Brian Crawford and unanimously approved by the board.

**Case #10-190303250**

Stuyvesant Dental Care Sign  
1465A Western Avenue, Guilderland  
Area Variance – Request for placement of a sign

Staff opinion is to modify local approval to include:

1. The Town should ensure the sign is not in the ROW of SR 20.
2. NYSDOT should be notified of the sign.

Roland Graves made a motion to accept staff opinion. Brian Crawford seconded the motion and it was unanimously approved by the board.

**Case #10-190303221**

Rapp Road Development, LLC  
Opposite side of Rapp Road from Crossgates Mall

The board agreed to table the earlier discussion until the end of the meeting. Tom Shepardson was not able to reach anyone at the Town of Guilderland and asked the board to table any decisions until the April meeting.

Enzo Sofia made a motion to table this case with a recommendation that the Rapp Road Development meets out to the Rapp Road Historic Associations, State Historic Preservation Office and the City of Albany to address concerns regarding traffic impacts to the National Historic District until April 18, 2019. The motion was seconded by Roland Graves and unanimously approved by the board.

Meeting adjourned at 4:57 p.m.

The Albany County Planning Board meets again on Thursday, April 18, 2019 at 3:30 p.m. at the Cornell Cooperative Extension 24 Martin Road, Voorheesville, NY 12186.



DANIEL P. MCCOY  
COUNTY EXECUTIVE

DOMINIC RIGOSU  
ACTING CHAIRMAN

COUNTY OF ALBANY  
PLANNING BOARD  
449 NEW SALEM ROAD  
VOORHEESVILLE, NEW YORK 12186  
PHONE (518) 655-7932 FAX (518) 765-3459

Jacqueline Coons  
Chief Building & Zoning Inspector  
Guilderland Town Hall – 2nd Floor  
5209 Western Turnpike  
P.O. Box 339  
Guilderland, NY 12084

May 4, 2020

Dear Jacqueline Coons,

Pursuant to your request and under the authority of Section 239-m or n of General Municipal Law, the Albany County Planning Department reviewed the following material:

<b>Case #:</b>	<b><u>10-200403466</u></b>
<b>Applicant:</b>	<b>Costco</b>
<b>Project Location:</b>	Western Ave. & Crossgates Mall Road
<b>Tax Map Number:</b>	52.1-1-6, 52.10-1-26, 52.10-1-27, 52.10-1-28, 52.10-1-29, 52.10-1-30, 52.10-1-31, 52.10-1-32, 52.10-1-33, 52.10-1-34, 52.10-1-35, 52.14-1-1, 52.14-1-2, 52.14-1-10, 52.14-1-20, 52.14-1-21, 52.14-1-22, 52.14-1-23, 52.14-1-24, 52.14-1-25, 52.14-1-26, 52.14-1-28, 52.14-1-29, 52.14-1-30, 52.14-1-31, 52.14-1-32
<b>Referring Agency:</b>	Town of Guilderland Zoning Board of Appeals
<b>Considerations:</b>	The special use permit to develop the parcel into a Costco.

In conducting the review as per GML 239-l the Albany County Planning Board (ACPB) finds the proposed Costco Wholesale retail facility and fueling stations will create a significant negative intermunicipal and county-wide impact and voted to **disapprove** the Special Use Permit.

Pursuant to GML 239-l, review and recommendation by the County Planning Agency includes consideration of “pertinent inter-community and county-wide planning, zoning, site plan, and subdivision considerations” with respect to:

**1. Compatibility of various land uses with one another:**

- A. The ACPB find the proposed use is not a compatible land use as it does not meet the purpose of an approved use in a Transit Oriented Development District (TOD)

as described in the Town of Guilderland (TOG) Zoning Code Chapter 280-18.1 A. Purpose.

- B. Page 56 in the Westmere Corridor study states, *“While several elements of TOD are recommended throughout the Westmere Corridor with regard to access management, traffic calming, pedestrian, bicycle and transit improvements, this particular part of the corridor has critical features that would be necessary for a successful TOD neighborhood. These features include the availability of underutilized or vacant land adjacent to major destinations that attract high volumes of people (such as shopping, entertainment and employment centers) and could support high ridership transit stops. The missing elements, mixed use structures and compact, walkable more “urban” form can be created when land exists to integrate and transition uses into a more connected area with short blocks, mixed use buildings, public spaces and a strong pedestrian, bicycle and transit presence.”* A warehouse retail store does meet the goals for the “missing elements” as described.
- C. Large warehouse stores are typically found in auto-oriented commercial zones that rely on highway infrastructure and are not found in TOD zones that promote walkability.
- D. Majority of customers visiting warehouse stores drive in. The closest Costco store is two hours away. Conceivable customers will be driving from many miles away to buy in bulk and leave. In this situation customers will typically not travel by bicycles or bus.
- E. The proposed warehouse along with 700 parking spaces does not show evidence of reducing the number of parking spaces and is in direct contradiction of the purpose of a TOD zone.
- F. In an article published by the American Planning Association dated May 2003 “How to Make Transit-Oriented Development Work” quotes Peter Albert, a Planner for Bay Area Rapid Transit (BART), *“If the parking requirements doesn’t reflect the transit resource, it’s not TOD. It’s just a development close to a transit station.”*
- G. In the Albany County Planning Board case #10-180503020 Town of Guilderland Local Law 4: Transit Oriented Development District (May 14, 2018) published meeting minutes states; *“Michael Shanley addressed the board explaining that this town-wide initiative helps Crossgates Mall, which is a major employer and tax revenue generator for the county and town. Crossgates is forced to look at doing business in a different way; the TOD will help to create a mixed “community.” Crossgates has bought property in the surrounding area, and is hoping to build something that is first floor commercial, upper floors residential apartments/condos; perhaps a civic component as well, maybe government offices, a Police station, and medical offices all of which will help support the overall health of Crossgates.”*

**2. Traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities:**

- A. The ACPB finds the traffic impact will have detrimental effects in and around the proposed project. There will be an increase in accidents at the I-87 exit ramp leading to Crossgates Mall Ring Road, increased accidents and congestion along State Route 20 and increased traffic through the Rapp Road Historic District.
- B. In June 2001 the Altamont Enterprise published an article on the traffic accidents at the I-87 exit ramp leading to Crossgates Mall titled “Ending the ramp’age?” It noted 26 accidents in 1994 and jumped to 140 in 2000.
- C. New York State Department of Transportation provided accident reports on this same exit ramp. It noted 52 accidents in 2016, 48 accidents in 2017 and 54 accidents in 2018.
- D. In addition, the Westmere Corridor Study noted 502 accidents along the eastern portion of the Westmere Corridor in a three year span.
- E. New York State Thruway Authority is expecting cashless tolls by 2020. These tolls act as a “traffic calming measure” to the entrance onto I-87. How will this affect the traffic patterns and accidents at the Crossgates I-87 entrance?
- F. The proposed warehouse does not appear to show any traffic mitigation that address the accident prone exit ramp nor the heavily traveled eastern section of the Westmere corridor.

**3. Impact of proposed land uses on existing and proposed county or state institutional or other uses:**

- A. The special use permit does not demonstrate conclusively that no such negative impacts with regard to traffic and accidents in and around the proposed location and has not proposed any mitigation.
- B. We understand there is conversation with Town of Guilderland, Rapp Road Historic District, City of Albany and Pyramid regarding the adverse impacts to the Rapp Road Historical District. However at this time we don’t have a conclusive traffic mitigation proposal that was deemed viable either by the Town of Guilderland or the City of Albany to be commenting on.

**4. Protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas:**

- A. The proposed warehouse ignores the community character. If built, this structure will be the largest single use retail building found along State Route 20 in the Town of Guilderland.
- B. New York State General Municipal Law §96-a. Protection of historical places, buildings, and works of art states, *“In addition to any power or authority of a municipal corporation to regulate by planning or zoning laws and regulations or by local laws and regulations, the governing board or local legislative body of any county, city, town, or village is empowered to provide by regulation special conditions and restrictions for the protection, enhancement, perpetuation, and use*

*of places, districts, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within public view, or both.”*

- C. The Rapp Road district was designated on the Nation’s list of properties worthy of preservation in 2002. The Director of New York State’s Technical Preservation Bureau within the State Historic Preservation Office, has advised that the impact of traffic and high density development is an adverse impact on the historical preservation of the Rapp Road historical community.
- D. The origin of the Historical Rapp Road community is an African American community that migrated from Shubuta, Mississippi during the Great Migration. The community is singular in Albany County in its living presentation of the agrarian lifestyle that remained intact through a community’s chain migration to the north and the subsequent five generations. Multiple decedent families from the original property owners still live on Rapp Road. The Great Migration was the largest migration of United States citizens in American History that culminated in the mass urbanization of most of the migrants. The historical Rapp Road community provides an alternate and unique oral and living history that is increasingly hard to maintain as development and density continues to encroach.

**5. Drainage:**

- A. Maser Consulting, on behalf of Pyramid LLC, responded to the Department of Public Work’s comments about the exceeding 5 acres disturbances in their phasing descriptions as such: “Due to the extent of mass grading +/-8’ across the majority of the site and the complexity of the proposed site improvements, it is not feasible to split up construction in such a way that there is less than 5 acres of disturbance at any given time.”. For construction activities outside of grading, Pyramid should adhere to recommended 5 acre maximum disturbance of a construction site at one time (GP-0-20-001).

**6. Community facilities:**

- A. Not applicable.

**7. Official municipal and county development policies, as may be expressed through comprehensive plans, capital programs or regulatory measures:**

- A. The proposed warehouse does not meet recommendations of the Westmere Corridor Study; it does not protect nearby neighborhoods, it does not create neighborhoods, it is not pedestrian friendly, it does not support bus transit services and does not emphasize alternate modes of non-automobile-oriented modes of transportation.
- B. Page 56 in the Westmere Corridor study states, “While several elements of TOD are recommended throughout the Westmere Corridor with regard to access management, traffic calming, pedestrian, bicycle and transit improvements, this

*particular part of the corridor has critical features that would be necessary for a successful TOD neighborhood. These features include the availability of underutilized or vacant land adjacent to major destinations that attract high volumes of people (such as shopping, entertainment and employment centers) and could support high ridership transit stops. The missing elements, mixed use structures and compact, walkable more “urban” form can be created when land exists to integrate and transition uses into a more connected area with short blocks, mixed use buildings, public spaces and a strong pedestrian, bicycle and transit presence.”*

**8. Such other matters as may relate to the public convenience, to governmental efficiency, and to the achieving and maintaining of a satisfactory community environment:**

- A. A satisfactory community environment should be planned and based on a process that involved analysis of existing conditions, as well as public and professional input. The Westmere Corridor study established the TOD zone and based its recommendations on an “analysis of the existing conditions information found in the previous sections, discussions with the Study Advisory Committee (SAC) and comments received from the public at the project open house (pg. 55).
- B. Based on the study a satisfactory community environment would contain “mixed use structures and (a) compact, walkable more “urban” form (that) can be created when land exists to integrate and transition uses into a more connected area with short street blocks, mixed use buildings, public spaces and a strong pedestrian, bicycle and transit presence (pg. 56). The environment would ideally consist of “at least 80% coverage”(pg. 63), “orienting buildings to the street with a consistent build-to line with maximum setbacks of no more than 15 feet”, and “parking in the rear” (pg. 68).
- C. Granting a Special Use Permit to the Costco proposal as is, would be out of compliance with the community and professional input in a pre-existing study produced by the Town of Guilderland. To maximize governmental efficiency and community character development should try to adhere to existing comprehensive plans and studies.



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Laura Trivison, Senior Planner  
Albany County Planning Board

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

**LOCAL ACTION ON ACPB RECOMMENDATION:**

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

**LOCAL DECISION ON PROJECT:**

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: \_\_\_\_\_ DATE OF LOCAL ACTION: \_\_\_\_\_

**Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_

October 30, 2014

Mr. Richard Fon  
Planning Board Chairman  
Town of Yorktown  
1974 Commerce Street  
Yorktown, NY 10598

RE: Cumulative Traffic Generations  
Proposed Costco FEIS  
Yorktown, New York

Dear Chairman Fon:

We have been retained to review the trip generation estimates in the Revised Traffic Impact Study (TIS) for the proposed Costco Development in Yorktown in order to determine whether the Revised TIS adequately addresses future traffic conditions along the Route 202/35 corridor. After review of the Revised TIS, we have reached the following conclusion:

- The Revised TIS includes the trip generations of a relatively small residential development on the State Lands site that would generate very few new trips. However, it does not identify the development's impact as retail space in accordance with the plan approved by the Planning Board last year, which would generate substantially higher traffic volumes.
- The Revised TIS underestimated the new trip generations of the proposed Costco Development.
- It is our understanding that BJ's proposes to construct a 12-pump fueling station at its existing store. While it is understandable that its generations were not included in the Revised TIS, the BJ's fueling station will generate traffic that will impact traffic flow conditions in the area.

Based on the findings of our review, we performed trip generation estimates of the three developments and compared our estimates to the estimates analyzed by the Revised TIS. Presented herein is a summary of the tasks we performed and the resulting estimates, which are also presented in more detail in the attached Tables A and B.

## **A. Costco Development Trip Generations**

### **1. Costco Store**

We estimated the trip generations of the proposed Costco store using trip generation rates determined by surveys at two existing stores in Melville, New York and Hackensack, New Jersey. While the Institute of Transportation Engineers (ITE) provides trip generation rates for discount club stores in its publication entitled Trip Generation, 9<sup>th</sup> Edition, those rates are based on surveys of different stores located throughout the United States, and it is our

opinion that rates based on surveys of Costco stores that are located in the same general region would provide more accurate results. Following is a summary of our findings:

- a. The surveys at the two existing stores show that they generated an average of 5.98 vehicle trips per 1,000 sf during the Peak PM Highway Hour and 7.39 trips per 1,000 sf during the Peak Saturday Hour.
- b. Application of the generation rates to the proposed 151,092 sf Costco store shows that it will generate 904 total trips during the Peak PM Highway Hour and 1,117 total trips during the Peak Saturday Hour.
- c. It is expected that some of the Costco shoppers are already on Route 202/35 and that they will stop and shop at the store during a trip to a different destination (Pass-by Trips). The ITE publication does not provide Pass-by rates for Discount Stores and it is our opinion that 10 percent of the Costco generations will be Pass-by Trips. It has been suggested that the Pass-by Trips for the Costco store will be 25 percent. This percentage would mean that a high amount of the drivers on Route 202/35 will be Costco members, which is highly unlikely and, in our opinion, not acceptable.
- d. Reduction of the estimated total generations for the Costco store by ten 10 percent indicates that the store will generate 813 new trips during the Peak PM Highway Hour and 1,006 new trips during the Peak Saturday Hour.

## **2. Costco Fueling Station**

The Costco fueling station will consist of 12 pumps open from 6:00 AM through 9:00 PM. The ITE publication provides trip generation rates for fueling stations also. However, those rates are based on surveys at fueling stations that are not part of a discount club and should not be used to estimate the generations of the Costco fueling station.

- a. The applicant has stated that one to five trucks will to deliver fuel every day which, based on 10,000 gallons per truck, indicates that up to 50,000 gallons will be delivered on a daily basis. Assuming that each vehicle at the site will purchase an average of 15 gallons, the 50,000 gallons could generate 3,333 vehicles per day, or an average of 222 vehicles per hour. If the peak hour is 50 percent higher than the average hour, each pump would have to serve almost 30 vehicles per hour (one every two minutes). Surveys conducted at the existing Costco in Nanuet, New York resulted in an average service time per vehicle of 3:30 minutes, therefore, it was decided to estimate the fueling station trip generations as follows:
- b. Based on an average service rate of 4:00 minutes (to be conservative), each pump can serve up to 15 vehicles per hour pump. The 15 vehicles represent 30 trips (one arriving and one departing) during each peak hour for a total of 360 trips by the 12 pumps.

- c. Using a Pass-by Rate of 10 percent for the fueling station and an Internal Trip Rate (trips also shopping at the Costco store) of 35 percent, it is estimated that the Fueling Station will generate 198 new trips during each of the Peak PM Highway and the Peak Saturday Hours.

### **3. Total Costco Development Generations**

- a. The estimates show that the Costco development will generate a total of 1,011 new trips during the Peak PM Highway Hour and 1,204 new trips during the Peak Saturday Hour.
- b. The Revised TIS estimated that the Costco development will generate a total of 398 new trips during the Peak PM Highway Hour and 686 new trips during the Peak Saturday Hour. Therefore, our estimates indicate that the actual Costco development generations will be substantially higher than those analyzed in the Revised TIS.

## **B. State Lands Development**

The Revised TIS includes the trip generations of a residential development on the parcel known as the State Lands. However, a Resolution of the Yorktown Planning Board of December 17, 2013 rezoned the parcel to permit retail development of 240,000 sf, which includes a 140,000-sf discount store and 100,000 sf of retail space. We estimated the trip generations of this development using trip generation rates published by ITE.

### **1. Discount Store Generations**

Trip generation rates provided in the ITE publication for Land Use Code 813 (Free-Standing Discount Superstore) were used to estimate the generations of the 140,000 sf discount store.

- a. The ITE data shows that during the Peak PM Highway Hour the discount store will generate 4.35 trips per 1,000 sf, about 28 percent of which will be Pass-by Trips. Therefore, the discount store is estimated to generate 438 new trips during the Peak PM Highway Hour.
- b. The ITE publication also shows that during the Peak Saturday Hour the discount store will generate 5.64 trips per 1,000 sf. Estimating that about 30 percent of the trips will be Pass-by Trips, the discount store will generate 553 new trips during this hour.

### **2. Retail Space Generations**

- a. Trip generation equations provided in the ITE publication for Land Use Code 820 (Shopping Center) were used to estimate the generations of the 100,000 sf of retail space. The ITE data also shows that 34 percent and 26 percent of the generations will be Pass-by Trips during the Peak PM Highway and Peak Saturday Hours, respectively.

- b. Based on the ITE data, the retail space is estimated to generate 395 new trips during the Peak PM Highway Hour and 647 new trips during the Peak Saturday Hour.

### **3. Total State Lands Generations**

- a. The trip generation estimates show that the State Lands development will generate a total of 833 new trips during the Peak PM Highway Hour and 1,200 new trips during the Peak Saturday Hour.
- c. The Revised TIS includes the generations of a residential development on the State Lands parcel that would generate a total of 31 new trips during the Peak PM Highway Hour and 33 new trips during the Peak Saturday Hour. Therefore, the actual generations will be much higher than analyzed in the Revised TIS by 802 new trips during the Peak PM Highway Hour and 1,167 new trips during the Peak Saturday Hour.

### **C. BJ's Fueling Station**

It is understood that BJ's has proposed to add a fueling station consisting of 12 pumps to its existing store in Yorktown. Using the same methodology as that used to estimate the generations of the Costco fueling station, the BJ's fueling station could generate an additional 198 new trips during each of the Peak PM Highway and the Peak Saturday Hours.

### **D. Combined Trip Generations**

The trip generation estimates show the following:

1. All three developments will generate a combined total of 2,042 new trips during the Peak PM Highway Hour and 2,602 new trips during the Peak Saturday Hour.
2. Without the BJ's fueling station, the construction of the Costco and State Lands developments will generate a combined total of 1,844 new trips during the Peak PM Highway Hour and 2,404 new trips during the Peak Saturday Hour.

### **E. Comparison to Trip Generations in the Costco Revised Traffic Impact Study**

Our estimates indicate substantially higher trip generations than analyzed in the Costco Revised TIS, as summarized in the following comparison tables.

#### **1. All Three Developments**

The following table compares the generations in the Revised TIS to the estimates by MMA if all three developments were constructed. The table shows that the findings of the Revised TIS analyses are based on traffic generations that are 3.6 to 4.8 times lower than could be generated by the developments. Consequently, traffic conditions along the Route 202/35 corridor will be worse than indicated in the Costco study.

	<u>Peak PM Highway Hour</u>	<u>Peak Saturday Hour</u>
Estimated by MMA	2,042 trips	2,602 trips
Analyzed in Revised TIS	<u>429 trips</u>	<u>719 trips</u>
Difference	1,613 trips	1,883 trips

## 2. Costco and State Lands Developments

It is understood that the BJ's fueling station has not been approved. Therefore, we prepared the following comparison table of the traffic generations without the BJ's fueling station to those analyzed in the Revised TIS. As shown in the table, the Revised TIS analyzed trip generations that would still be 3.3 to 4.3 times lower than the actual generations. Consequently, even without the BJ's fueling station, traffic conditions along the Route 202/35 corridor will be worse than indicated in the Costco study.

	<u>Peak PM Highway Hour</u>	<u>Peak Saturday Hour</u>
Estimated by MMA	1,844 trips	2,404 trips
Analyzed in Revised TIS	<u>429 trips</u>	<u>719 trips</u>
Difference	1,415 trips	1,684 trips

## F. Conclusion

In summary, our trip generation estimates resulted in substantially higher traffic volumes than those analyzed in the Revised TIS. Based on this finding, it is our conclusion that the Revised TIS did not adequately identify the traffic conditions that will exist in the area and the potential delays along the Route 202/35 corridor that will be experienced by the residents and commuters of Yorktown.

We trust that the findings presented herein are clear.

Respectfully submitted,  
**MICHAEL MARIS ASSOCIATES, INC.**

Michael Maris  
President  
att.

However, effective May 16, 2012, the EPA issued a Final Rule stating they have determined that onboard refueling vapor recovery (ORVR) technology is in widespread use throughout the motor vehicle fleet for purposes of controlling motor vehicle refueling emissions, which will be at approximately 75.2% in the year 2014, and therefore, the EPA is waiving the requirement for states to implement Stage II gasoline vapor recovery systems at gasoline dispensing facilities. The EPA's study also determined the ORVR efficiency will be at approximately 80.2% in the year 2014. This ruling allows, but does not require, states to discontinue Stage II vapor recovery programs for gasoline fueling facilities.<sup>1</sup> Because the Applicant's design still includes a Phase II system, the Applicant asserts that the adverse air impacts associated with filling individual vehicles at this Site would be minimal, if any.

Additionally, the fueling facility will be required to comply with the EPA requirements for fillings stations codified in 40 CFR Part 63, Subpart CCCCCC - National Emission Standards for Hazardous Air Pollutants for Gasoline Dispensing Facilities. This subpart establishes national emission limitations and management practices for hazardous air pollutants (HAP) emitted from the loading of gasoline storage tanks at gasoline dispensing facilities. This subpart also establishes requirements to demonstrate compliance with the emission limitations and management practices. Applicant asserts that Costco will own and operate the fueling facility in accordance with the NYSDEC and EPA fueling facility regulations.

Applicant asserts that the Costco fueling facility is expected to sell as much as approximately 10,000,000 gallons per year. Applicant estimates that with the use of the required emission control systems and best management practices the yearly emissions of VOC could be as much as 15.5 tons which is well below the 6 NYCRR Part 231 regulatory major source threshold of 100 tons per year for a point source. This includes the emissions from submerged underground storage tank filling, displacement losses during vehicle refueling, spillage during refueling, and underground storage tank breathing losses. DEIS Sections III.D.2.c and III.D.3.c describe the technology and practices that will help minimize potential loss of fuel and vapors to the environment. Such technologies include but are not limited to the use of double wall tanks, overflow prevention valves, spill prevention nozzles, regular monitoring and inspection of equipment, leak prevention and detection technology.

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<sup>1</sup> USEPA Final Rule May 16, 2012: <http://www.gpo.gov/fdsys/pkg/FR-2012-05-16/pdf/2012-11846.pdf>.



New York Association of Convenience Stores  
130 Washington Avenue, Suite 300, Albany NY 12210

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TELEPHONE: (800) 33-NYACS or (518) 432-1400

FAX: (518) 432-7400

JAMES CALVIN, being duly sworn, deposes and says:

1. I submit this affidavit regarding the economic impacts and conflict with Guilderland's zoning code that are presented by the proposed Costco warehouse as described in a Draft Environmental Impact Statement (DEIS) filed with the Town.
2. For the past 22 years, I have served as the chief executive officer of the New York Association of Convenience Stores, a private, not-for-profit trade organization representing thousands of neighborhood convenience stores and mini-marts statewide.
3. More than 85 percent of our member locations sell gasoline. Some are branded, some not. Some are chain-operated, others are independent. Some locations sell over 100,000 gallons a month, some only 30,000.
4. I am familiar with laws and regulations governing the retail sale of motor fuel in New York State, the various gasoline retailing business models that exist, and marketplace factors that influence retail gasoline volumes, branding, and pricing decisions.
5. I have reviewed the proposal by Costco to build a warehouse with 18 fueling positions in the Town of Guilderland and I have reviewed the Town's zoning code.
6. In my opinion, the Costco "members-only" fueling facility proposed as part of a Costco Warehouse Club is impermissible under the zoning code.
7. A big box retailer selling gasoline is not a permitted use.
8. Instead, Guilderland's Zoning Code, (§280-5), defines "Automobile Service Station" as:

A place where gasoline or other motor vehicle engine fuel (stored only in underground tanks), kerosene, motor oil, lubricants, grease (for operation of motor vehicles), or minor accessories are sold directly to the public on the premises and where the servicing or repair of automobiles, or installation of mufflers or other specialty items, may occur. An automobile service station shall not include sale or storage of automobiles or trailers, new or used, and shall be licensed by the NYS Department of Motor Vehicles. See § 280-40, Supplemental regulations.

9. Obviously a big box store selling gasoline does not fit this definition. By contrast, the Code does define “Convenience store, gas” as “[a] convenience food store including retail sale of motor vehicle fuel.”

10. Further, the Code’s definition of Automobile Service Station states “[a]n automobile service station shall not include sale or storage of automobiles or trailers, new or used.”

11. However, Costco offers the sale of automobiles and trailers for its members.<sup>1</sup> (See “How Much Can You Save by Purchasing Your RV From Costco?” at <https://www.crowsurvival.com/rv-from-costco/> and Costco’s “Costco Auto Program” stating “Costco members save on RVs... Low, prearranged Costco member pricing on many makes and models... Smooth, seamless buying experience.

at <https://www.costcoauto.com/rv/enterzipcode.aspx?gotourl=%2fRV%2f>)

12. Moreover, based on my familiarity with hundreds of gas stations in New York and familiarity with fuel facilities accompanying big box retailers such as Costco, Sam’s Club and BJ’s, a Costco fueling station without a supporting membership scheme is not economically viable.

13. Without the Costco store and its member-discount prices, all of Costco’s ancillary uses - its fueling facilities, pharmacy, optical and hearing aid centers, food court, and travel agency - would not perform as well as stand-alone businesses.

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<sup>1</sup> “Executive members have access to additional savings and benefits on various business and consumer services (except in Mexico), such as auto and home insurance, the Costco auto purchase program and check printing services.” Costco Annual Report (2017) at pg. 8, see [http://www.annualreports.com/HostedData/AnnualReportArchive/c/NASDAQ\\_COST\\_2017.pdf](http://www.annualreports.com/HostedData/AnnualReportArchive/c/NASDAQ_COST_2017.pdf).

14. This is especially true for the no-frills Costco fueling facility which uses low<sup>2</sup> gasoline prices as a means to draw in members, e.g.:

We believe that our gasoline business draws members but it generally has a significantly lower gross margin percentage relative to our non-gasoline business. A higher penetration of gasoline sales will generally lower our gross margin percentage.

See page 21 of “Costco Wholesale Corporation Annual Report on Form 10-k for the fiscal year ended September 2, 2018” available at

<https://www.sec.gov/Archives/edgar/data/909832/000090983218000013/cost10k9218.htm#sB7C2BA5831435E409906549BACAA1ECF>

15. Based on my observation of the New York market, Costco’s business strategy with regard to fuel sales is to offer retail prices for Costco members that competing gasoline retailers perceive to be equivalent to the *wholesale* price they pay their supplier. That poses a Hobson’s choice for gasoline retailers in the surrounding market – match Costco on price and forfeit profitability, or maintain prices at a reasonable profit per gallon but lose volume to Costco. Since gas stations cannot operate on a zero profitability basis, most try to maintain their price per gallon, lose volume to Costco, and hope that in-store sales will keep them solvent.

16. Claiming that a fueling facility with a kiosk could survive independently of the Costco warehouse is like claiming that the earth could survive independently of the sun. Removing the nurturing radiance and magnetic pull of the Costco warehouse would fundamentally alter the underlying operating conditions of the orbiting fueling facility, exposing it to economic peril, to wit:

- The discount-driven high traffic count a Costco fueling facility relies upon for high sales volume would collapse without the big-box store affiliation.

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<sup>2</sup> “Costco sets its gasoline prices for each day based on two price factors: our cost and the lowest priced competitor in the market. Within the geographic vicinity of our warehouses (generally a three to five-mile radius), you'll find we consistently have the lowest priced gasoline.”  
[https://customerservice.costco.com/app/answers/detail/a\\_id/9230/~/-/costco-gas-station-faqs](https://customerservice.costco.com/app/answers/detail/a_id/9230/~/-/costco-gas-station-faqs)

- Without a Costco warehouse, a stand-alone Costco fueling facility’s business would be dependent on gross profit margin revenue from gasoline sales alone, forcing it to charge significantly more per gallon than the Costco business model allows. This inevitably would reduce its sales volume. The station would be saddled with the carrying charges of infrastructure designed to pump perhaps 300,000 gallons a month, yet it would struggle to achieve even a third of that volume.
- The station would no longer enjoy the economic advantage of operating as part of a “membership club.” Revenue from annual membership sales enables Costco to price substantially lower for gasoline.
- It would lack the financial stability to withstand wholesale gas price volatility. If you’re an independent operator, and you take delivery of 10,000 gallons of fuel at \$2 a gallon, but the market price subsequently drops to \$1.75, you’re not going to be able to sell that load at a sustainable level of profitability, meaning you may not be able to pay for the next load. Publicly traded Costco is big and diversified enough to absorb that delta until the market stabilizes; not so for a mom-and-pop business wholly dependent on wider gasoline margins.
- In this particular case, nearby gas stations on Western Avenue that did not have any convenience store failed – proving that without associated retail, a fueling station alone is not economically viable.

17. Given all of the above factors, in my opinion, the fueling station could not be operated successfully independent of the Costco Warehouse Club at the Crossgates site.

18. Even if Costco’s use could be considered permissible under the Town Code, I note the Town’s definition of Accessory use is “[a] use that is incidental and subordinate to the principal use and located on the same lot with such principal use.”

19. As proof that Costco’s fueling facility is “incidental and subordinate to the principal use,” Costco defines its fueling facilities as “ancillary” businesses along with its pharmacies, optical and hearing aid centers, food courts, and travel:

We offer merchandise in the following categories: **Food and Sundries** (including dry foods, packaged foods, groceries, snack foods, candy, alcoholic and nonalcoholic beverages, and cleaning supplies) **Hardlines** (including major appliances, electronics, health and beauty aids, hardware, and garden and patio) **Fresh Foods** (including meat, produce, deli, and bakery) **Softlines** (including apparel and small appliances) **Ancillary** (including gasoline and pharmacy businesses)

Ancillary businesses within or next to our warehouses provide expanded products and services, encouraging members to shop more frequently. These businesses

include gas stations, pharmacies, optical dispensing centers, food courts, and hearing-aid centers.

*Id.* Costco Annual Report (10K) at pg. 4.

20. Even when gasoline is combined with all of the other ancillary sales, it comprises just 18% of Costco's net sales. *Id.* at page 59 reporting the following net sales: Food and Sundries 41%, Hardlines 16%, Fresh Foods 14%, Softlines 11% and Ancillary 18%.

21. Therefore, because fuel sales comprise just a fraction of the 18% of total ancillary sales, Costco's fueling facility is an accessory use as defined by the Town Code.

22. Further, during my tenure as the chief executive officer of the New York Association of Convenience Stores I have become familiar with and followed planning and zoning issues throughout the state. I am aware that the Town of Riverhead on Long Island has adopted zoning measures to allow discount clubs such as Costco to operate fueling facilities as an accessory use.<sup>3</sup> Guilderland has not done that.

23. Finally, the DEIS fails to give any consideration to Costco's impacts upon other gas station businesses.

24. The fact that gasoline retailers have gone out of business on Western Avenue in the immediate vicinity of Costco's proposed site proves there are no additional local dollars to support a new fueling facility that will sell a projected 7-10 million gallons of gasoline a year.

25. The DEIS fails to include a market retail analysis identifying existing gas stations in the market area, quantifying their employment and tax revenue generated, and comparing how these stations will be impacted and whether economic impacts will result in blighted properties in the Town.

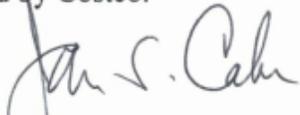
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<sup>3</sup> Riverhead established a "Destination Retail Center" zone allowing as a principal use "[w]arehouse clubs or wholesale clubs" and specifically identifies "[f]ueling facilities accessory to a warehouse club or a wholesale club" as a permitted accessory use. (See Section 301-106(A)(5) and (B)(2) at <http://www.ecode360.com/29712367>).

26. As evidenced by the long-deserted gas stations existing along Western Avenue, once gasoline businesses shut down, it is unlikely that the buildings can be retrofitted to a new productive use.

27. The DEIS fails to discuss whether surrounding gas stations will be able to survive the drop in sales volume due to artificially low fuel prices charged by Costco.

Sworn to me this 27th day  
of February, 2020

  
\_\_\_\_\_  
James Calvin



ALISON RITCHIE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RI6392401  
Qualified in Albany County  
My Commission Expires 05-28-2023

# 2020 Census Demographic Data Map Viewer A Story Map



- Population
- Race alone
- Race alone or in combination
- Hispanic Origin
- Families and Households
- Housing
- Group Quarters
- Population Change
- Population Aged 18 and Over
- Population Aged 65 and Over

This map shows the population density—expressed as persons per square mile—from the 2020 Census at the state, county, and census tract levels. Zoom in to see county- and tract-level data. Click on the map to learn more.

## Legend

State (or state equivalent) boundary



County (or county equivalent) boundary

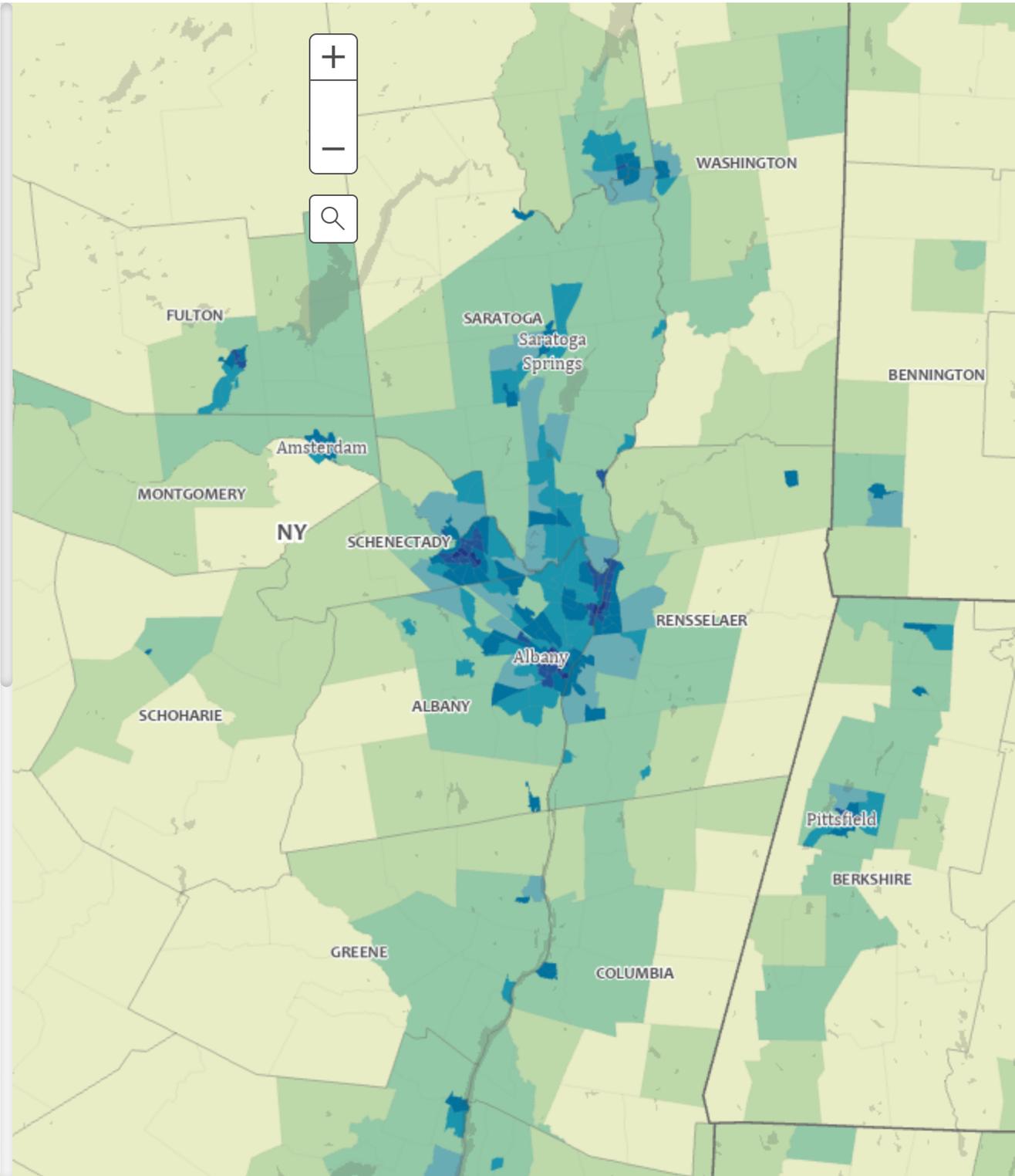


Census tract boundary



Persons per square mile by census tract

- 10,000.0 or more
- 5,000.0 to 9,999.9



**Page 17: NEW ON- SITE SALES**

**DEIS statement:** 50% of these sales will be considered to be “net new” to Albany County.

**Comment:** Albany County currently has Sam’s Clubs in Latham and Schenectady, and a Restaurant Depot and BJ’s in Albany. It is unclear how this figure was derived. If a portion of the Costco sales is coming from existing warehouse clubs and other local retailers, this would significantly reduce the new on-site sales projections and tax revenues. Please clarify.

**Page 19: CONSTRUCTION PHASE IMPACTS**

**Comment:** The assumptions related to the percentages of new spending, and the associated impacts require more detail to verify. In addition, the applicant outlines construction related revenues to be generated. How many of the construction-related workers will come from the Town of Guilderland? How many from Albany County? For Site 2, will Costco use its own contractors for the building construction? If the majority of workers are not from the Town or the County, the revenue projections would need to be adjusted accordingly. Please provide.

**Page 20: ANNUAL OPERATIONS IMPACT**

**DEIS statement:** [The proposed Costco will] capture” some of the sales that are currently going to adjacent municipalities.

**Comment:** The applicant notes that the Costco store closest to the proposed project is 1.5 hours away. What percentage of the capture rate is coming from a market that travels 1.5 hours to Costco stores? It seems likely that much of the capture will come from the four competitive warehouse retailers within the market area. This issue requires closer examination, and positive tax forecasts may need to be revised. Please provide.

**DEIS statement:** Customers who would typically shop outside of the municipalities would decide to shop at the Project because of loyalty to and preference for the Costco brand.

**Comment:** It is unclear where the shopping “outside of the municipality” is occurring and what is the loss of retail revenue based on this seepage. If the loss of revenue in part relates to online shopping opportunities, it is unlikely that Costco will recapture these retail dollars. Please provide additional information.

**Page 21: NEW SALES FROM BRAND LOYAL CUSTOMERS**

**DEIS statement:** The Project could potentially also attract loyal Costco customers who would typically shop at similar mass merchandisers outside of the market area or who would choose to shop at Costco over other smaller chains if there was one available.

**Comment:** Those who would choose to shop at Costco over the existing BJs or Sam’s Clubs are not “net new.” Please revise accordingly.

**Comment:** The applicant references four existing competitive establishments, but fails to include all of the other retailers that are selling similar goods ranging from gasoline to tires (“relevant establishments”). Again, this reduces the amount of “net new.” Please provide.

**Page 22: Table 32: Gap Analysis**

**Comment:** The gap analysis does not indicate retail gaps in auto service stations, florists, photoshops, pharmacies, etc. Again, if the proposed Costco is, in part, redistributing existing annual sales revenues, the sales tax revenues projected need to be adjusted. In addition, this analysis does not quantify impacts on community character.

**Comment:** The DEIS lacks a standard community character assessment that documents the community before and after Costco is built on Site 2 and quantifies the impacts of the addition of Costco's in store and fuel sales, given that this community already contains retailers selling similar goods, services and gasoline which would be impacted by the addition of a Costco . Please provide.

**DEIS statement:** . . . we estimate that 50% of sales at Site 2 will be net new to the county and 75% of sales will be net new to the town. Net new sales will be driven by brand-loyal customers travelling from outside of the municipalities to shop at the new Costco and by additional purchases being made in the municipalities to satisfy unmet demand.

**Comment:** We agree with the applicant that the above figure is imprecise, but it seems unlikely that 75% of the sales will be new to the Town/County and that a significant portion of these new sales will be from customers regularly travelling over an hour for groceries and other consumer products. Additional analysis needs to be undertaken to more accurately determine the amount of actual "net new." Please provide.

**Page 24: NEW HOUSEHOLD SPENDING**

**Comment:** The comments related to Site 1 also apply to Site 3.

**Page 25: EMPLOYEE EARNINGS AND TOTAL ANNUAL SALES REVENUES.**

**Comment:** The comments related to Site 1 also apply to Site 3.

**Page 26: CONSTRUCTION PHASE IMPACTS**

**Comment:** The comments related to Site 1 and 2 also apply to Site 3.

**Pages 27-28: SPENDING BY NEW TENANTS**

**Comment:** The comments related to Site 1 also apply to Site 3.

**Pages 28-29: ON SITE EMPLOYMENT**

**Comment:** The comments related to Site 1 also apply to Site 3.

**Pages 29 – 30: TOTAL ECONOMIC IMPACT**

**Comment:** See comments above.



Donald Csaposs &lt;csapossd@togny.org&gt;

**Crossgates Redevelopment**

1 message

**Matthias Besse** <matthias.besse@lego.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, May 31, 2023 at 2:58 PM

To whom it may concern,

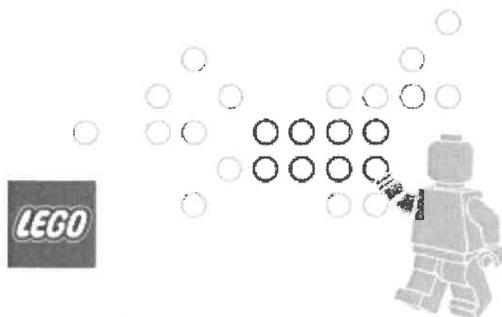
I am writing in support for the proposed Costco Development project proposed by Pyramid Management Group.

As a business leader at Crossgates Mall I am beyond excited for the potential such a development would bring to my store and to the area at large. As a leader in a brick and mortar location we live and die by foot traffic, and we need to see continual commitment towards growing that traffic in order to grow our business. Pyramid has been a fantastic partner in driving that traffic over the time we have been in the mall and their proposed plan would bring thousands of Costco customers to the center. Such an investment would greatly increase both our profits and the tax revenue we pay. The area is zoned for large commercial development and the more growth we can see in this commercial area the better it will be for all of us.

On a personal level, having a location like Costco would absolutely increase the spending that I do in Guilderland. I am not a resident, and honestly do not spend much time or money here outside of the mall. I am sure that I am not alone when I say that a premier destination such as Costoco would give me reason to stay close by after work, rather than shopping in Latham on my drive home at a similar store. Creating a true one-stop location at Crossgates for individuals would only increase the area's attraction over malls and shopping centers in other towns.

I appreciate your time and consideration - please do not hesitate to reach out to me for any follow-up.

Sincerely,

**Matthias Besse**

LBR Store Manager  
Albany

Direct +1 518 456 1809  
E-mail matthias.besse@lego.com

LEGO Store Albany  
1 Crossgates Mall Road C107



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Letter of support - Costco**

1 message

**Michelle Hahne** <michellehahne61@gmail.com>

Wed, May 31, 2023 at 1:26 PM

To: csapossd@togny.org

Cc: Daniel Mchale &lt;mchale.daniel@yahoo.com&gt;

Mr. Csaposs,

This email stands as a letter of support for the proposed Costco site in Guilderland.

My husband and I have been loyal Costco customers since living in Massachusetts in 2016. We have refused to give up our Costco credit card and membership since moving back to Slingerlands, New York in 2019, knowing that there wasn't a Costco anywhere in our immediate vicinity. For the last four years we have driven to Costco in West Springfield, MA, because we truly feel this is a benefit to our family of 4. While we could have become members at Sam's Club or BJ's we refused because we feel as though Costco items are far better than those wholesale clubs in our area.

Costcos shipping of diapers and baby wipes, toilet paper, and food items got us through some tough times during the Covid-19 pandemic.

In addition to the benefits and revenue it will be to this area, we feel that others can benefit like we have from becoming members of Costco.

We are looking forward to visiting the Guilderland Costco in the near future.

Thank you,  
Michelle and Daniel McHale



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Arielle Jackson** <arieblades@icloud.com>

To: csapossd@togny.org

Wed, May 31, 2023 at 2:35 PM

Dear Town of Guilderland IDA,

Please, Include this letter in both of the upcoming Costco Public hearings to show my support of Costco. As a small business owner in the Guilderland area, I believe this project will not only be a benefit to my business but also to the entire community. The Costco project will bring more than 100 permanent jobs to the area, on top of all the construction jobs that it will create as they build out the store.

Thank you for your time.

Sincerely,

Arielle Jackson



Donald Csaposs <csapossd@togny.org>

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**(no subject)**

1 message

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**Kathleen Robelotto** <kathrob@nycap.rr.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, May 31, 2023 at 2:07 PM

Costco is a great company !!!! Great products ,great serv  
ice, and great to their employees!!!!!! A plus to our area!!!!



Donald Csaposs <csapossd@togny.org>

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**Please bring Costco to Guilderland**

1 message

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**Lisa Roy** <lisaroy52@icloud.com>  
To: csapossd@togny.org

Wed, May 31, 2023 at 2:54 PM

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Jarrold Sanford** <jrsanfordlaw@gmail.com>

Wed, May 31, 2023 at 12:24 PM

To: csapossd@togny.org

Good afternoon,

As a Guilderland resident I support the opening of a Costco in the town. Costco is known nationally for not only quality products but for paying their employees a living wage, unlike other warehouse stores. Please approve bringing this business into our community.

Jarrold Sanford



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Crossgate tax Relief (Costco) (Sent by Susan VanDerWende, susanvdw@nycap.rr.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, May 31, 2023 at 2:01 PM

Reply-To: susanvdw@nycap.rr.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Susan VanDerWende (susanvdw@nycap.rr.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I am very, very much against the tax relief for Crossgates Releasco LLC. Outraged really!

I am so disappointed that all the comments from long-time residents, like me, against the Costco development have been ignored. Since revenue seems more important to "Builderland" than the environment, character, and safety of this town - now that revenue wouldn't even be forthcoming with this ballooning tax relief!

Sincerely,

Susan VanDerWende (near life-long resident)



Donald Csaposs <csapossd@togny.org>

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**COSTCO**

1 message

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**steve wacksman** <wacksman20@gmail.com>

Wed, May 31, 2023 at 1:52 PM

To: Don Csaposs <csapossd@townofguilderland.org>

Mr Csaposs - please find this email as my letter of support for the Costco project. I also support some tax relief as Pyramid continues to bring the town of Guilderland additional jobs and allows the town residents to shop local.

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] We need Costco in Albany NY (Sent by Andrew Wu, Ajwu1021@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sat, Jun 3, 2023 at 7:50 PM

Reply-To: Ajwu1021@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Andrew Wu (Ajwu1021@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We need Costco in Albany. Please give green light to the project



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco should be allowed in Guilderland!! (Sent by Maura Killeen Archambeault , mauraarchambeault@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 2, 2023 at 6:21 PM

Reply-To: mauraarchambeault@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Maura Killeen Archambeault (mauraarchambeault@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We are asking for your favorable decision in having a Costco built in this area.

Maura Archambeault



Donald Csaposs <csapossd@togny.org>

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## Opposed to Pyramid proposal

1 message

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**B.G S.** <bette311@gmail.com>

Fri, Jun 2, 2023 at 12:31 PM

To: csapossd@togny.org

Mr. Csaposs & members of the IDA,

As long-time Guilderland homeowners, voters and taxpayers, we are very strongly opposed to any tax relief or land/roads given away to Pyramid/Costco as proposed in their latest effort before the IDA.

This corporation has taken advantage of this town and should not be granted any of the additional benefits now requested.

How can town roads be taken by eminent domain rather than having the issue put before the public in a permissive referendum? Who is responsible for pursuing eminent domain rather than a permissive referendum? Why would you not give residents the option to vote on such a project in our town?

We are opposed to unelected officials making decisions that affect all town residents, as well as every aspect of this latest Pyramid scheme.

B. & G. Shields



Donald Csaposs <csapossd@togny.org>

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**Opposed**

1 message

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**B.G S.** <bette311@gmail.com>

Fri, Jun 2, 2023 at 12:35 PM

To: "csapossd@togny.org" <csapossd@togny.org>

We are opposed to all of the aspects...tax relief, eminent domain taking of town roads...of the latest Pyramid proposal in front of the IDA.

G & B Shields



Donald Csaposs <csapossd@togny.org>

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**Pyramid proposal quote**

1 message

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**B.G S.** <bette311@gmail.com>

Fri, Jun 2, 2023 at 3:11 PM

To: csapossd@togny.org

Mr. Csaposs & members of the IDA,

This info is from the 5/31 meeting:

Milan Tyler, an attorney from Phillips Lytle speaking on behalf of Pyramid... “Without this financial assistance, Pyramid would not build the project, and therefore there’d be no place for Costco to go.”

Please do the right thing and do not give in to this ridiculous demand from this unscrupulous company.

Mr. & Mrs. Shields



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco Is A Necessity (Sent by Gifty Blankson , giftyblankson1@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 2, 2023 at 4:54 PM

Reply-To: giftyblankson1@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Gifty Blankson (giftyblankson1@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

**Message:**

Please approve this project ASAP. We need it. Thank you.



Donald Csaposs <csapossd@togny.org>

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## Costco Albany

1 message

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**Thomas Flannery** <tomfgpps@gmail.com>

Wed, May 31, 2023 at 6:49 PM

To: "csapossd@togny.org" <csapossd@togny.org>

Hello,

A Costco in Albany is what the majority wants. Make it happen.

Thomas



Donald Csaposs <csapossd@togny.org>

**(no subject)**

1 message

**ROBERT LANG** <couquie@aol.com>  
Reply-To: ROBERT LANG <couquie@aol.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Thu, Jun 1, 2023 at 2:36 PM

AS A CONSUMER I NEED THIS COSTCO STORE I WILL SAVE LOTS OF MONEY BY GOING TO THIS COSTCO STORE I AM IN FULL SUPPORT OF GIVEING THEM THE TAX BREAK THAT IS NEEDED FOR THIS STORE I AM A HOMEOWNER IN THE TOWN OF BETHLEM AND HAVE LOTS OF EXPENESES WITH MY NEW HOME THIS STORE IS FANTASTIC AND WILL SAVE ME MONEY ON SHOPPING

AND IT WILL BRING REVENUE TO THE TOWN FOR ALL THE STATE EMS FIR POLICE SCHOOL AND LIBRAIRES WILL BENIFIT FROM THIS GREAT STORE

SO LETS GET HER DONE AND GIVE COSTCO WHAT IT NEED TO BUILD THIS GREAT STORE

ROBERT LANG



Donald Csaposs <csapossd@togny.org>

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**RE: PROPOSED COSTCO**

1 message

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**Randy Mondelo** <randy\_mondelo@hotmail.com>

Wed, May 31, 2023 at 4:00 PM

To: "csapossd@togny.org" <csapossd@togny.org>

Hi,

Me and my family have the full support in the construction of COSTCO business and establishment in Guilderland area.

Best regards.

Venerando Mondelo



Donald Csaposs <csapossd@togny.org>

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**COSTCO**

1 message

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**Judy hogan** <judyo65@yahoo.com>  
To: csapossd@togny.org

Wed, May 31, 2023 at 3:55 PM

Good Afternoon,

I am writing to show my support for the public hearings for Board approved Costco. My coworkers and I assumed the hearing approved the Costco project. I've sent an email a month ago expressing how my first ever experience with Costco was in Las Vegas. Im considering applying.

Thank you for your time.  
Enjoy the rest of your day  
- J.Ortiz



Donald Csaposs <csapossd@togny.org>

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**IDA Executive Director – Don Csaposs**

1 message

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**Karen O'Shaughnessy** <kmg1957@icloud.com>  
To: csapossd@togny.org

Wed, May 31, 2023 at 7:17 PM

Hi. I'm a long time resident of Guilderland who is very much in favor of the Costco being built in our town near Crossgates Mall. It would be in a central location; it would bring many jobs to the area; there would be shoppers from all around our region who would shop there and at other stores in our town. The studies have been conducted about environmental impacts and the Pine Bush would continue to thrive within the hundreds of acres of land that are already set aside. I hope that the construction goes ahead and we will be enjoying this new Costco and all the good it will bring to our town. Karen O'Shaughnessy

Sent from my iPad



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**presciuttigianni@gmail.com** <presciuttigianni@gmail.com>

Thu, Jun 1, 2023 at 11:54 AM

To: csapossd@togny.org

Hello,

I am writing in my personal capacity and I am a voting Guilderland resident. I am opposed to granting Costco any tax exemptions and any eminent domain. They are a multi-billion dollar business. They do not need a 2 million dollar tax break OR to take over our roads. Those are OUR roads.

If I wanted to build a house in Guilderland, does the town intend on granting me a tax break and allowing me to take over publicly owned roads? I assume not, even though my building of a house would economically benefit the town of Guilderland.

I am therefore opposed to the requested tax breaks by Costco and the eminent domain request. You should not be taking public land to give it to a private owner. I imagine this will be challenged in court if you proceed.

We are watching the towns actions and will vote accordingly if you just give Costco everything they want!

Sincerely,

Gianni Presciutti, Esq.  
1 Ardsley Road, 1B  
Albany, NY 12203 (mailing)



Donald Csaposs <csapossd@togny.org>

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## i am in full support of giving tax breaks to the costco store

1 message

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**ROBERT LANG** <couquie@aol.com>  
Reply-To: ROBERT LANG <couquie@aol.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, May 31, 2023 at 11:01 PM

i would like u to approve the tax breaks that costco needs it will be a benifit for all to have this great store come to croosgates mall

and will bring in plenty of money for the future of this town

so please apprve all the tax breaks that the costco sore need all the businees communitie s agree and lots of state agennices appove of this store inculding the champer of commercerc for the capital region so move forward and lets bring costco to albany capital region

ROBERT LANG



# Save the Pine Bush, Inc.

223 South Swan St., Albany, New York 12202  
518-366-7324 • [contact@savethepinebush.org](mailto:contact@savethepinebush.org)  
[www.savethepinebush.org](http://www.savethepinebush.org)

May 31, 2023

Donal Csaposs  
Guilderland Town Hall  
P.O. Box 339  
5209 Western Turnpike Guilderland, NY 12084  
(518) 356-1980  
[csapossd@togny.org](mailto:csapossd@togny.org)

RE: Tax relief and eminent domain for proposed Costco

Dear Mr. Csaposs,

The IDA should not reward Pyramid by giving this corporation tax breaks and access to town roads through the IDA's use of eminent domain.

The Albany Pine Bush Preserve Commission considers the Pine Bush to the best example of an inland pine barrens ecosystem in the world. The Pine Bush is an National Natural Landmark, a New York State Unique Area, a National Audubon Society Important Bird Area, among other designations.

Though this parcel of land has now been cut off from a direct connection to the main part of the Pine Bush ecosystem, it is still an important piece of land to protect. There are still trees and vegetation on the land, and bats and other wildlife use this site. The bats are of particular significance, as bat populations are declining alarmingly in New York State. Bat habitat should be preserved.

Though I understand the IDA is not involved with considering the ecological significance of the site of the proposed development, we cannot forget that the proposed Costco is to be built in the Pine Bush.

Pyramid Corporation is not a good neighbor and should not be rewarded with tax breaks and other benefits, especially when considering its bad behavior. Pyramid Corporation bought up the houses on Rielton Court, Lawton Terrace, Tiernan Court and Gabriel Terrace decades ago, and let the houses deteriorate through demolition by neglect, creating a ghost suburb. Pyramid Corporation has spent many years, suing the Town of Guilderland over its tax assessment. Pyramid is not a good neighbor.

To address the climate crisis, no fossil fuel infrastructure should be built. Eighteen gas pumps are proposed for the proposed Costco. Some of the effects of the climate crisis include more frequent and more intense wildfires. Wildfires in Halifax, Nova Scotia have forced the evacuation of 16,000 people. Yesterday, the National Weather Service cautioned that the smoke from these wildfires will cause cloudy conditions here. We are feeling the effects of the climate crisis right now.

Yet, the IDA is considering giving a tax incentive to Pyramid that would be used to construct 18 gas pumps, adding more fossil fuel infrastructure and adding to the climate crisis. No tax incentives should be given to build fossil fuel infrastructure.

To shop at Costco, a person has to pay an membership fee. This is not an establishment that is open to all members of the public. The IDA should only give tax relief and incentives to companies open to all.

The IDA should give tax breaks and incentives to small businesses and companies that are in need. Both Pyramid and Costco are huge corporations. The over \$2.1 million being sought for tax relief is a significant amount to Albany tax payers, but, for these corporations, this amount is insignificant.

Because of its ecological significance, fossil fuel infrastructure, lack of accommodating all of the public, and Pyramid's past behavior, the IDA should not give any tax relief or other benefits to the Pyramid Corporation.

Sincerely,

A handwritten signature in black ink that reads "Lynne Jackson". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Lynne Jackson  
Volunteer, Save the Pine Bush



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**heylucy711@aol.com** <heylucy711@aol.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, May 31, 2023 at 3:58 PM

I think the addition of a Costco would be a benefit to this area

It offers a great variety of products at a very reasonable prices.

I hope in the future they will also be able to offer wine and liquor.

I'm very familiar with Costco's I've been to in Canada and Henderson, NV.

They are great employers and people are always happy when they are shopping there.

They exist where there are other big box stores. Better competition.

I hope they build it quickly.

Sylvia D



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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Justin Tobin <tobin.a.justin@gmail.com>

Wed, May 31, 2023 at 4:05 PM

To: csapossd@togny.org

Good Afternoon,

Thank you in advance for your time in reviewing this email.

I want to show my support for both upcoming public hearings for the proposed and Town Planning and Zoning Board approved Costco project.

As other western Ave projects have been approved and with the land zoned for commercial use already in the proposed location and improvements already underway with the roundabout I ask that you please consider approving on both upcoming public hearings. The benefits in revenue and taxes for the town will be wonderful and I 100% support this project.

Thank you.



Donald Csaposs <csapossd@togny.org>

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## Support for Costco at Guilderland NY

1 message

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**gopala krishna vellanki** <vellankigopal@gmail.com>

Thu, Jun 1, 2023 at 12:05 PM

To: csapossd@togny.org

Hi,

My name is Gopala Vellanki and I am a resident of Slingerlands. I support Costco at guilderland. This provides value regarding taxes, local economy and shopping. Please include my comments and take this as my support for both public hearings. Thank you.

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Thanks & Regards,

Gopala Krishna Vellanki



Donald Csaposs <csapossd@togny.org>

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## Support for costco at guilderland

1 message

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**Anisha Vemulapalli** <anisha.vemulapalli@gmail.com>

Thu, Jun 1, 2023 at 12:05 PM

To: csapossd@togny.org

Hi,

My name is Anisha Vemulapalli and I am a resident of Slingerlands. I support Costco at guilderland. This provides value regarding taxes, local economy and shopping. Please include my comments and take this as my support for both public hearings. Thank you.

--

Thanks & Regards,  
Anisha Vemulapalli.



Donald Csaposs <csapossd@togny.org>

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**Costcos**

1 message

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**Bonnie Wacksman** <sgm1206@nycap.rr.com>  
To: csapossd@togny.org

Thu, Jun 1, 2023 at 7:09 AM

I myself can't wait for the new Costcos to be built. Let's get this going! People have complained enough, and the people have waited long enough. I fully support this. Let's make this happen soon!

Bonnie Wacksman

Sent from my iPad



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Alex, Alexng@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 5, 2023 at 5:33 PM

Reply-To: Alexng@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Alex (Alexng@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

As a family of 4 Costco would be great as it had low cost items



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Colton Becker, cbecker37@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 6, 2023 at 10:26 AM

Reply-To: cbecker37@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Colton Becker (cbecker37@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Make it happen



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco, Public Hearing**

1 message

**David H Gibson** <dgibso1@nycap.rr.com>

Tue, Jun 6, 2023 at 12:59 PM

To: csapossd@togny.org

Cc: Lynne Jackson &lt;lynnejackson@mac.com&gt;

To: Mr. Donald Csaposs, Chief Executive Officer, Town of Guilderland Industrial Development Agency

Guilderland Town Hall

5209 Western Turnpike

Guilderland, New York 12084

csapossd@togny.org.

Mr. Csaposs,

I join the many in your community, including the thousands of Save the Pine Bush members, strongly opposed to granting Crossgates Release Co., LLC, in actuality the giant corporation Costco, any tax breaks whatsoever for developing this property at Crossgates.

Tax incentives to develop here are not only completely unjustified and unnecessary, given the prime commercial real estate location, but also at cross purposes with the 2019 state law known as the Climate Leadership and Community Protection Act which requires local governments to avoid taking actions which would make the law's carbon reduction targets of that law more difficult to achieve. These incentives do precisely that.

Sincerely,

David Gibson



Virus-free.www.avast.com



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Tax Breaks for Pyramid**

1 message

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**Lara Hammes** <larahammes@gmail.com>  
To: csapossd@togny.org

Tue, Jun 6, 2023 at 9:54 AM

Good morning,

I am very concerned about the plan for the Town of Guilderland. Since I moved here almost 19 years ago, I see a disturbing trend toward a commercial corridor that lacks trees, features dilapidated abandoned businesses and is increasingly congested and dangerous.

Meanwhile, Pyramid has given us a mall of failing retail, crime and poor planning. With the trend away from brick and mortar, I can't feel good about the building of a whole new complex for Costco in addition to market rate apartments adjacent to the mall, not to mention the constant demand of tax breaks. This is not a community minded plan in any way. More traffic and less tax revenue is not what our community needs.

We need development that uplifts our community and includes humans. I don't see any effort toward affordable housing or community enhancing plans. It seems that Guilderland is bought by corporate entities concerned solely with their own profit. I wish the current town plan took residents into account instead of bowing to bad corporate entities. I hope at some point, before we all leave, there will be real consideration about what is really best for this community.

Sincerely,  
Lara Hammes



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Pyramid request for Tax Break re Costco project**

3 messages

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papagenony@aol.com <papagenony@aol.com>  
Reply-To: papagenony@aol.com  
To: CsapossD@togny.org

Mon, Jun 5, 2023 at 6:45 PM

**Dear Mr. Csaposs and IDA Members**

**I fully support both requests from Pyramid and Crossgates Releasco presently pending before the IDA for the following reasons.**

**1. Such requests are generally approved by an IDA when a proposed project will enhance and support increased business health of a community including more business, jobs, etc.**

**In this case, it is generally accepted that the 150 stores at Crossgates will benefit by the increased business brought to the area by Costco. Certainly this warrants approval. We don't want Crossgates to shutdown causing the loss of hundreds of jobs. Saving those jobs is as important as creating new ones.**

**2. This project has been delayed almost three years through no fault of the applicant, which has resulted in a loss of tax collections for the county, town and school district. The applicant has suffered severe loss of hundreds of thousands of dollars in revenue caused by the delay.**

**In granting the full tax break, the IDA can make this project viable and a success and make up for the additional costs borne by the applicant.**

**Thank you.**

**Gerard Houser  
2 Mill Hill Ct, Apt 101  
Slingerlands (Guilderland)  
New York 12159  
518-452-7450**

---

Donald Csaposs <csapossd@togny.org>  
To: "Peter G. Barber" <barberp@togny.org>

Tue, Jun 6, 2023 at 10:44 AM

FYI

[Quoted text hidden]

--

Donald Csaposs

C.E.O., Town of Guilderland I.D.A.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Pyramid Corporation/Costco Initiative**

1 message

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**Frank Pensabene** <frankfmx26@gmail.com>  
To: csapossd@togny.org

Tue, Jun 6, 2023 at 7:56 AM

While I support Costco's entry into the Capital District, I have strongly disagreed with its proposed location off Western Avenue in the town of Guilderland...and I have been a resident, property and business owner of Guilderland since 1975.

The general public has a tendency to not stay objective/sticking to the facts, and our town representatives seem to be allowing this to be the case.

Brick and Mortar shopping centers have been in decline for years, and the Covid experience has exponentially accelerated the process...look at how organizations such as Amazon have adjusted and prospered, as well as other smart operators that have adapted.

If we look at the make up of the merchants currently occupying storefronts in Crossgates, how many of them have sound financials...Macy's, Penny's, Best Buy...and it is rumored that Pyramid has offered significant discounts on leases in an attempt to keep store fronts occupied. We should also examine the type of services and merchants occupying the space and the type and head counts of clientele attracted.

The history and resume of Pyramid Corporation is not stellar...they are smart and shrewd operators who know how to embrace a community and its decision makers when they wish to enter a market. Once they're present...well, look at the history since Crossgates completion in March 1984...and what have we learned.

Now I have heard they have submitted 'demands' for \$2,000,000 sales tax relief and eminent domain...or they will walk away from the Costco initiative.

Call their bluff! Preserve what's left of the integrity of our town, and support the residents of Guilderland, and what h Pyramid shift gears to perhaps better utilize the space they all ready occupy.

Sincerely—Frank Pensabene, Jr.

Sent from my iPad  
Frank Pensabene, Jr.  
518-269-2991 c



Donald Csaposs &lt;csapossd@togny.org&gt;

**[guilderlandny] Desperately need Costso in Albany (Sent by Jee Won Choi, Jee901227@gmail.com)**

1 message

**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sat, Jun 3, 2023 at 7:53 PM

Reply-To: Jee901227@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Jee Won Choi (Jee901227@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

To whom it may concern,

There are certain places in our lives that hold a special meaning, that go beyond being just mere stores. They become spaces where memories are made, where families come together, and where communities find solace. Today, I want to talk about a place like that – a place we truly need in our Albany area: Costco.

Costco is more than just a warehouse filled with products; it's a hub of connection, a place where bonds are forged and strengthened. It's where families embark on adventures, wandering through the aisles together, exploring the vast array of items that cater to our diverse needs. From the bustle of shopping carts to the laughter of children, Costco breathes life into our community.

Imagine the joy of having a place where we can stock up on essentials, discover unique products, and be pleasantly surprised by the hidden treasures that line its shelves. Costco is renowned for offering quality goods at affordable prices, ensuring that every member of our community can access the necessities of daily life without breaking the bank.

But it's not just about the convenience and affordability that Costco brings to our lives. It's the intangible sense of belonging that accompanies stepping into its doors. It's the welcoming smiles of the staff, the camaraderie among fellow shoppers, and the shared experiences of finding that perfect item or stumbling upon an unexpected gem. Costco creates a sense of community, fostering a place where strangers become friends and where our Albany area feels like home.

Moreover, Costco's commitment to supporting local suppliers and businesses adds another layer of significance. By offering a platform for local producers to showcase their products, Costco becomes a catalyst for economic growth and prosperity within our own community. It provides an avenue for entrepreneurs to flourish and brings attention to the unique talents and offerings that Albany has to offer.

So, let us come together as a community and recognize the importance of having a Costco in our Albany area. Let us advocate for this haven of possibilities, this source of affordability, and this pillar of unity. Together, we can create a place where memories are formed, families are nourished, and our community thrives.

Albany needs Costco. It needs the vibrancy, the sense of togetherness, and the countless opportunities it will bring. Let us join hands and make our voices heard, for the arrival of Costco will not only enrich our lives but also strengthen the very fabric of our Albany community.

With unwavering hope,  
Citizen of Albany

To the IDA, Town of Guilderland:

I reside at 5 Westmere Terrace along with my wife and have lived here for 24 years, raised three children all of whom were educated in the Guilderland schools.

As a resident that will be directly affected by this project, I feel the right to voice my displeasure and the many concerns that the board and its members have seriously overlooked or just dismissed as petty.

Below is a list of concerns that need be addressed.

Traffic is a major issue that all seem to just shake off as not being a concern.

Light pollution in the area, especially in the fall and winter months when the foliage disappears.

Air pollution, with the increase of traffic and the possible emission of any gasoline or diesel fuel for the gas station area.

Noise pollution is an issue we are already dealing with since Pyramid cut the trees down over a year ago at the proposed site and will only get worse as the rest of the area is cleared and no buffering of nature's trees or bushes.

I chuckle every time I hear how Costco fits right into the TOD. Costco goes against everything a TOD is intended. Not one person I have asked can tell me either.

I did drink the Kool-aid given to the residents of Westmere Terrace when we had meetings with Pyramid associates and board members Peter Barber and Ken Kovalchik vowing that there were no plans for any more construction beyond the apartments at the end of our street. There were promises made to us that obviously we know to be blatant lies by all those in attendance from Pyramid and town officials.

Mr. Feeney of the Planning Board also told my wife and I that this was a done deal and there was no use trying to fight it.

As a resident and taxpayer, I am concerned that a two-million-dollar tax break is being asked for and being considered by this town.

Our taxes will be increasing in the future as we (the town and residents) will need to increase the police force, fire department and the EMS staff and yet you are considering a tax break.

It seems to me that a lot of issues have still not been addressed and have been overlooked because of all the talk of the increase in town revenues as a result of the this project.

Our water treatment facility alone will be affected by this as the increase in demand will be present.

I urge this board and the town board to reconsider.

Tom Hart.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**No to Costco**

1 message

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**john hughes** <jfhughesus@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Mon, Jun 5, 2023 at 12:24 PM

Mr. Csaposs,

I would like to add my voice to the large number of Guilderland citizens who oppose Costco.

This project is a terrible idea. The effect it will have a devastating effect on the quality of life of the citizens of Guilderland. The Route 20 Corridor is very close to full capacity. Adding this store, on top of the hundreds of apartments being built in the area, will be the breaking point. Have you ever been on the Crossgates stretch of Rt. 20 on a weekend of the mid-December Christmas shopping season? It's a traffic nightmare, and now we can look forward to this every day. Plus, the impact on local business will be very detrimental.

I truly do not understand the thinking behind this planning. Guilderland is a desirable place to live because of the quality of life here. Subjecting citizens to bumper to bumper traffic every time they want to leave home is not beneficial to that quality of life. The road infrastructure, with one major artery through the town, is simply not conducive to the kind of traffic all these projects will produce. I do not think the Crossgates ring road will be a magic solution to this.

My vote is a solid no to the costco project and to the tax breaks and eminent domain request.

John Hughes  
265 Settles Hill Rd.  
Altamont, NY



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] COSTCO (Sent by Gene Itri, GJMsales16@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sat, Jun 3, 2023 at 1:46 PM

Reply-To: GJMsales16@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Gene Itri (GJMsales16@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

**Message:**

A warm welcome to COSTCO! Let the project begin! Looking forward to seeing you in our neighborhood soon!



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by tracey miller, caramil3@aol.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 4, 2023 at 5:37 PM

Reply-To: caramil3@aol.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

tracey miller (caramil3@aol.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Totally support Costco coming to the Guilderland area!! It will enhance commerce!



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Support for the Tax-Exemption for the New Development in Guilderland**

1 message

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**JOSE FERREIRA ATHAYDE NETO** <athaydeneto@hotmail.com>

Sun, Jun 4, 2023 at 2:16 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

To whom may it concern,

I am writing to express my strong support for granting a tax-exemption to Pyramid for the new development that includes building and opening a Costco in Guilderland. As a resident of Albany, I was thrilled to hear of this project and believe it will bring significant benefits to our community.

The Capital Region has been lagging behind other cities in terms of development, and it is time we catch up to meet the needs of our growing population. The new generation of shoppers primarily relies on online shopping, not for a local small business, and let's get real, gas stations are the Blockbuster of 2020's. We need to adapt to these changes and provide new generation with the facilities they need.

I understand that there are concerns from some small businesses about the impact of this new development on their operations. However, it is important to understand that businesses that fail to adapt to changing trends are bound to fail anyway. This new development will bring in a significant amount of revenue and job opportunities to the city, benefiting not only Pyramid but also the community as a whole.

I strongly believe that the responsibility of IDA is to help prepare our city for the future, and without this tax-exemption, Guilderland will not only lose the opportunity to develop this new Costco but also push away the young generations from our city. We need to ensure that we are creating an environment that meets their needs and expectations. I urge you to consider this tax-exemption proposal and help us pave the way for a prosperous future.

Thank you for your time and consideration.

Sincerely,  
Jose Ferreira de Athayde Neto  
670 Western Avenue Albany Ny

Sent from my iPad



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Robert Rudd** <robertrudd863@gmail.com>

Sun, Jun 4, 2023 at 10:13 PM

To: csapossd@togny.org

Please consider seriously putting Costco  
into vacant space at Crossgates.

Covid has permanently altered shopping for the future. Malls are declining for clothing as Amazon had taken over. Malls should be for entertainment and huge box stores such as Costco. I am also very opposed to tax relief for a huge corporation when the Town quibbles over tax relief for emergency responders.

The town should not be beholden to large corporations, but to the people who serve the people of the town!

Bob Rudd

5379 Frederick Rd

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Request for Costco (Sent by Anand Chandrashekar, anand.be31@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 6, 2023 at 6:50 PM

Reply-To: anand.be31@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Anand Chandrashekar (anand.be31@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Hi,

I would like to request that the town of Guilderland provide approval for the Costco Wholesale outlet to be opened in the area.

Regards,  
Anand



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**My opposition to tax relief for the Pyramid Costco project**

1 message

---

**Barry Howe** <bvhowe53@gmail.com>

Wed, Jun 7, 2023 at 1:11 PM

To: Donald Csaposs &lt;csapossd@togny.org&gt;

Sir,

I adamantly oppose any kind of tax relief for the Pyramid companies Costco project.

They have proven themselves time and again poor corporate neighbors by continually trying to shirk their current tax responsibilities by endless litigation.

A certainly as the sun rises should this project come to fruition they will do so again here!

As far as granting them eminent domain to seize our taxpayer funded town roads

and abrogate certain deed restrictions on properties therein.....a resounding NO.

These roads are public property and their disposition should be by permissive referendum for the local taxpayer to speak....NOT A GIFT to a corporate entity.

Finally a comment about the comments in favor of this project.

Most are from persons or entities that do not live in Guilderland which to

me negates their value as constructive for this process. Please take that into consideration in your deliberations.

We who reside a stones throw from the projected building site should be heard

loud and clear in our opposition to this project.

It is in OUR backyard....NOT yours!!

Put this Costco warehouse where it belongs, in an Industrial area

that is suited to this vehicular driven business.

Please post my comments to BOTH public hearings please.

Thanks,

**Barry Howe**

27 Westmere Terrace

Guilderland NY.



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Rachel Smith, plaid.prefect.07@icloud.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 6, 2023 at 11:07 PM

Reply-To: plaid.prefect.07@icloud.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Rachel Smith (plaid.prefect.07@icloud.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Hi, please do whatever it takes to get Costco in our area. I currently drive 2 hours each way to go to Costco in Springfield. I know 3 other households that do the same as I do. Those are sales tax dollars \*and\* jobs that could benefit new yorkers and we are instead giving to Massachusetts. Whatever the state loses on tax breaks to get the project to move forward will more than be made up for once the store opens. Thanks,  
Rachel Smith  
Rexford, NY



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Open Costco (Sent by Trupti Niwate, truptiniwate07@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 6, 2023 at 6:51 PM

Reply-To: truptiniwate07@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Trupti Niwate (truptiniwate07@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Hi,

I would like to request that the town of Guilderland provide approval for the Costco Wholesale outlet to be opened in the area.

Regards,  
Trupti



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Judy Thornton, jjubeliah@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 5, 2023 at 11:46 AM

Reply-To: jjubeliah@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Judy Thornton (jjubeliah@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

**Message:**

I support the addition of Costco to the albany area



Donald Csaposs &lt;csapossd@togny.org&gt;

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**In Favor of Costco**

1 message

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**Jason Palatsky** <jasonpalatsky@gmail.com>

Mon, May 22, 2023 at 9:52 PM

To: csapossd@togny.org

Good Evening Mr. Csaposs,

I have followed the news about the potential of Costco being built here in Guilderland for years now and just wanted to send a note along to let you know that I stand behind this project. I have lived here in Guilderland all of my life and having a Costco this close would be a wonderful addition to the area. It was great to see that the Guilderland Planning Board and the Zoning Boards both previously gave their approvals on the project, and now I'm hoping the IDA will do the same. Other projects have been given the deserved tax breaks around here so it would be wonderful to see the same for Costco. I know that this is a brand that people will travel for, so having it here will just ensure that this town continues to thrive. Please take into consideration my support as part of both of the public hearings that are on the agenda for May 31st. Thank you for working so hard to make this happen.

Sincerely,  
Jason Palatsky



Donald Csaposs <csapossd@togny.org>

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**COSTGO please make it a go.**

1 message

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**Mary Ramo** <maryramo71@gmail.com>

Tue, May 23, 2023 at 1:16 PM

To: csapossd@togny.org

As a resident of the Westmere area, I am strongly supporting of the Costco being built near Crossgates. Guilderland needs more businesses that can help lessen the tax burden on the residents.

Please approve the Costco project.

Mary Ramo  
4 Dresden Ct, Albany, NY 12203



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Drue Sanders** <Drue@druesanders.com>

Tue, May 23, 2023 at 1:44 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

Dear Mr. Csaposs;

I write to you as the owner of Drue Sanders Custom Jewelry located on Western Avenue at Gabriel Terrace. As I am sure you are aware, my store is adjacent to the proposed Costco site. I have been in business here since January 1995 and can't tell you how important it has been to have my business positioned in such a thriving location. The Crossgates draw has helped so many surrounding businesses grow, as not only do their guests patronize the mall, but they also visit outlying shops & restaurants, to help give us momentum to grow as well.

As such, I am writing today, as I have done throughout this process, because I am in full support of the proposed Costco. I'm asking that the Guilderland IDA approve the application for financial assistance for Costco. This project will do nothing but help our schools, town and county by creating additional tax revenue.

The Town of Guilderland IDA should give the green light to approve the assistance for this project. Please consider this letter my support for both public hearings taking place on May 31st.

Regards,

Drue Sanders

Drue Sanders Custom Jewelers

1675 Western Avenue

Albany, NY 12203

518-464-9636

518-464-1224 fax

www.druesanders.com



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Pat Sunkes** <patsunkes@gmail.com>

Tue, May 23, 2023 at 1:02 PM

To: csapossd@togny.org

Hi Don

I fully support the Costco for various reasons.

Besides revenue for the town it provides competition and the consumer wins.

Some empty minded souls argue just for the sake arguing.

Obviously they don't have legitimate argument.

Please see that it goes through.

Pat Sunkes

Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**TKornak** <tkornak23@gmail.com>

Tue, May 23, 2023 at 2:45 PM

To: csapossd@togny.org

I will be out of town for the upcoming meeting. I support Costco and the tax revenue that it will create for our community. I would like zoning and other appropriate offices to plan and execute this upcoming store to benefit rather than hinder our traffic patterns. If it done appropriately, this store will provide badly needed tax dollars that our community sorely needs. Theresa Kornak-Crothamel  
336 Torquay Blvd

*Our Customer Service Vision:* A group of highly motivated individuals who possess a positive "Get It Done" attitude, constantly striving to meet or exceed our customers expectations and willing to exhaust all possibilities before ever having to tell a customer that they cannot have what they want, how they want it, when they want it.

The Binding & Printing Co.  
518 424 1980

Sent from my iPhone

Carmela S. Avellino  
1 Gracemore St  
Albany, NY 12203

June 8, 2023

**VIA E-MAIL - csapossd@togny.org**  
Don Csaposs, CEO  
Guilderland IDA

Mr. Csaposs:

I write this correspondence in opposition to the construction of a Costco store in the Town of Guilderland and in opposition to any tax break to be afforded to Pyramid. I understand there are some supporting opinions for this project and it is my belief that none of the opinions expressed by anyone outside of the Town of Guilderland should be considered. I also understand that most of the favorable opinions are from those who do not live in the Town of Guilderland and will not be affected the way we will be.

I have been a resident of Westmere (Town of Guilderland) New York for nearly 60 years. I am extremely concerned about the prospect of more destruction to our natural environment and the increased need for police, fire, EMS and other emergency services if Costco is allowed to be built in our Town. Over the years, we have been promised protected lands which were originally designated as "forever wild". That was truly a misnomer as these lands should have been designated forever wild until we decide to tear them down, which is exactly what started with the building of Crossgates Mall and the surrounding area.

If a Costco is permitted to be constructed, there will be an initial battery of trucks infiltrating our Town roads during construction followed by continuous delivery and other trucks and increased traffic coming in from outside of our area. This will not only impose greater disrepair to our roads and highways and a notable decrease in air, noise and environmental quality, it will impose greater costs to property owners and the community as a whole. The influx of people from outside of Guilderland will increase the need for additional police, fire, EMS and first responders. We cannot allow this to happen for the sole purpose of Pyramid/Costco making a profit from the health, environmental and safety issues that will result if they are allowed in our neighborhood.

Pyramid/Costco has not earned nor does it deserve a \$2 million dollar tax break for building the Costco. That is simply outrageous. I am vehemently opposed to the Costco project and any tax breaks for Pyramid.

Additionally, I am also opposed to allowing the use of the power of Eminent Domain to condemn any Town roads which Pyramid wants given to them. That is offensive on many levels as only Pyramid would benefit from this; and property owners who paid to build those roads and maintain them for many years would only suffer from this project. Any corporation should have to pay to use our roads, not get them for free. Again, I am completely against this project in its entirety.



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**PETER ACCUMANNO** <paccumanno@aol.com>  
To: csapossd@togny.org

Fri, Jun 9, 2023 at 3:55 PM

Please approve the Costco deal. It will be a boom to the community.  
Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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**(no subject)**

1 message

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**Scot Asher** <sasher40@gmail.com>  
To: csapossd@togny.org

Sat, Jun 10, 2023 at 7:16 AM

Hello,  
My household is in support of the Guilderland Costco.

Regards,  
The Asher's  
Voorheesville, NY

--  
**Scot**



June 8, 2023

Donald Csaposs, Chief Executive Officer  
Town of Guilderland Industrial Development Agency  
Guilderland Town Hall  
5209 Western Turnpike  
Guilderland, New York 12084

Dear Mr. Csaposs:

On behalf of the Capital Region Chamber, I write to inform you that the Chamber strongly supports the Pyramid Management Group's proposed construction and location of the region's only Costco on land already owned by Pyramid, as well as the requests that are now before the IDA for its consideration.

The Chamber believes that the proposed project is the perfect use of this site. This project has been under a planning and review period for several years and has received approvals from the Town on multiple occasions. It is now time to move this development forward. The IDA's approval is therefore needed.

As you know, the Capital Region Chamber represents over 2,600 businesses and organizations from throughout the region that employ more than 150,000 area residents, including here in the Town of Guilderland. Our Chamber's membership is diverse. We represent for-profits and not-for-profits; large corporations and small family-owned businesses.

Over the years, Crossgates has become a premiere tourist destination by providing visitors with a balanced mix of shopping, dining, entertainment and lodging options. By bringing in Costco, Pyramid is providing the diversity that the Capital Region both values and demands. Pyramid has developed this plan deliberately and with input from stakeholders throughout the county and the Town of Guilderland. And Pyramid has listened. They have thoughtfully revised their plans to mitigate concerns and they have enhanced the project for the betterment of our community. The project includes several community benefits: a roundabout for CDTA and local traffic; new sidewalks; and a multi-use trail along Crossgates Mall Road. Pyramid has clearly acted as a very responsible and responsive member of our Capital Region community.

Based on the normal trade area for a Costco, the Guilderland Costco will attract a significant number of visitors from outside of the local economic development region. The Chamber looks forward to welcoming visitors from around the state, Massachusetts, Connecticut, Vermont and beyond. The Guilderland Costco will not result in the cannibalization of local businesses. On the contrary, we believe that Costco will attract new customers for our local businesses.

The Chamber cannot ignore the tremendous impact this project will have in terms of our region's economy and tax revenue. The Costco development will create 142 new jobs and over \$1.8 million in new sales tax revenue in Albany County. It will also create 187 new jobs and over

\$157,000 in new sales tax revenue for the Town of Guilderland. Additionally, the town and the Guilderland Central School District will realize over \$500,000 in new property tax revenue. The Chamber fully supports development projects that create jobs and broaden the tax base for our municipal governments. This would be a tremendous win for Capital Region job seekers and taxpayers.

The Capital Region Chamber strongly supports the proposed Costco. As the Vice President of Government Relations for the Capital Region Chamber and as a proud resident of the Town of Guilderland, I respectfully ask that the IDA provides swift approval to the related request that are now before you.

Thank you for your consideration of the Capital Region Chamber's perspective.

Sincerely,



Thomas J. O'Connor

Vice President, Government Relations

**UNITED TO DRIVE ECONOMIC PROSPERITY WITH  
ONE VOICE, ONE MISSION, ONE REGION.**

capitalregionchamber.com | 518.431.1400



Carver Construction Incorporated

PO Box 890, 2170 River Road | Coeymans, NY 12045

Phone: 518-355-6034

June 9, 2023

As a local resident and President and owner of Carver Companies, to include Carver Construction, Inc., a local construction company that employs over 300 employees in the greater Capital District area, I am writing to you to express my strong support for the proposed development of land off of Western Ave. near Crossgates for a Costco store. I believe that it is an important well thought out project that would benefit the entire community. This project will generate jobs for our local trades and construction companies and will inevitably generate new taxes for the County of Albany and the Town of Guilderland. The immediate and long-term benefits of this project are tremendous and will prove to be an asset for the local Guilderland community.

The IDA supported the new hotel near Crossgates, which has turned out to be a huge success and a much-needed asset to the Guilderland Community. Now the IDA has a chance to duplicate its successes and support this project. I applaud the effort of Pyramid Companies to bring the Costco project to our area as they continue to invest in the future of Guilderland and upstate New York.

I urge the Town of Guilderland IDA to look favorably on this project and welcome the benefits it is sure to bring to our local and regional economy.

Thank you,

A handwritten signature in black ink, appearing to read "Carver Laraway", written over a horizontal line.

Carver Laraway

President



Peter G. Barber <barberp@togny.org>

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**[guilderlandny] No tax reduction for costco (Sent by Bruce Dearstyne, brucedearstyne@gmail.com)**

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Contact form at **guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 9, 2023 at 10:42 AM

Reply-To: brucedearstyne@gmail.com

To: pbarber <barberp@togny.org>

Hello pbarber,

Bruce Dearstyne (brucedearstyne@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/59/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/59/edit>.

Message:

Hello, Peter.

I read the article in today's Enterprise about Pyramid/Costo demanding a tax break.

I hope you will not approve it.

Tax breaks are warranted only to get highly-desired companies to come into a community. Costco is likely to be a burden for Guilderland. It will bring dozens of trucks, hundreds of cars, and thousands of people into town. It will strain the town's police, medical, water highway and sewer services. It will severely strain the two volunteer fire departments that need to cover it. Its long-term impact on quality of life here is hard to gauge.

Pyramid continually goes to court against the town to get its own assessment and taxes reduced.

The developer already cut down trees in the site a few years ago. It has repeatedly gone to court to overcome citizen opposition to the development. The Enterprise reports yet another citizen lawsuit to stop the development.

The developer threatening not to build unless it gets tax breaks is a threat that the town should not give in to.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Tax Breaks for Pyramid**

2 messages

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**Sherry Karcher-Hewitt** <shareslp@nycap.rr.com>  
To: csapossd@togny.org

Mon, Jun 12, 2023 at 7:21 AM

To Whom It May Concern,

I am opposed to tax breaks for Pyramid Corporation (or any corporation, for that matter), as well as the "giving" of roads for the construction of Costco via eminent domain. At a time when corporate profit margins are soaring, there is absolutely no need for such incentives. The long range costs for such a project in terms of community services and maintenance should not be borne by Guilderland taxpayers, nor the taxpayers of the Capital Region at large. Corporations should pay their fair share of the tax burden necessary for them to profit from any project where community at large will be the source of their necessary safety network and considerable financial support.

Please consider these comments for both related public hearings on the matter.

Sincerely,  
Sherry Karcher-Hewitt

Sent from my iPhone

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**Sherry Karcher-Hewitt** <shareslp@nycap.rr.com>  
To: csapossd@togny.org

Mon, Jun 12, 2023 at 7:21 AM

[Quoted text hidden]



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco green light (Sent by SARDAR khan, Inta56@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 11, 2023 at 3:49 PM

Reply-To: Inta56@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

SARDAR khan (Inta56@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We need costco in guilderland



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Edward McDonnell** <edmcdonnell41@gmail.com>

Fri, Jun 9, 2023 at 5:01 PM

To: "csapossd@togny.org" <csapossd@togny.org>

Don't let a few citizens of Guilderland deprive the vast majority of getting to use the good parts of Costco

Sent from Mail for Windows



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Aidan McGee** <aidan.mcgee@icloud.com>  
To: csapossd@togny.org

Mon, Jun 12, 2023 at 10:49 AM

Dear Mr. Csaposs: I am writing to share my support of the proposed Costco on Western Avenue near Crossgates and across from Market 32. I reside off of Johnston Road in Westmere, a couple of miles from the location where it would be built, and have been excited to follow this proposed project over the past few years. Thank you to the town, Crossgates and the people at Costco.....this is sure to be an amazing project that will benefit residents like me, our schools and town for years to come. I have worked in businesses along Western Avenue in the past and I know that this will be great for other businesses as well...more people supporting a store like Costco means more people supporting other local businesses. Looking forward to seeing the IDA approve of the financial assistance and other measures to make this finally happen.

Thank you,  
Aidan McGee  
Guilderland



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Purna Potluri** <purnapotluri@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Fri, Jun 9, 2023 at 3:17 PM

I support Costco in Guilderland.  
Thanks  
Purna Potluri



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Carol siracusa** <cas1460@yahoo.com>

Fri, Jun 9, 2023 at 2:53 PM

To: "csapossd@togny.org" <csapossd@togny.org>

To whom it may concern:

As a resident of Guilderland I am writing to say I oppose the tax breaks for Pyramid and the giving of town roads by eminent domain for building Costco.

Please include my comments for both public hearings.

Thank you,  
Carol Siracusa  
Guilderland



Donald Csaposs <csapossd@togny.org>

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**Costco project, Guilderland N. Y.**

1 message

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**Dan Stewart** <fordtcoilsandcastlenuts@gmail.com>  
To: csapossd@togny.org

Fri, Jun 9, 2023 at 2:11 PM

I still would like to offer my support to the Costco project I Guilderland N. Y. This would be a great addition to the business economy of Guilderland & Albany N. Y.

Many jobs being provided for construction & operation of same. Thank you,  
Daniel L Stewart



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Pat Sunkes** <patsunkes@gmail.com>

Fri, Jun 9, 2023 at 4:10 PM

To: csapossd@togny.org

We are Guilderland residents and fully support the building of a Costco in an area zoned commercial. Any questions from the nay sayers?

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**sushapotluri@yahoo.com** <sushapotluri@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Fri, Jun 9, 2023 at 4:08 PM

I support Costco in Guilderland  
Thanks  
Susha

Shared from the 6/11/2023 Albany Times Union eEdition

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# LETTERS

## **Reject Costco's outrageous Guilderland tax break ask**

Chris Churchill in his column "Guilderland should not fall for Costco scam," June 6, is absolutely correct. Nowhere should a 4 percent increase in cost lead to a 400 percent increase in agreed-to tax exemption. Should Costco's bid for this change fail, they would probably ask for only a 200 percent increase or the like.

Costco has already destroyed natural habitat for deer, wild turkeys and other wildlife. They are also creating possible traffic problems on one of only two direct streets between two heavily traveled streets that run from Guilderland to Albany. Stopped traffic has occurred on recent occasions, extending from Cross-gates Mall to Gipp Road or from Gipp Road to the intersection of 155 and Western Avenue. With the increasing construction of homes and apartment complexes to the west of

Guilderland, the tax burden originally agreed to might be used to find solutions to this continuing problem.

If the Town Board caves on this outrageous request, we might be looking at a new board in the next election. Quality of life is vital to this community.

**JOANNE POWERS**

*Albany*

## **No need for Costco, especially at this cost**

I often do not agree with columnist Chris Churchill. I especially wish he would get off Gov. Kathy Hochul's case and give her credit for the good things she's done. However, he is right on target about the latest Pyramid ploy ("Guilderland should not fall for Costco scam," June 6).

I live in the town of Guilderland and have watched town officials bend over repeatedly to accommodate the arrival of Costco. I never thought we needed another big-box store. But I understand Guilderland is desperate to build a commercial tax base. To get there, they have ignored Albany's finding that Costco will create a traffic problem. They have overlooked the wipeout, before permits, of the treed lot for possible construction. They have been willing to accept superficial environmental impact reviews. But this demand for a \$2.1 million tax exemption goes way too far.

Enough. We do not need Costco, especially at this cost.

## **ROSEMARIE V. ROSEN**

*Voorheesville*

### **We must welcome migrants, and learn from them**

The Capital Region has been fortunate to have a diverse ethnic and racial population. Our colleges and universities have welcomed international students and the business and industry community has brought expert consultants and workers who have enhanced the growth of small and large enterprises. Our neighborhoods experience children who play childhood games they have brought from their homeland while their parents observe customs that are new to us and often inspiring.

Now we have the privilege to welcome families who have traveled great distances in search of life-changing opportunities, seeking freedom from poverty and danger. As we meet new neighbors who may face language and cultural barriers, our elected representatives, unless from Native American cultures, should acknowledge that their own identities are rooted in their own immigrant ancestors.

The challenges and costs of welcoming immigrants into local communities have often been considered to be the responsibility of our border states to address, but that is a narrow interpretation of reality. Americans from the border states to the states deep in the heartland share in the talents and skills of immigrants who arrive on our shores. All Americans share in the challenges of welcoming the stranger at the gate.

We often describe our county as being a "melting pot." It is not reasonable to expect the immigrants who grieve their homeland to seek to be melted and assumed into the general characteristics of the American population. Rather, we should rejoice that new teachers have entered our culture and from whom we can learn what it means to respect and honor new ideas for a new day.

## **REV. JOSEPH W. SHOOK**

*Colonie*



Donald Csaposs <csapossd@togny.org>

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## Guilderland wants Costco

1 message

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**Titi** <iamtitifeng@gmail.com>

Fri, Jun 9, 2023 at 2:11 PM

To: csapossd@togny.org

Hi Don,

I write to support the proposed Costco project.

Apparently, Costco will enhance and support increased businesses and jobs in our community. As the capital of New York, we do not even have a Costco! Guilderland wants Costco!

I request that my comments apply to both public hearings!

Thanks,  
Titi



Donald Csaposs <csapossd@togny.org>

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## Proposed Costco Project

1 message

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**Xia** <thisisxialiu@gmail.com>  
To: csapossd@togny.org

Fri, Jun 9, 2023 at 2:12 PM

Hi Don,

I would like to support the proposed Costco project. Costco will boost our local economy and pump millions of new dollars into local and school tax districts.

Guilderland wants Costco!

Please apply my comments to both public hearings!

Thanks,  
Xia



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Costco**

1 message

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**b Zman** <dzautner56@gmail.com>

Mon, Jun 12, 2023 at 1:39 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

Dear Mr. Csaposs

I am a long time Westmere resident and home owner in Guilderland that lives only a short mile from the proposed Costco property. I have followed along with the plans for Costco over the last several years, and wanted to let you know that I am in support of it. I have seen the mall and the perimeter transform into a place that has grown over the years, which is refreshing to see, because I have been to small towns where malls don't survive and have ended up closing their doors. Other businesses in the town have closed as well, leaving schools in dire need of tax revenue that they may never see again.

My grandkids need the tax revenue for their schools so that we can stay ahead of the curve like Guilderland prides itself on. And jobs being created for those that need them, especially at a great company like Costco, is important to welcome into our community. Other businesses on Western Avenue will see the tremendous impact that a solid company like Costco will bring to them as well.

I thank the town, and Pyramid, for understanding what is needed to evolve. I urge Guilderland to make the right decision and approve of the support that it needs from the IDA on all fronts. We need it.

Thank you -  
Doug Zautner  
Church Road  
Guilderland



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Approve Costco (Sent by Sarah Bailey, stomp-lion.0u@icloud.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Thu, Jun 8, 2023 at 4:03 PM

Reply-To: stomp-lion.0u@icloud.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Sarah Bailey (stomp-lion.0u@icloud.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I'm casting my vote to approve the building of Costco!!



Donald Csaposs <csapossd@togny.org>

---

## Tax breaks for Pyramid

1 message

---

**Greg Hewitt** <ghewitt1956@gmail.com>

Thu, Jun 8, 2023 at 5:52 PM

To: csapossd@togny.org

I oppose the tax breaks for Pyramid and eminent domain for roads given to Costco.  
Please enter comments for BOTH public hearings.

Greg Hewitt



Donald Csaposs <csapossd@togny.org>

---

## Against Guilderland area Cosco

1 message

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**Ray Martin** <9spotbug@gmail.com>

Thu, Jun 8, 2023 at 5:16 PM

To: csapossd@togny.org

Hello,

Please reconsider building a Cosco store in Guilderland. The town is beautiful and all that goes into a Cosco would make it more industrial rather than residential. Thank you for your consideration,  
Michelle

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

---

## Opposed to COSTCO tax breaks

1 message

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**C Ken** <cmkennedy30@gmail.com>  
To: csapossd@togny.org

Thu, Jun 8, 2023 at 2:41 PM

I'm opposed to tax breaks for Pyramid and giving town roads by eminent domain for building COSTCO.  
I wish for my comment to be entered for both public hearings.

Sincerely,  
Craig Kennedy



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Please approve Costco (Sent by Rhonda lichtenwalner, rhonda811@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Thu, Jun 8, 2023 at 1:44 PM

Reply-To: rhonda811@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Rhonda lichtenwalner (rhonda811@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Costco would be a great addition to the area.

Thank you

Rhonda Lichtenwalner



June 12, 2023

Donald Csaposs  
Executive Director  
Town of Guilderland Industrial Development Agency Guilderland Town Hall  
5209 Western Turnpike  
Guilderland, NY 12084

RE: Proposed Costco Development

Dear Mr. Csaposs,

On behalf of the Advance Albany County Alliance, I write in strong support of the proposed development at Crossgates. The most important responsibility for our local communities is balancing smart development with the assurance that the character of a town or city is adequately enhanced.

The Costco Project will bring jobs, sales tax, property tax and other government revenues to Guilderland and Albany County. The nearly \$40 million project will create both construction jobs and over 100 permanent jobs for area residents.

The Town has approved the Costco Project on multiple occasions including the Planning Board's recommendation and the Zoning Board of Appeals. The Guilderland IDA has supported other projects along Western Avenue and zoning for the area supports this type of commercial development. Additionally, the project includes many community benefits including a roundabout for CDTA and local traffic, new sidewalks, and a multi-use trail along Crossgates Mall Road.

We strongly believe that the proposed project will have a major positive impact on the local and regional economy. We look forward to working with Guilderland and other partners to make this project a reality.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin O'Connor', written over a horizontal line.

Kevin O'Connor  
CEO & Director of Economic Development

**BUSINESS SUPPORT  
FOR ALL**

111 Washington Avenue  
Suite 100  
Albany, NY 12210

P 518.447.5602

AdvanceAlbanyCounty.com



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Costco**

1 message

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**Rick Eckhardt** <xrickx@localnet.com>

Wed, Jun 14, 2023 at 12:34 PM

To: csapossd@togny.org

IDA Committee,

Pyramid is a private company and as such should not receive public tax breaks. Tax breaks are for public projects that will benefit every resident of Guilderland. In fact the increased traffic and increased competition that Pyramid will bring will inconvenience many homeowners and hurt business owners in Guilderland. The fact that Pyramid states that it will not build Costco without receiving this money is an attempt to strongarm the taxpayers of Guilderland. Pyramid has never done things in the best interests of the people of Guilderland. Costco should be built in a warehouse district elsewhere in the county of Albany, where it properly belongs. Taxes paid to Albany county would still benefit the town of Guilderland.

In order to seize property under eminent domain two things are required: that the property be used for the public good and that fair compensation be provided. This proposed use of eminent domain is not for the public good, it is to benefit a large, private corporation. This is not an appropriate use of eminent domain. As stated at the IDA meeting of May 31st, a public referendum should be put forth to allow the residents of Guilderland to decide if property that has been maintained by our tax dollars, should be given away.

My house on Kent Place backs up against the Western Avenue corridor. Every day we see and hear the traffic on Western Avenue. The building of Costco will make the traffic unbearable. Already I avoid Western Avenue on Weekdays between 4pm and 6pm. I travel side streets to get where I need to go.

It seems that many comments on this project come from people who do not live in Guilderland. They will come and go to Costco while those of us who live here will bear the burdens. Let's withhold this money and let Costco be built elsewhere.

Sincerely,  
Richard Eckhardt  
24 Kent Place  
Albany, NY 12203



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco in Guilderland (Sent by Donna Hughes , ayonnailuv@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 13, 2023 at 5:37 PM

Reply-To: ayonnailuv@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Donna Hughes (ayonnailuv@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I support



Donald Csaposs &lt;csapossd@togny.org&gt;

**[guilderlandny] Pyramid/Releaseco (Sent by Ted Neumann, wineshopted@yahoo.com)**

1 message

**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, Jun 14, 2023 at 10:30 AM

Reply-To: wineshopted@yahoo.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Ted Neumann (wineshopted@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Attn: Guilderland IDA  
re: Pyramid/Reaseco demands

I write in hopes that the IDA reads all the letters sent to them concerning the incredibly bad idea of giving Pyramid/Releaseco a tax break and free land, and understands what an important decision it is for the future of our town. I hope they truly listen to every single one of the "against" comments as well. We will have a decidedly different, less pleasant community if we allow such corporate greed to proceed.

As I have followed the Costco project advance from the illicit, clandestine buying of properties, the illegal tree clearing, the tax avoidance, the desecration of an environmentally unique pine bush preserve and the prospect of even more paved over land with heat generating parking lots I ponder how much more insane can it get. Certainly, if it were scripted for a movie no one would believe it to be plausible.

It's bad rough that the town has given the project the go ahead over Albany County's veto, the dodgy prospects of "new" tax revenue and the denial of a traffic maelstrom on Western Ave., but the aspect of a company that has cost the town so much in attorney fees, on top of the lessened tax revenue, now demanding tax breaks is absolutely crazy. Not to mention it being a company that purposely created an uninhabitable, dilapidated neighborhood who now asks for its streets to be given to them for free.

One of the things that bothers me the most is the crazy idea that if you build a big box store you create additional retail sales and more sales tax revenue. I think of my 1/8 acre lawn. If I get a bigger, zero-turn, 72 inch cutting swath, diesel engine mower, do I end up with more grass to cut? What I have is the same amount of grass that, perhaps, takes a little less time to cut. And a big box store that supposedly sells everything cheaper than our locally owned competition will generate less sales tax since it effectively lowers gross sales. Building a third warehouse-club retailer within a 8 mile diameter does not increase the spending power of the region's residents. If additional retail outlets increased our ability to spend money we should consider building a high end fashion mall filled with Gucci, Rolex, Prada, Balenciaga and Tiffany stores in the distressed section of Western Avenue near Foundry Rd.

As far as the town giving away real estate, let's not set a horrible precedent by using eminent domain to enrich corporations. If they want the land that they have degraded through their nefarious scheme, Pyramid needs to buy it.

Now that Pyramid has defaulted on its loan obligations, with a third party possibly taking over the whole project, I feel the whole process should be restarted so the town doesn't end up with a situation in the future where this new third party can't be held accountable for promises that were not made by them.

Thank you for reading and listening.

Sincerely,

Ted Neumann  
114 Lark St.  
Altamont, NY 12009



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Laurie Rivera, Liddyrivera@gmail.com)**

1 message

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Contact form at guilderlandny <cmsmailer@civicplus.com>

Wed, Jun 14, 2023 at 2:18 PM

Reply-To: Liddyrivera@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Laurie Rivera (Liddyrivera@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I am very much in support of a Costco store in this area. Enough is enough. Please proceed with the store. Thank you.



Donald Csaposs <csapossd@togny.org>

---

## New Costco in Guilderland

1 message

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**Scotty** <gescott1955@nycap.rr.com>

Tue, Jun 13, 2023 at 9:18 PM

To: csapossd@togny.org

My wife and I are thrilled knowing that soon we won't have to travel the Northway to Latham or Colonie for a big box store. It appears whenever a new store decides to come to the Capital District, they bypass Guilderland and end up in Clifton Park or Latham. So, we lose out, again. Probably, because Latham and Clifton Park have a much nicer curb appeal.

We will welcome Costco... can't wait.

Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Costco**

1 message

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**Julie Carpenter** <uliej0717@icloud.com>  
To: csapossd@togny.org

Tue, Jun 13, 2023 at 12:56 PM

Mr. Csaposs – I am in full support of the hopefully soon to be Costco! I am a local resident who has been in the Guilderland area all of my life. I grew up in the area, have raised children who work in Guilderland, and I have many family & friends that reside in the town as well. I am excited to see that we are growing with the times and inviting in businesses that will thrive and help others do so as well. It's never good for a town to remain stagnant and I have seen a lot of growth that is good for the future of this town. So I hope that the IDA will approve of this so that we can take a much needed step towards making this a reality!

Thank you –  
Julie Carpenter

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

---

**[guilderlandny] Town Purchase Crossgates Mall (Sent by christine duffy, cduffy3938@aol.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 13, 2023 at 2:16 PM

Reply-To: cduffy3938@aol.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

christine duffy (cduffy3938@aol.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Dear IDA,

Please find the way to purchase the parcels of land known as Crossgates Mall and Pyramid Companies. Give the Town of Guilderland a way to build the community envisioned long ago for senior citizen and affordable housing.



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**marych49@aol.com** <marych49@aol.com>  
To: csapossd@togny.org

Mon, Jun 12, 2023 at 7:56 PM

Hi Don

I am very much in favor of Costco . I have to Costco's in MN & FI. I truly believe Costco will be a great benefit for Guilderland . It's important for people to have chance to shop differently. Also they will be save money & make other store more competitive.

Finally I believe Costco is a good employer.

Thank you !

Mary Hillmann

Sent from the all new AOL app for iOS



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Costco**

1 message

---

**Molly Karrel** <relyeam@hotmail.com>  
To: csapossd@togny.org

Tue, Jun 13, 2023 at 12:54 PM

Good afternoon Mr. Csaposs,

Please accept this letter as support for the Costco development on Western Avenue near Crossgates. My family and I cannot wait to have this store to shop at in our community. My husband works on Western Avenue in Guilderland. I have a sibling that owns businesses in Guilderland and the continued growth of the town helps keep them going strong. The area that Costco is proposed for was made for business, and will in fact help other businesses in this town thrive as well. This will allow for a stronger tax base in the town and our county and more money for the school district where I graduated from and where my family and friends kids go to school. So I hope that the IDA considers approving of this so we can finally see it happen.

Thanks for your time.

Molly K

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

---

**[guilderlandny] Costco (Sent by Tina Dawson, Jdawson@nycap.rr.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Thu, Jun 15, 2023 at 10:37 AM

Reply-To: Jdawson@nycap.rr.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Tina Dawson (Jdawson@nycap.rr.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I support costco



Donald Csaposs <csapossd@togny.org>

---

**[guilderlandny] Costco (Sent by Robert Dittmer, seahawk2323@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Thu, Jun 15, 2023 at 10:22 AM

Reply-To: seahawk2323@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Robert Dittmer (seahawk2323@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Please bring Costco. We need more good paying business for people to work at.



Donald Csaposs <csapossd@togny.org>

---

**[guilderlandny] Costco (Sent by Rose Doyle, Rdrose823@aol.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Thu, Jun 15, 2023 at 10:22 AM

Reply-To: Rdrose823@aol.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Rose Doyle (Rdrose823@aol.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I vote yes for the Costco in guilderland



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**[guilderlandny] We Want Costco (Sent by Rajesh Perumalswamy , rprajesh@hotmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Thu, Jun 15, 2023 at 9:38 AM

Reply-To: rprajesh@hotmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Rajesh Perumalswamy (rprajesh@hotmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We want Costco in our neighborhood. It will boost the economy and brings in lots of jobs. Also the suit filed by Harts and the mobile gas station is baseless. The gas station is trying to monopolize and it sells high priced gas in guilderland. Please consider all the input and bring Costco in our neighborhood

Thank you & Regards  
Rajesh



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

---

**PETER ACCUMANNO** <paccumanno@aol.com>

Fri, Jun 16, 2023 at 2:44 PM

To: csapossd@togny.org

It is imperative to approve this project for the Capital region. It will bring in much needed revenue and jobs.  
Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Costco Support**

1 message

---

**Lutfulla Ahrarov** <lutfulla2007@yahoo.com>

Fri, Jun 16, 2023 at 11:27 AM

To: csapossd@togny.org

My name is Lutfulla Ahrarov. My small business, Gold Exchange, has been in Crossgates Mall since 2012. Having a Costco in Guilderland right outside the mall will bring more shoppers to Crossgates Mall and to other businesses in the Guilderland area. It will also help with creating new jobs for people and bring in additional revenue to the Town. My wife and I have 4 children and we have been residents of Guilderland since 2017. Having a Costco would be a great help to my wife and I when it comes to shopping for our family. One shopping trip close to home is more convenient and easier than having to make multiple trips around the area. Some of my children are also in Guilderland School District and the Costco project will help our schools and what they can offer my family through the years. I highly support this project. This message should apply to both public's hearings being held for Costco.

Thank you,  
Lutfulla Ahrarov



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Build that Costco Mister.**

1 message

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**Christopher Dawson** <christopher.r.dawson@gmail.com>  
To: csapossd@togny.org

Thu, Jun 15, 2023 at 8:35 PM

Good Evening Mr. Csaposs,

I have recently worked for a Guilderland business on Western Avenue for over 5 years. We deserve to have a shopping experience like Costco open up in an area that is surrounded by other traffic driving businesses like Crossgates mall, the hotel, the restaurants and other shops that line that corridor. It is my understanding the Town of Guilderland has taken the time to work through every single detail in depth to ensure that this type of commercial development is what Guilderland needs and wants. The jobs, and good jobs at that, are so beneficial to our local residents. The tax benefits are astounding, the partnerships a Costco will build with the community are amazing, the creation of construction jobs are plenty...you name the reasons, it just makes sense. I hope that the Guilderland IDA will support this project like other Costco's have been supported across the nation. Don't let a few of the voices drown out the many that want to see this happen for the betterment of a town like Guilderland, and Albany County as a whole.

Thank you for your time and understanding!  
- Christopher Dawson



Donald Csaposs <csapossd@togny.org>

---

**Costco**

1 message

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**James LaCelle** <oedjil@live.com>

Fri, Jun 16, 2023 at 2:33 PM

To: "csapossd@togny.org" <csapossd@togny.org>

I 100% support this project. I believe it would be great for Guilderland.

Powered by Cricket Wireless  
Get Outlook for Android



Donald Csaposs <csapossd@togny.org>

---

**[guilderlandny] Costco in guilderland (Sent by Joseph McLean , McLeanhj@hotmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 11:55 AM

Reply-To: McLeanhj@hotmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Joseph McLean (McLeanhj@hotmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I think it's a great idea I have shopped Costco for many years however I always have to drive 2 to 3 hours to get to the nearest store



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Bill McLeod, bjmcleod@nycap.rr.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 10:11 AM

Reply-To: bjmcleod@nycap.rr.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Bill McLeod (bjmcleod@nycap.rr.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

The construction of the Crossgates Costco should start asap. I have a 2nd home in Florida and am very familiar with the items and services that Costco offers. I have memberships with Sam's and BJ's in which the Costcos are superior.



Donald Csaposs &lt;csapossd@togny.org&gt;

## Guilderland wants Costco

1 message

vamshi naini &lt;nainivamshi@gmail.com&gt;

Fri, Jun 16, 2023 at 2:22 PM

To: Smart Growth For Guilderland &lt;smartgrowthforguilderland@gmail.com&gt;, csapossd@togny.org

Cc: smartgrowthguilderland@gmail.com

Hi All,

Guilderland wants Costco

My home comes under guilderland school district and i would love to have costco to the side of the Crossgates mall which can bring some tax dollars to district and also bring more new business to area intern development town. Below are some benefits we get if we get costco

- The closest Costco is two hours away in Massachusetts. Bring jobs and sales tax to New York.
- Costco will enhance and support increased businesses and jobs in our community .
- Costco will boost our local economy and pump millions of new dollars into local and school tax districts.
- Costco projects across New York State and the country have been approved with greater financial assistance (property tax reductions and grants) than what was requested in our community.

Thanks

Vamshidhar

On Fri, Jun 16, 2023 at 2:13 PM Smart Growth For Guilderland <smartgrowthforguilderland@gmail.com> wrote:

Dear Friend,

**Thank you to those of you that have continued to support this very important project. If you weren't able to be at the public hearings, don't worry, you can still help Green Light the \$40+ million Costco project!**

Letters of support can be submitted now through June 21<sup>st</sup> at 5pm. Looking for some quick points about why the project just makes sense?

- The closest Costco is two hours away in Massachusetts. Bring jobs and sales tax to New York.
- Costco will enhance and support increased businesses and jobs in our community .
- Costco will boost our local economy and pump millions of new dollars into local and school tax districts.
- Costco projects across New York State and the country have been approved with greater financial assistance (property tax reductions and grants) than what was requested in our community.
- Guilderland's Costco has been analyzed by local government bodies, and the court system extensively for more than three years.

- Simply put, Guilderland wants Costco!

**Please submit your support via email now and share this message with your friends, family, neighbors and fellow Guilderland supporters. Send your comments to the IDA via its Executive Director – Don Csaposs at [csapossd@togny.org](mailto:csapossd@togny.org) asking that your comments apply to both public hearings.**

Learn more about the project

Contact us if you have any questions -

Smart Growth For Guilderland



Donald Csaposs <csapossd@togny.org>

---

**Costco**

1 message

---

**spting612** <saipei.ting@gmail.com>

Fri, Jun 16, 2023 at 2:21 PM

To: csapossd@togny.org

Guilderland wants Costco!

I have been living in Albany since 1979, it's hard to believe we don't have Costco, as the state capital of NY.

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null



Donald Csaposs <csapossd@togy.org>

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**[guilderlandny] Costco (Sent by Joanna Pierce, joanna.m.pierce@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 10:18 AM

Reply-To: joanna.m.pierce@gmail.com

To: dcsaposs <CsapossD@togy.org>

Hello dcsaposs,

Joanna Pierce (joanna.m.pierce@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Please approve the Costco construction project. It would be beneficial to multiple communities. Thank you for considering this request.



Donald Csaposs <csapossd@togny.org>

---

**[guilderlandny] I support the Costco (Sent by Greg Puzio, Gregpuzio2785@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 2:07 PM

Reply-To: Gregpuzio2785@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Greg Puzio (Gregpuzio2785@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I support the Costco 100%



Donald Csaposs <csapossd@togny.org>

---

**[guilderlandny] Costco (Sent by Brian Rubin, Brian.rubin321@verizon.net)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 1:27 PM

Reply-To: Brian.rubin321@verizon.net

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Brian Rubin (Brian.rubin321@verizon.net) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Green light it!!! Let's get this built



Donald Csaposs &lt;csapossd@togny.org&gt;

**Guilderland wants Costco**

1 message

vamshi naini &lt;nainivamshi@gmail.com&gt;

Fri, Jun 16, 2023 at 2:22 PM

To: Smart Growth For Guilderland &lt;smartgrowthforguilderland@gmail.com&gt;, csapossd@togny.org

Cc: smartgrowthguilderland@gmail.com

Hi All,

Guilderland wants Costco

My home comes under guilderland school district and i would love to have costco to the side of the Crossgates mall which can bring some tax dollars to district and also bring more new business to area intern development town. Below are some benefits we get if we get costco

- The closest Costco is two hours away in Massachusetts. Bring jobs and sales tax to New York.
- Costco will enhance and support increased businesses and jobs in our community .
- Costco will boost our local economy and pump millions of new dollars into local and school tax districts.
- Costco projects across New York State and the country have been approved with greater financial assistance (property tax reductions and grants) than what was requested in our community.

Thanks

Vamshidhar

On Fri, Jun 16, 2023 at 2:13 PM Smart Growth For Guilderland <smartgrowthforguilderland@gmail.com> wrote:

Dear Friend,

**Thank you to those of you that have continued to support this very important project. If you weren't able to be at the public hearings, don't worry, you can still help Green Light the \$40+ million Costco project!**

Letters of support can be submitted now through June 21<sup>st</sup> at 5pm. Looking for some quick points about why the project just makes sense?

- The closest Costco is two hours away in Massachusetts. Bring jobs and sales tax to New York.
- Costco will enhance and support increased businesses and jobs in our community .
- Costco will boost our local economy and pump millions of new dollars into local and school tax districts.
- Costco projects across New York State and the country have been approved with greater financial assistance (property tax reductions and grants) than what was requested in our community.
- Guilderland's Costco has been analyzed by local government bodies, and the court system extensively for more than three years.

- Simply put, Guilderland wants Costco!

**Please submit your support via email now and share this message with your friends, family, neighbors and fellow Guilderland supporters. Send your comments to the IDA via its Executive Director – Don Csaposs at [csapossd@togny.org](mailto:csapossd@togny.org) asking that your comments apply to both public hearings.**

Learn more about the project

Contact us if you have any questions -

Smart Growth For Guilderland



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Project**

1 message

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**Shawna Weaver** <shawnaweaver20@gmail.com>  
To: csapossd@togny.org

Fri, Jun 16, 2023 at 9:51 AM

Dear Mr. Csaposs,

I wanted to send a message of support for the Costco project. I support the Costco project as this project will bring many jobs and careers to the Guilderland area and Capital Region. I also appreciate that the town is following through on a project that will help the economic well being and investment in the future of the town. Costco is a great employer and will help the town for years to come. As a new home owner I look forward to shopping there in the future! This email should be applicable to both public hearings being held for Costco.

Thank You,  
Shawna W



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Costco / Apex at Crossgates Development Oppostion (Sent by Kyle Young, Kyle.r.young2016@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Thu, Jun 15, 2023 at 11:37 PM

Reply-To: Kyle.r.young2016@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Kyle Young (Kyle.r.young2016@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Hi Donald

As a resident that will be directly affected by the construction going on at Crossgates, both the apartments and Costco, I wanted to state my opposition for both projects.

Thank you,

- Kyle Young



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] I want Costco (Sent by Earl Peters, eepeters84@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Thu, Jun 15, 2023 at 9:35 AM

Reply-To: eepeters84@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Earl Peters (eepeters84@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I've previously wrote in but I wanted to once again show my support for the Costco project at Crossgates. It'd be HUGE for the community as it'd generate new tax revenue for the town and increase the standard of living in Guilderland. I'm Earl Peters and I support Costco.



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Daniel Kim, datakim@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 12, 2023 at 7:24 PM

Reply-To: datakim@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Daniel Kim (datakim@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

**Message:**

Please bring Costco to Guilderland. It would be a huge boon for the entire region, creating jobs and bringing high quality products for residents.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Aidan McGee** <aidan.mcgee@icloud.com>  
To: csapossd@togny.org

Mon, Jun 12, 2023 at 10:49 AM

Dear Mr. Csaposs: I am writing to share my support of the proposed Costco on Western Avenue near Crossgates and across from Market 32. I reside off of Johnston Road in Westmere, a couple of miles from the location where it would be built, and have been excited to follow this proposed project over the past few years. Thank you to the town, Crossgates and the people at Costco.....this is sure to be an amazing project that will benefit residents like me, our schools and town for years to come. I have worked in businesses along Western Avenue in the past and I know that this will be great for other businesses as well...more people supporting a store like Costco means more people supporting other local businesses. Looking forward to seeing the IDA approve of the financial assistance and other measures to make this finally happen.

Thank you,  
Aidan McGee  
Guilderland



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public

1 message

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**Terri Salisbury** <disneygirlter@yahoo.com>  
Reply-To: Terri Salisbury <disneygirlter@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Tue, Jun 13, 2023 at 9:31 AM

To Whom it May Concern:

Please accept this letter of support for both of the current public hearings for the Town Planning and Zoning Board approved Costco project.

Costco has long been branded as a top employer and business. This is exactly the type of business the town should want to add to Western Avenue.

With Costco being a destination shopping experience Guilderland welcoming new folks from MA, CT and Vermont will bring revenue to the town and it's shops, restaurants and entertainment. Costco itself will bring sales and tax revenue to the town.

Please consider approving this project to continue the growth of the town.

Thank you.  
Mary Rusik

Sent from Yahoo Mail on Android

A. Paro Construction, LLC  
206 Hughes Rd  
Amsterdam, NY 12010

518-698-8230

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6/16/2023

To Whom it May Concern,

I am here to offer my support for the Costco project that has been in the works for over 3 years now. The IDA has backed other projects in the past along Western Avenue and this should be the next project. It's a big win to have a Costco in Guilderland, so we need to do all we can to support it happening here. This project will absolutely be of a great benefit to the area as a whole. I appreciate the opportunity to see a part of the changes planned for the area and hope that our considerations here at A Paro Construction can help in making this project a reality for the future.

Respectfully,

Audra Paro

Owner



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Andrea, Andrea081407@hotmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 18, 2023 at 11:14 AM

Reply-To: Andrea081407@hotmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Andrea (Andrea081407@hotmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We need this NOW!!



Donald Csaposs <csapossd@togny.org>

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**Pyramid--No tax breaks!**

1 message

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aconway9@verizon.net <aconway9@verizon.net>

To: "csapossd@togny.org" <csapossd@togny.org>

Wed, Jun 21, 2023 at 10:24 AM

I am writing to request that you NOT give tax breaks to Pyramid and turn over the town roads to them that happen to be on the parcel of road that want to build on. Pyramid does not need a break! This project is so disruptive to the neighborhood and is totally not necessary!

Anne



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Lynn Burchard** <lmburchard@gmail.com>  
To: csapossd@togny.org

Wed, Jun 21, 2023 at 7:53 AM

Mr. Csaposs,

**I wanted to pass along encouragement and support for the COSTCO Project. We are asking that these comments apply to both public hearings.**

Costco is a superior store to BJ's or Sam's Club. It offers superior quality and opportunities that are not available at BJ's or Sam's Club.

The closest Costco is two hours away in Massachusetts. The residents of Guilderland and the surrounding areas should have this opportunity.

Given the opportunity, we should be able to spend money in our local community and not provide additional tax money to other areas - when this can support Guilderland.

Costco projects across New York State and the country have been approved with greater financial assistance than what was requested in our community.

Guilderland's Costco has been analyzed by local government bodies and survived each court challenge. court system extensively for more than three years.  
Simply put, Guilderland wants Costco!

To the Guilderland IDA:

I am voicing my opposition to granting large-corporation Costco tax relief for construction at the proposed location. If anything, tax relief should be used as leverage to get them and Pyramid Corporation to consider an alternative location within the Crossgates complex.

Granting a large profitable corporation tax relief is absurd in its face. The company has seen an over 290% increase in its value just over the past five years which includes the COVID downturn in the economy. To believe that they will not come to town if they don't receive the tax relief is a laughable threat. They have already invested too much time, money and lobbying to walk away. To give them tax relief is the epidemic of corporate welfare.

Granting tax relief is a vehicle for encouraging emerging businesses to establish themselves in the town to be a productive and become a contributing member of the community. The jobs to be created by Costco will only slightly impact the employment of our townspeople while tremendously impacting the traffic along the already congested major US highway that not only bisects the town but is the only full east west corridor, and it is disappointing to see the town not restrict entrance, egress and delivery to the ring road of Crossgates in the string of approvals granted so far. Of the taxes to be generated by Costco, other towns in the county share in the riches without having to put up with headache of commuting.

If anything, any sort of tax relief should be used to get them to the table with Pyramid and find an alternative location within the Crossgates property. As others have pointed out a warehouse on a major suburban highway is way out of place. In fact, the land that Pyramid has accumulated over the years should be donated to the town as a pocket park and permanent buffer between Western Avenue and the retail complex. To state that Costco is an appropriate addition to the TOD is silly and I will eat my words only if I see someone getting on a CDTA bus with their newly purchased 65-inch television set. There are acres of paved area that are no longer needed in these days of decreasing brick and mortar stores. The empty Lord and Taylor building could be removed and a free-standing Costco built in its place keeping the traffic on the ring road utilizing the new round about and away from Western Ave. and repurposing the asphalt wasteland into something useful. Costco has the money to do that. Other alternatives may be possible in achieving the same objective. For that forward thinking, maybe you could dangle some tax incentive in front of them.

I moved to Guilderland, a town next to the state capital 42 years ago from a small town in New Jersey, next to the state capital there. Just as we were leaving, a huge enclosed mall was constructed on US Route 1 in the town. I moved to a town where a huge enclosed mall was about to be constructed on US Route 20 in the town. There has been accelerated growth around the mall in NJ including a Costco about a mile up the road. Acquaintances who still live there tell me that the traffic has gotten so bad that businesses in the vicinity had to get together and stagger their work hours to try and ameliorate the effect of the mall associated build up. It could happen here as well.

Please listen to the Albany County Planning Committee which recommended against Costco at that location. I am not against Costco per se. I am against having it built at the proposed location and certainly can see no reason what so ever for encouraging that with tax relief. Please use tax relief wisely and responsibly.

Frank Casey

Guilderland



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Green light COSTCO (Sent by Thomas Collins Jr, tc70pgp@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, Jun 21, 2023 at 10:02 AM

Reply-To: tc70pgp@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Thomas Collins Jr (tc70pgp@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We've been waiting for a Costco forever. We even have a current membership and shop out of the area. That means Albany Co doesn't get our tax dollars. Please make this happen!

If a Top Golf comes our way, Greenlight that too! We go to Mount Laurel NJ to play there!

Tom



June 21, 2023

Donald Csaposs  
Executive Director  
Town of Guilderland Industrial Development Agency  
5209 Western Turnpike  
Guilderland, NY 12084

Re: Proposed Costco Development

Dear Mr. Csaposs,

On behalf of the Homewood Suites and Tru by Hilton Albany Crossgates Mall, I am writing in support of the proposed Costco Development project.

This 40+ million dollar project will create employment for construction crews as well as over 100 permanent jobs for area residents. By allowing the development of Costco, the Town of Guilderland and Albany County will benefit from the increase of jobs, sales tax, property tax and other government revenues.

In addition to our two Hilton hotels, the Guilderland IDA has supported many other projects along Western Ave; the Costco project should be no different. The zoning for the area supports this type of commercial development and residents and business alike will benefit from having Costco in Guilderland.

I have included a map showing WiFi data collected from the Hotel over the course of 2021. This map shows the locations our guests have travelled from. We feel the hotel will directly benefit from Costco, capitalizing on guests travelling to shop as well as their corporate team that will travel to the area to visit the store. As award winning Hilton Hotels, we can attribute much of our success to our location at Crossgates Mall and the continued development of the area by Pyramid Management Group.

The Homewood Suites and Tru by Hilton Albany Crossgates Mall strongly supports the proposed Costco project and look forward to the positive impact it has on our local and regional economy.

Respectfully,

Emily Cuda

Director of Sales and Marketing



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Public Comment - Pyramid requests for IDA support on Costco project**

1 message

**Doug and Carol** <mckownfive@gmail.com>

Wed, Jun 21, 2023 at 2:16 PM

To: csapossd@togny.org

To the Guilderland Industrial Development Agency representatives:

I am strongly opposed to the granting of tax breaks or any kind, or eminent domain transfer of property, to assist the Pyramid Companies' project to build a home for Costco on the property it owns between the current Crossgates mall and Western Avenue.

According to the policy document establishing criteria for the evaluation of projects by the Guilderland IDA, the policy notes that "*The Agency was created pursuant to Section 909-a of Title 2 of Article 18-A of the General Municipal Law and Title 1 of Article 18-A the General Municipal Law (collectively, the "Act")*" and that "*Under the Act, the Agency was created in order to advance the job opportunities, health, general prosperity, and economic welfare of the residents of the Town and of the State.*"

Attempting to work in good faith with the Pyramid Companies is in no way beneficial to the health of the residents of Town of Guilderland or Albany County. It is a relationship of constant stress. Tax assessment challenges, unauthorized tree clearing, loan defaults - these all have legal and emotional costs for the government and residents of Guilderland.

Again, according to the policy document establishing criteria for the evaluation of projects by the Guilderland IDA:

*"(A) The following general uniform criteria will apply to all categories of eligible projects: (1) Extent to which a project will create or retain jobs; (2) Estimated value of tax exemptions; (3) Amount of private sector investment; (4) Likelihood of project being accomplished in a timely fashion; (5) Extent of new revenue provided to local taxing jurisdictions; (6) Any additional public benefits; and (7) Local labor construction jobs."*

This project is particularly suspect in at least two areas - 'Estimated value of tax exemptions' and 'Likelihood of project being accomplished in a timely fashion'.

The estimated value of tax exemptions when working with the Pyramid Companies can't be known because they will challenge and attempt to get out of paying any anticipated 'benefits' that might accrue from granting them tax breaks. And given the fact that the Pyramid Companies have already defaulted on the mortgages on the current Crossgates Mall property, and are at risk of doing the same with their other mall properties across New York State, the odds of this project being properly funded and running on schedule are low. What lending organization would be willing to back a company that is a serial defaulter?

Nowhere in the guidelines for the IDA is a charge to bail out failing companies, or an obligation to work with companies that have proven themselves to be bad actors. Doing so would not be in the interest of the health of our Town.

Doug Smith  
Guilderland NY



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco - Guilderland NY**

1 message

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**Adam DiPietro** <adampdi Pietro@gmail.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, Jun 21, 2023 at 12:48 PM

Dear Members of the Guilderland IDA and Mr. Csaposs:

Over the past few years, I have been generally following all of the news and public meetings/comment periods regarding the Costco Project.

Like others, I saw the request for financial assistance presently before the Guilderland IDA and saw some of the comments in opposition made at the public hearing.

Based on some research, it is clear the nearly 600 Costco's in the United States are drivers of good-paying jobs and government revenues for each of the communities they serve. It is also clear that local governments roll out the welcome mat and provide a wide variety of financial support to attract Costco. The attached articles reference up to \$10 million in grants being provided for Costco projects.

What was asked of the Guilderland IDA is a fraction of the benefits provided in other communities.

Please approve the project; so we can begin receiving the benefits.

--

Best,  
Adam DiPietro  
518.441.6196

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 **Costco Articles.pdf**  
775K



[www.Castlepinesconnection.com](http://www.Castlepinesconnection.com)

# CostCO coming to Castle Rock in 2025

November 1, 2022/CostCO coming to Castle Rock in 2025



Douglas County could soon be on track for its third Costco Wholesale Corporation after the Castle Rock City Council voted to proceed with a \$10 million infrastructure assistance package for one of the world's largest retailers. A new Costco location, part of the anticipated Dawson Trails Planned Development Plan, would generate an estimated \$4 – \$6 million per year in new sales tax revenue for the Town of Castle Rock. The Dawson Trails development will be located in the southwest portion of Castle Rock; the new Costco location is expected to be built near the intersection of I-25 and Crystal Valley Parkway, about four miles south of Plum Creek Parkway.

With eventual sales tax proceeds from the new retail location, the Town of Castle Rock intends to hire 18 first responders at the beginning of 2025, according to a statement from Melissa Hoelting, the Town of Castle Rock's communications manager. Similar incentives for Costco have been offered by other Colorado municipalities. Parker provided an \$8 million package for its Costco location in 2007, and this year, Longmont provided a \$10.9 million package to Costco.

At the first reading of the proposed infrastructure assistance agreement, Town Manager David Corliss said, "If Costco successfully comes to Castle Rock, they would be our largest single retail sales tax generator by a large amount."

Not all are in favor of the proposed investment. Councilmember Laura Cavey, who represents District 2 in northeast Castle Rock, was the sole vote in opposition of the package. At a council meeting on September 6, Cavey said, "I have heard from a lot of people within my district; they are not a fan of incenting [Costco] to come on the back of the taxpayers."

At the same meeting, Mayor Pro Tem Kevin Bracken weighed in. "The incentive is not to the Costco company themselves, it's to the infrastructure so that they can have roads to go into their building. We're not paying for their brick- and-mortar."

Mayor Jason Gray added that he sees both sides. "It's hard to give incentives to big giant companies, but we have 35,000 people in Castle Rock that already have Costco memberships so if we can keep those dollars in our town, that will benefit Castle Rock."

For residents of Castle Pines, the new Costco location in Castle Rock would be approximately the same 10 miles they must travel to the Costco location in Lone Tree.

As for comments from Costco, nothing until later. According to its corporate media team, company policy doesn't allow comments on new stores until they are due to open within three months.

For now, the Town of Castle Rock hopes for its own Costco location to open to the public when construction on the Crystal Valley interchange is complete in 2025.

## City officials hope to lure COSTCO warehouse with RDA grants

Written by Charlie Schill

June 16, 2021



LOGAN – The city of Logan has planned another financial investment in the Blue Springs Business Park project on the city's west side.

This one to the tune of \$1.4 million.

Acting in their capacity as the Logan Redevelopment Agency (RDA), the members of the city council voted unanimously to provide the \$1.4 million in incentives to the project by Kris and Jason Larsen to fund infrastructure improvements to the rapidly growing business park.

Specifically, those financial incentives will defray the cost of installing 1200 North Street between 800 West and 1000 West; extending 800 West Street between 1000 North and 1200 North; and certain improvements to 1000 West Street.

The RDA grant is conditional, however, on the Larsens landing a COSTCO wholesale membership warehouse as a tenant of their commercial development.

At Tuesday's meeting, Jason Larsen said that negotiations with COSTCO officials are still in progress.

According to city Resolution 21-37 RDA, the proposed COSTCO warehouse will be a 165,000 square-foot structure fronting on 1000 West Street.

Earlier Tuesday evening, the city council cleared the way for the big box giant's warehouse by approving Ordinance 21-12, allowing the construction of buildings exceeding 100,000 square-feet in the city's industrial zone.

As an additional incentive to the wholesaler, the RDA also agreed to assume responsibility for any impact fees relating to water, sewer, wastewater, roads, electricity and water rights for the warehouse facility and associated fueling station.

City officials say that those incentives to the Blue Springs Business Park are a worthwhile investment because the proposed COSTCO warehouse will boost property tax revenues, generate sales tax revenues resulting from \$160 million in estimated gross annual sales, provide more than 150 new jobs and serve as a catalyst for additional commercial development west of the city center.

In addition to those benefits, Jason Larsen said that COSTCO would help to diversify Logan's business community by encouraging it to expand to the west rather than just north and south. He also said the warehouse store would help to mitigate traffic congestion on Main Street.

Public comments concerning the incentive package were not all positive, however.

Business owner Tony Nielson said that traffic on 1000 West is already bad and would only get worse with the construction of a COSTCO warehouse.

Mayoral candidate Dee Jones expressed doubt about the city's expectations of its return on investment, suggesting that the estimated \$160 million in annual sales at COSTCO was overly optimistic for Cache Valley.

That concern was shared by Keegan Garrity, a candidate for a city council seat in the upcoming municipal election.

While praising COSTCO as a business, Garrity questioned whether the proposed incentives represented "the gold standard" in RDA investments.

He also noted that he'd seen news reports that the average household income of COSTCO members was \$90,000 per year, compared to the \$45,000 average household income of Logan residents.

Representing Café Ibis, Lisa Wilson argued that RDA funds might be better invested in the expansion and promotion of local businesses.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Costco Requests for tax relief and eminent domain (Sent by Robyn Gray, robyn3201@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, Jun 21, 2023 at 12:57 PM

Reply-To: robyn3201@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Robyn Gray (robyn3201@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I am writing to oppose both of these requests. This Corporation has not been a good neighbor to Guilderland and should not be granted ANYTHING.

I believe that the request for eminent domain goes beyond the scope of what the IDA can approve as this is a corporation making the request for its own project. This is not for the public good. Costco is membership driven with acceptance by Costco who is a private entity.

There should not be any approvals for any sales tax relief or mortgage recording taxes for this corporation either. To hold the town hostage by saying they won't move forward with their plans is a disgusting ploy and bluff that should be called out by the IDA. Again, this corporation deserves no more breaks from this town. They have cost us millions of dollars cover the years in tax certiorari cases and legal fees. As a long term resident of this town, just say NO!  
The gravy train for Pyramid should end now.

Robyn Gray

To the Guilderland IDA:

I am voicing my opposition to granting large-corporation Costco tax relief for construction at the proposed location. If anything, tax relief should be used as leverage to get them and Pyramid Corporation to consider an alternative location within the Crossgates complex.

Granting a large profitable corporation tax relief is absurd in its face. The company has seen an over 290% increase in its value just over the past five years which includes the COVID downturn in the economy. To believe that they will not come to town if they don't receive the tax relief is a laughable threat. They have already invested too much time, money and lobbying to walk away. To give them tax relief is the epidemic of corporate welfare.

Granting tax relief is a vehicle for encouraging emerging businesses to establish themselves in the town to be a productive and become a contributing member of the community. The jobs to be created by Costco will only slightly impact the employment of our townspeople while tremendously impacting the traffic along the already congested major US highway that not only bisects the town but is the only full east west corridor, and it is disappointing to see the town not restrict entrance, egress and delivery to the ring road of Crossgates in the string of approvals granted so far. Of the taxes to be generated by Costco, other towns in the county share in the riches without having to put up with headache of commuting.

If anything, any sort of tax relief should be used to get them to the table with Pyramid and find an alternative location within the Crossgates property. As others have pointed out a warehouse on a major suburban highway is way out of place. In fact, the land that Pyramid has accumulated over the years should be donated to the town as a pocket park and permanent buffer between Western Avenue and the retail complex. To state that Costco is an appropriate addition to the TOD is silly and I will eat my words only if I see someone getting on a CDTA bus with their newly purchased 65-inch television set. There are acres of paved area that are no longer needed in these days of decreasing brick and mortar stores. The empty Lord and Taylor building could be removed and a free-standing Costco built in its place keeping the traffic on the ring road utilizing the new round about and away from Western Ave. and repurposing the asphalt wasteland into something useful. Costco has the money to do that. Other alternatives may be possible in achieving the same objective. For that forward thinking, maybe you could dangle some tax incentive in front of them.



Donald Csaposs <csapossd@togny.org>

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## Costco Project

1 message

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**Halpin Jeffery** <jeffery.halpin@kone.com>

Wed, Jun 21, 2023 at 12:15 PM

To: "csapossd@togny.org" <csapossd@togny.org>

Cc: "Fess, Richard J." <RichardFess@pyramidmg.com>, "MK175- Smith, Jennifer" <JenniferSmith@pyramidmg.com>, "Carey, Laurie A." <LaurieCarey@pyramidmg.com>

Mr. Csaposs:

We support the Guilderland Costco Project. We believe it will bring many construction and permanent jobs to the area and provide the local and surrounding communities greater access to the high quality products and services that Costco provides.

Please let me know if you have any questions.

**Jeffery Halpin**

Branch Manager Albany & Poughkeepsie

KONE

25 Post Road

Albany, NY 12205

518-867-7856

jeffery.halpin@KONE.com

www.kone.com



Dedicated to People Flow



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Tax Break for Pyramid**

1 message

**Lisa Hart** <lthart46@gmail.com>

To: csapossd@togny.org

Wed, Jun 21, 2023 at 1:42 PM

Mr. Csaposs,

My name is Lisa Hart and I am a Guilderland resident. I am asking that the IDA deny the request by Pyramid/Costco for the \$2.1 million tax break along with the \$75,000 mortgage tax break.

I don't understand how the IDA can even think of supporting Pyramid given its track record. They have sued the Town of Guilderland every year looking for tax breaks and now they have defaulted on their loans. Pyramid has proven that they cannot be relied upon to pay their bills. If any of the town residents didn't pay their mortgage, they would be foreclosed upon. We don't get tax breaks just by asking either. Coscto certainly doesn't need the tax breaks as they are a billion dollar corporation.

Again, I urge you to deny the requested tax breaks by Pyramid/Costco. They don't deserve it.

Thank you.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costgo support**

1 message

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**Nazli Ozbay** <nadurmus@gmail.com>

Wed, Jun 21, 2023 at 3:09 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

Dear Town of Guilderland IDA,

Please, Include this letter in both upcoming Costco Public hearings to express my support for Costco. Having Costco this close to my job will make it easier for me to get the things I need for my family. The Guilderland IDA has supported many other projects along Western Ave, and with the Guilderland Planning Board as well as the ZBA already giving the necessary approvals I hope the IDA will do the same. Having Costco in town will be a great opportunity for all involved.

Thank you,

Nazli Ozbay



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Support - both public hearings**

1 message

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**Karl Pogge** <karlpogge@gmail.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, Jun 21, 2023 at 3:19 PM

Good afternoon Mr. Csaposs,

I want to thank the Town and Crossgates for following through on this awesome project. I have attended both the ZBA meeting and the IDA meeting to show my support in the Costco project. I am a business owner here in the Town of Guilderland and building a Costco is a no brainer. It will bring additional income to the county and the town and further the future success of the town. It will also bring additional jobs and more people to support our small businesses. I support this project and hope to shop at Costco in the future. This email applies to both public hearings regarding the Costco project.

Thank you,

Karl Pogge

Business Owner of Mattress Xpress & Xpress Home



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco support**

1 message

**Carolyn Rothstein** <Carolyn.rothstein@mail.com>

Wed, Jun 21, 2023 at 9:06 AM

To: csapossd@togny.org

Hello I am writing this email to show my support for the proposed Costco in the Guilderland area. I have shopped at Costco before and would love to have something like this in the area. I think it would be beneficial to not only locals but people who travel to shop here. It's exciting to see Town growth and businesses especially in these trying times. More choices means more competition which drives prices down and makes things fair. I really hope the IDA sees the benefit in this and does what's right for the community instead of catering for the few in opposition. I would absolutely love to see Costco here and look forward to shopping here! Thanks for your time. Sincerely,  
Carolyn



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by John seres, Jes1962@verizon.net)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 20, 2023 at 6:08 PM

Reply-To: Jes1962@verizon.net

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

John seres (Jes1962@verizon.net) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We need Costco now

Attn: Mr. Donald Csaposs  
Chief Executive Officer Town of Guilderland IDA

06.21.23

Hello Mr. Donald Csaposs,

**RE: Costco Public Hearings – Please accept this letter as a submission to BOTH public hearings being held for Costco.**

I would like to show my support toward the project being presented to the IDA as it relates to Costco and Crossgates Mall (and it's managing group) and its consideration of acquiring any necessary Town Roads and surrounding properties necessary for the construction of Costco and tax credits being requested.

As a small business owner for over 25 years I understand the impact this Costco Project will have on all of us locally and it's my understanding that it has been approved by the Town on multiple occasions through both the Planning Board and the Zoning Board as well. So, with this in mind I believe it will bring in many available jobs for residents locally, additional sales tax, and other public sector revenues to Guilderland and Albany County, not to mention, from what I've read, the nearly 40 million dollar project will also create construction and project related employment for the duration of the build out.

Many other projects along the Western Avenue Avenue corridor have had a similar impact over the years as well, for example, the "20 Mall" improvements. I would think these improvements also would benefit the immediate surrounding areas with sidewalk and infrastructure improvements as well.

I wanted to write in support of this project and will welcome the Costco establishment to our area.



*signed as*

Craig A. Shufelt



Donald Csaposs &lt;csapossd@togny.org&gt;

**SUPPORT OF PROPOSED COSTCO .... YES, YES, YES!!!!!!!**

1 message

**BARBARA STAMOUR** <bzoomcat@aol.com>  
To: csapossd@togny.org

Tue, Jun 20, 2023 at 4:19 PM

Mr. Csaposs:

It's me again, forwarding once more my initial comments from May 31st, to be included in the meetings pertaining to approval of the Costco project. Below, please find my additional thoughts.....

With interest I did watch the livestream of the most recent meeting. With few exceptions, the people who came to the microphone to voice their opinions were all against this planned development. Understood, no matter the project, there will always be those dead set against it. However, selfishly for me, it will shorten my drive to Costco, from one hour and forty-five minutes (one-way) to the one in MA, to about 35 minutes to the one in Guilderland. Other obvious benefits: The closest Costco is in MA, so bring the money I spend on taxes there, back to NY. Costco in Guilderland will enhance and support increased businesses/jobs in the community. Costco in Guilderland will boost the local economy. Costco, as far as I can tell, has been very patient and accommodating with all of the assorted variances and modifications requested/required by local entities.

Simply said, Mr. Csaposs, please heartily approve of this project and bring Costco to town. It should not be taking THIS long!!!!!!

Thank you for listening,

Barb St. Amour  
17 Cavalry Course  
Mechanicville, NY. 12118

Mr. Csaposs:

Ever since the possibility of a Costco coming to our area surfaced several years ago, I have been following the progress (or lack thereof) of this project closely. Yes, I am a devoted Costco customer, with the closest one in MA, an hour and three-quarters drive, one-way. That, and when I visit my sister in VA, who lives close to the Costco in Newport News, I make sure to always make a Costco run, which is why I make the 10-11 hour drive down, to load my car up.

I've read the mission statement of Guilderland's Industrial Development Agency, and if your agency fully embraces " ... supporting projects that create and/or retain jobs ... ," then your agency should approve this long-awaited project. In addition to the creation of jobs, Costco will not only bring shoppers to the store, but to other establishments close by, e.g., shops and restaurants. After a morning of shopping at Costco, perhaps the individual(s) might decide to have lunch at a restaurant in Stuyvesant Plaza, or visit nearby Crossgates Mall.

Another hope of mine, is that Costco's store in Guilderland will surpass the first year's projected revenues, just as our long-awaited, first Trader Joe's did.

Of course, I understand that there are some who have fought this proposed project mightily. I'm not familiar with the area right around the site, but I do understand their concerns. However, from reading information about the adjustments that Costco is willing to make, in order to make this location a reality, I believe that Costco has quite willingly modified their site plans to accommodate all concerns to the best extent possible.

So yes, Mr. Csaposs, on behalf of a loyal Costco customer along with others in this area, please approve this very important project. After all, there are Costcos in Rochester and Syracuse, so it makes so much sense that we should have one in the Capital District.

Please forward my message along to any and all additional meetings/hearings where it might have some sort of impact.

Respectfully,

Barb S.



Donald Csaposs <csapossd@togny.org>

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## NO to tax breaks or eminent domain for Pyramid/Crossgates

1 message

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**carl voegtling** <cvoegtli@nycap.rr.com>

Wed, Jun 21, 2023 at 12:30 AM

To: csapossd@togny.org

To Mr. Csaposs,

As a 40 year resident of Guilderland, I am strongly opposed to Pyramid/Crossgates Releasco's request for \$2 million tax relief, and the request for the IDA to take any town roads by eminent domain. This is not for the public good! This is a terrible last minute threat. Please call their bluff.

Positive responses to the Costco project seem skewed by non-residents. I am particularly opposed to more gas pumps, 700 parking spaces, and increased traffic.

Thank you,  
Carl Voegtling



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Say no to corporate panhandling**

1 message

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**Karen White** <kwhite010@nycap.rr.com>

Wed, Jun 21, 2023 at 2:40 PM

To: csapossd@togny.org

Mr. Csaposs,

Please enter the following comments into the record for both hearings, 2.1 million dollar tax abatement and taking of four town roads via eminent domain.

Costco does not need this subsidy and Pyramid doesn't deserve it. They have consistently proven that they prefer to pay a cadre of expensive attorneys to contest their assessment than to pay to support the services (water, sewer, police, fire, and EMT) that they receive from our town.

Regarding the taking of the streets by eminent domain, it should be up to the residents to decide this issue...not a small group of appointed people. The fact that Pyramid acquired these residential properties and then let them decay, when there is a marked lack of affordable housing, is inexcusable. To give over the town owned infrastructure in this area would be to reward this behavior when it should have been punished with code violations.

If Pyramid and their partner Costco (11th on the Fortune 500 list for 2022) are intent on saddling the Westmere/Guilderland residents with this ill-sited warehouse store, the least you can do is insist that they pay for it themselves.

Karen White

Lifetime Guilderland Resident

Sent from my iPad



Donald Csaposs &lt;csapossd@togny.org&gt;

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**I am opposed to giving Pyramid/Crossgates/Costco millions in tax breaks and Town roads**

1 message

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**Russell Ziemba** <russellziemba2004@yahoo.com>

Wed, Jun 21, 2023 at 3:16 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

I am strongly opposed to giving Pyramid/Crossgates/Costco millions in tax breaks. They have billions of dollars in assets and earnings and don't need to take money from people who have to work hard for their money.

I am also strongly opposed to giving them Town of Guilderland roads and land. This should be put to a permissive referendum so that the voters of the Town can make that decision.

Russell Ziemba



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco being built**

1 message

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**Maria Vaccaro** <vaccaomc@yahoo.com>

Fri, Jun 16, 2023 at 1:27 PM

To: csapossd@togny.org

Dear Mr. Csaposs,

I am writing in regards to Costco being built. From the very moment I heard of Costco coming to the Capital Region I was over the moon. As a larger family it is more economical for us to shop in bulk. Unfortunately, we are forced to drive all the way to the far end of Rotterdam for BJs or all the way up to Latham for Sam's club due to the fact that they carry different things that we need on a weekly basis for our children. Costco also carries a huge variety of items such as gluten free items that cannot be found at either BJs or Sam's. And let's not forget about the vast selection of pre-made dinners, baked goods, and amazing produce selection that they offer. Costco coming to Guilderland is such a great addition to the community! It'll create so many jobs and will help with the future of the town. This message should be applicable to both public hearings being held for Costco.

Sincerely,

Maria Christina Assmann

Sent from Yahoo Mail for iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Development Process**

1 message

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**Kelsey Bergey** <kelsey.bergey@gmail.com>

Sat, Jun 17, 2023 at 12:16 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

Dear Mr. Csaposs,

My name is Kelsey and I recently moved to the Capital Region last year. I would like to take this opportunity to share my thoughts as a community member about the process of building a Costco location in Guilderland. I am a long time Costco customer, and I did notice that there was not a location in the area prior to relocating here. While I appreciated that there are efforts to address this, I am very against the proposed location for the new Costco. Part of the reason I moved here to the Capital Region is due to the abundant, beautiful natural environment of the area. Coming from an area of the country that was extremely dry, barren, and continually exploited of what few remaining resources it had, living in here was a welcome change. For that reason, I implore you to change the location of the new Costco to one that does not set the stage for further destruction of the Albany Pine Bush. New York does not need to become like California, or Nevada, or anywhere else in the United States that is quickly becoming an unhealthy, uninhabitable wasteland. While climate change is advancing rapidly, we need to insure that what resources we still have are safe and protected. I hope that a new location for the Costco can be found that will still serve the community while making sure that the Capital Region remains a beautiful place to live.

Thank you for your time.

Sincerely,

Kelsey Bergey



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Open costco (Sent by Bilal bhutta, Bilalbhatta81@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 19, 2023 at 3:30 PM

Reply-To: Bilalbhatta81@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Bilal bhutta (Bilalbhatta81@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Please let them open the Costco it will bring more jobs and competition among big retails price wise



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Support opening costco (Sent by Sania Bilal, rehalhamdan@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>  
Reply-To: rehalhamdan@gmail.com  
To: dcsaposs <CsapossD@togny.org>

Mon, Jun 19, 2023 at 3:22 PM

Hello dcsaposs,

Sania Bilal (rehalhamdan@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Please open costco in out neighborhood



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Supporting Costco Opening**

1 message

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**Richa Birla** <richiellcny@gmail.com>

Mon, Jun 19, 2023 at 9:45 PM

To: csapossd@togny.org

Dear Guilderland IDA,

I am a local hair salon owner at the Crossgates Mall and I am writing in support of Costco opening on the Crossgates parcel. It will bring additional people to the mall and the surrounding area, which will be helpful to my business and others' nearby. This area is a retail hub because of Crossgates and we should help it evolve and stay relevant. Additionally, Costco is an amenity that local residents will use and something that prospective residents will consider when looking to move to the area. I urge you to approve.

Respectfully,  
Richa Birla



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Support for Costco**

1 message

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**Marilyn Bradley** <mab12186@yahoo.com>  
Reply-To: Marilyn Bradley <mab12186@yahoo.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Mon, Jun 19, 2023 at 6:03 PM

This is a quick note to support the Costco project in Guilderland.

Guilderland is growing and changing and concentrating business in the area makes sense. The planned location fits with a business zone where traffic has been designed and is running smoothly.

It is sad that there seems to be a small group of people who can't accept change and growth, but this area has nor been residential in a long time, and new jobs and business is a good thing for the area.

Marilyn Bradley



Donald Csaposs &lt;csapossd@togny.org&gt;

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**COSTCO - Support - Guilderland, NY**

1 message

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**Stephen Burchard** <seburchard@gmail.com>

Mon, Jun 19, 2023 at 4:54 PM

To: csapossd@togny.org

Mr. Csaposs,

**I wanted to pass along encouragement and support for the COSTCO Project. We are asking that these comments apply to both public hearings.**

Costco is a superior store to BJ's or Sam's Club. It offers superior quality and opportunities that are not available at BJ's or Sam's Club.

The closest Costco is two hours away in Massachusetts. The residents of Guilderland and the surrounding areas should have this opportunity.

Given the opportunity, we should be able to spend money in our local community and not provide additional tax money to other areas - when this can support Guilderland.

Costco projects across New York State and the country have been approved with greater financial assistance than what was requested in our community.

Guilderland's Costco has been analyzed by local government bodies and survived each court challenge. court system extensively for more than three years.  
Simply put, Guilderland wants Costco!

Stephen Burchard

62 Campus Club

Guilderland, NY 12084

Phone: 847.302.3378



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Two public hearings - Costco - full support (Sent by Courtney Weaver, cweaver\_03@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 4:36 PM

Reply-To: cweaver\_03@yahoo.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Courtney Weaver (cweaver\_03@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Good afternoon Mr. Csaposs,

I am writing to voice my support in the Costco project. My family and I are residents of Guilderland and I appreciate that the town is following through on a project that will help the economic growth of Guilderland as well as Albany County. This project will provide additional tax revenue that will help both the town and county. Building a Costco will help create additional sales tax revenue and additional jobs and long term careers. Costco is well known for treating their employees well and has won awards as a best place to work. Please approve of this project. It would be such a wonderful addition or our town. I support this project and my support is applicable to both public hearings regarding Costco.



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Eric Chauncey, chikalicious0829@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 20, 2023 at 2:01 PM

Reply-To: chikalicious0829@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Eric Chauncey (chikalicious0829@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I for one do not think pyramid should be allowed more developments. Crossgates is dirty, dilapidated and unsafe. The parking lots are full of holes, the back hallways and external spaces are hazardous and there is a violence problem. Get your current house in order before you build another one.



Donald Csaposs &lt;csapossd@togny.org&gt;

**[guilderlandny] Pyramid Tax relief (Sent by Denise Connelly, sillysoc@aol.com)**

1 message

**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 19, 2023 at 10:52 AM

Reply-To: sillysoc@aol.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Denise Connelly (sillysoc@aol.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

**Message:**

I am a Guilderland town resident of 33 years. I strongly object to the sales tax relief, as well as mortgage tax relief for Pyramid/Crossgates corporation. I feel it is grossly unfair. When Pyramid first built the mall they promised to have information about the Karner Blue butterfly available. The exhibit got smaller and smaller until it was only a sign under the staircase, and I don't think it even exists anymore. They tore down trees before having a permit. Tax relief is not in the best interest of the town. I do not trust the Pyramid corporation. Please do not give them tax relief.



Donald Csaposs <csapossd@togny.org>

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## Support Costco

1 message

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**Acra Deli** <acradel@gmail.com>

Tue, Jun 20, 2023 at 12:53 PM

To: "csapossd@togny.org" <csapossd@togny.org>

As a local family that lives in the area. I would stand behind the Costco.

Morgan Williams



June 13, 2023

Donald Csaposs, Chief Executive Officer  
Town of Guilderland Industrial Development Agency  
Guilderland Town Hall  
5209 Western Turnpike  
Guilderland, New York 12084

Dear Mr. Csaposs:

On behalf of Discover Albany, Albany County's Convention & Visitor's Bureau, I write to inform you that the Bureau strongly supports the Pyramid Management Group's proposed construction and location of the region's only Costco on land already owned by Pyramid, as well as the requests that are now before the IDA for its consideration.

Discover Albany believes that the proposed project is the perfect use of this site. This project has been under a planning and review period for several years and has received approvals from the Town on multiple occasions. It is now time to move this development forward. The IDA's approval is therefore needed.

Over the years, Crossgates has become a premiere tourist destination by providing visitors with a balanced mix of shopping, dining, entertainment, and lodging options. By bringing in Costco, Pyramid is providing the diversity that the Capital Region and its visitors value. Pyramid has developed this plan with input from stakeholders throughout the county and the Town of Guilderland. They have listened and have thoughtfully revised their plans to ease concerns and they have enhanced the project for the betterment of our community. The project includes several community benefits: a roundabout for CDTA and local traffic; new sidewalks; and a multi-use trail along Crossgates Mall Road. Pyramid has clearly acted as a very responsible and responsive member of our Capital Region community.

As you likely know, Discover Albany is responsible for bringing not only meetings and conventions to Albany County, but visitors as well. We track visitation through a variety of statistics, including cell phone and credit card data, which demonstrate that a large percentage of our day trip guests come from Plattsburgh and Vermont, and head to Crossgates Mall. The addition of an entity such as Costco will surely encourage visitors to not only come more often, but many will want to stay longer, leading to overnight hotel stays – a key marker for a destination's success and driver of tax revenue.

Discover Albany fully supports development projects that create jobs and broaden the tax base for our municipal governments. This would be a tremendous win for Capital Region job seekers and taxpayers.

Thank you for your consideration of the Capital Region Chamber's perspective.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Delaney", with a long horizontal flourish extending to the right.

Jill Delaney, President & CEO



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Please Ask the IDA to Vote Against the Tax Breaks for Crossgates Releasco**

1 message

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**Christine Duffy** <cduffy3938@gmail.com>

Tue, Jun 20, 2023 at 2:05 PM

To: csapossd@togny.org

Dear IDA,

Our IDA has experienced businesses seeking tax relief only to find the businesses packaging themselves for sale afterwards, for example, Knockout Carwash <https://altamontenterprise.com/09062019/car-wash-seeks-300k-tax-relief>

Crossgates Releasco is experiencing loan defaults. It is possible the courts will intervene to change ownership of the parcel. The request lowering tax collections, is at its core a way of being devalued and deprived of future tax revenue needed for our town. At the best, lowering land taxes makes the possibility to sell at a higher price much more attractive if they were to choose to sell. Think about it, how many property buyers ask first, "what are the taxes?"

An IDA vote in favor, would harm Altamont Elementary and the Guilderland School District at a time that both have gone public with the inability to secure funding for teachers, coaches and other school services.

Please, vote no.

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Sincerely,  
*Christine Duffy*  
15 Fletcher Rd  
Albany NY 12203  
518-456-6372



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Colleen Edwards, Jdscoleygirl@aol.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 18, 2023 at 3:07 PM

Reply-To: Jdscoleygirl@aol.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Colleen Edwards (Jdscoleygirl@aol.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I support having Costco in Guilderland



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] NO NO COSTCO!! (Sent by David Fialkoff, davidfialkoff111@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>  
Reply-To: davidfialkoff111@gmail.com  
To: dcsaposs <CsapossD@togny.org>

Sun, Jun 18, 2023 at 5:11 PM

Hello dcsaposs,

David Fialkoff (davidfialkoff111@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Crossgates doesn't pay there debtors, they fight every year to lower their taxes . Enough is enough.  
I vote NO NO TO COSTCO!



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Costco**

1 message

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**Mary Freeman** <maryf12203@aol.com>  
Reply-To: Mary Freeman <maryf12203@aol.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Sat, Jun 17, 2023 at 8:30 AM

I am a 35 year resident of Guilderland and I have become very concerned over what appears to be a lack of sound planning for both the current and future growth of Guilderland.

It began with the board approving the addition of a very large car wash in competition with an already established business on the heavily traveled Western Ave. to the massive destruction of a beautiful treed golf course near the middle school in order to build a huge, outdated hotel-like structure for senior citizens on that now barren lot. The concept of Senior Communities was given little if any consideration. This brings me to the new tax payer financed give-away to the industry giant Costco. It does not seem particularly wise to bring in a business that has the ability to undersell local but smaller competitors who in turn will be forced to raise prices in order to stay in business. I'm afraid Guilderland residents will in turn be the losers. We already have Crossgates Commons and Crossgates Mall, why a giant like Costco? They have already left a sour taste by closing all those homes along Western Ave that are deteriorating and fast becoming an eye sore. Is the board willing to ignore that problem?

Speaking of Western Ave; I have to enter Western Ave nearly every day for one thing or the other. The traffic at any time day or night has increased to a point where I am hesitant to drive on it. So I ask; with the current heavy traffic on Western what is the plan for upgrading the roadway infrastructure critical to preventing the traffic congestion that is certain to accompany Costco? It is bumper to bumper now how much worse can it get!

Tax relief to Costco should be the last thing the board should contemplate!



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Cosco (Sent by Phyllis Frisch, phyllisfrisch@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sat, Jun 17, 2023 at 4:29 PM

Reply-To: phyllisfrisch@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Phyllis Frisch (phyllisfrisch@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I support a building of Cosco



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Please let Costco in! (Sent by Aaron Gotlieb, baleful-plumb.0t@icloud.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 18, 2023 at 9:58 PM

Reply-To: baleful-plumb.0t@icloud.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Aaron Gotlieb (baleful-plumb.0t@icloud.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

See subject.



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Gerry Griggs , gerrygriggs@netscape.net)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sat, Jun 17, 2023 at 9:20 AM

Reply-To: gerrygriggs@netscape.net

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Gerry Griggs (gerrygriggs@netscape.net) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

As a resident of Guilderland, I wanted to express my full support for the Costco project.

This support includes granting the requested use, sales, and mortgage recording tax relief currently being considered by the IDA. As well as using eminent domain for the requested town roads for the project.

Thank you,  
Gerry Griggs

Dear Don,

Please see the letter below.

Best,

Sandra

### **Why the Guilderland Chamber of Commerce and I Support Costco**

The Guilderland Chamber and I support Costco because it will be a huge boost to our local economy and will support smaller businesses such as our restaurants, breweries, wineries, and retail establishments. I have spoken with many of our chamber members who are thrilled that Costco is coming to our area, and look forward to the increase in their businesses.

Costco is well-known for its customer loyalty, and many customers regularly travel for hours to reach a Costco store (much like Albany residents would travel to Trader Joe's in Hadley, MA before convincing the company to set up shop in Colonie.) The nearest Costco is in West Springfield, MA, over 90 miles away.

Costco customers I have spoken to often make it a day trip, taking advantage of other shopping and dining opportunities. Guilderland is a vast and beautiful area with a wide variety of shopping, dining, and tourism resources for visitors to enjoy.

In these uncertain economic times, our community needs this revenue source. Property tax and sales tax are the only revenue sources to pay for our roads, schools, library, emergency services, and more, and increased sales tax revenue will help keep commercial and residential property taxes in check.

Also, Costco's building site did not need any variances from the town to build their store, and they made all the changes to their site plan that the town requested. We have a choice to continue to debate this project, holding up the benefits to our community, or we can move forward. The Guilderland Chamber and I support moving forward.

Thank you.

Sandra Dollard  
Executive Director  
Guilderland Chamber of Commerce



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Stephanie Helmer, helmerstephanie3@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 18, 2023 at 1:41 PM

Reply-To: helmerstephanie3@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Stephanie Helmer (helmerstephanie3@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I am very much in support of Costco . Great deals. Excellent for families. Cheaper gas! Please bring Costco to us!!



Donald Csaposs &lt;csapossd@togny.org&gt;

---

**Guilderland resident in support of the proposed Costco store**

1 message

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**rwhalb@verizon.net** <rwhalb@verizon.net>  
To: csapossd@togny.org

Sun, Jun 18, 2023 at 9:26 PM

Don Csaposs:

Hello, my name is Ronald Henderson, a resident of the Town of Guilderland (76 Gipp Rd, Albany, NY 12203). I am writing to you in support of a pending Costco store on Western Avenue. My wife and I (Joanne) have been a resident of the town for almost 40 years. We enjoyed shopping at the Sam's Club large warehouse type store similar to Costco prior to them leaving the area a while back. My first encounter to a Costco store was on my last trip to Florida and I was extremely impressed with its operation, cleanliness, and wide variety of products and service offerings.

I believe the proposed Costco store slated for Western Avenue would propel the Town of Guilderland into a more attractive community for new businesses to establish there residencies in the town. Folks from adjoining towns and communities will come to Guilderland (i.e. increased tourism for restaurants and lodging) just to shop at this wholesale store. Typically, a Costco store employs around 200 folks, a nice jobs workforce increase for our area. Obviously this would be a nice tax generator for the town. Currently, the nearest Costco is roughly 72 miles away from Guilderland.

Lastly, doing some research on additional benefits of a Costco Store for our Guilderland town includes positive contributions to the community where it does business by supporting children, education, health and human services, and disaster relief. There is something to be said about that.

Thank you for your time,

Ronald W. Henderson

76 Gipp Rd.

Albany, NY 12203

518-956-4555



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Yes to Costco (Sent by Joseph Heyman, Heyman.joe@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Tue, Jun 20, 2023 at 1:34 PM

Reply-To: Heyman.joe@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Joseph Heyman (Heyman.joe@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We want an Albany Costco - good for the economy and good tax payer!



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Ronnie Holden** <holdenronnie707@yahoo.com>

Sun, Jun 18, 2023 at 11:41 AM

To: Csapossd@togny.org

To whom it may concern,

I am a local resident, I shopped at Costco growing up and am super excited for the Costco to come to Albany where I know call home. I hope that the IDA will support this project like they have with other projects in town.

Sent from my iPhone



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Costco Support - both public hearings (Sent by Kimberly Horlick, kimberly.horlick@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 4:15 PM

Reply-To: kimberly.horlick@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Kimberly Horlick (kimberly.horlick@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I want to first and foremost thank the Town of Guilderland for following through on this amazing project! I shop in Guilderland and I am in total support of the Costco project. Costco is a an amazing employer and will bring many jobs to Guilderland and the Capital District. It will also help support the other small businesses and large businesses in the Town. People will travel to Guilderland to go to Costco and while they are there, they will also see what else the wonderful Town of Guilderland has to offer. I fully support this project and hope to be able to shop at Costco in Guilderland in the near future. This email applies to both public hearings being held for Costco.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Costco support - both public hearings (Sent by Christopher James, lcantcatchu@yahoo.com)**

1 message

**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 4:20 PM

Reply-To: lcantcatchu@yahoo.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Christopher James (lcantcatchu@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I live in the Guilderland area and I am in full support of the Costco project. I appreciate the Town and Crossgates for their hard work and diligence on this project. Bringing Costco to the Town of Guilderland will be a benefit to the town for years to come. It will create so many jobs and bring people to the area. I shop at Crossgates and the businesses in the town. Having a Costco will generate more people to support our businesses and help them grow. Costco will create tax revenue for the town and will help the economic future growth of the town. I support this project and this should be applicable to both public hearings being held for Costco.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Guilderland shouldn't subsidize Costco (Sent by Kate Jenkins , kmockler@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 18, 2023 at 5:50 PM

Reply-To: kmockler@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Kate Jenkins (kmockler@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Dear Mr. Csaposs,

While I'm generally opposed to large-scale construction on undeveloped lands in light of the ever worsening climate crisis, I am especially opposed to subsidizing it. Costco is an enormous and immensely profitable corporation. So is Simon. Let them foot their entire bill and pay their own taxes. The IDA should aid local or regional business owners who return more money to the community and who truly could not complete their projects without your help. Don't provide benefits to huge corporations who simply don't want to pay their bills. If it loses us Costco, so be it.



Donald Csaposs <csapossd@togny.org>

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## Support letter

1 message

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**Katie** <kradford313@live.com>

Sat, Jun 17, 2023 at 5:15 PM

To: "csapossd@togny.org" <csapossd@togny.org>

To whom it made concern,

I am writing this in regards to the proposed Costco site in Guilderland. I am in support of this project and am looking forward to having this option in the area. I think it would bring great opportunity to Guilderland. I hope the IDA also sees the benefit in this opportunity and approves the project.

Thanks,  
Katie

Get Outlook for Android



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Megumi Kim, japangirl8584@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 18, 2023 at 8:22 AM

Reply-To: japangirl8584@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Megumi Kim (japangirl8584@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Hello, I just wanted to say I really would be so grateful if Costco could come to Albany. Costco offers such wonderful produce, food products, and other household items. They are all excellent quality and I think it would bring a lot of excitement to the Albany community. Having moved to Albany from Chicago, it's been really difficult without having a Costco nearby. I currently have to go to MA or NJ for Costco. Having a new Costco would bring new jobs, and something to look forward on the weekends because it's really fun to roam around in the giant warehouse. Please, please bring Costco to Albany!! It would mean so much!! Thank you for your kind consideration.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Public Comment**

1 message

**Monica Kounter** <mkounter@outlook.com>

Tue, Jun 20, 2023 at 2:16 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

I am writing to express my disapproval for moving forward with Pyramid's Costco plan on Western Ave. I live right off of Church Rd. It is already impossible at times to deal with the traffic by the mall. Then, when I read that Pyramid defaulted on Crossgates and has consistently sued for tax relief for that property, I had to ask why the town is at all interested in working with them.

From the beginning of this whole project, Pyramid has not acted in good faith with the town. They bought up properties secretly, cut down trees which they were not yet authorized to do, and is now soliciting support from those inside the mall, a majority of whom most likely don't even live in our town.

Then, I read about the last meeting in which the attorney for Pyramid was again asking for more tax relief for the Costco project than was previously agreed to, as well pushing the town to use eminent domain to avoid issues with the remaining property/roads around the proposed site. Again, how is this supposed to help this town with taxes? It is ridiculous that the town continues to try selling this project to us as a way to help offset residents pay in property taxes.

But the final insult to the town was the attorney for Pyramid issuing what is an ultimatum at best and a threat at worst. He basically said, give us what we want, or we won't build Costco in Guilderland. Is the committee really willing to bend to threats?

I have been a town resident for over ten years. I have concluded that its residents are not as important to the town as tax revenues from businesses. In the case of Pyramid, it is blatantly obvious. If you bend to their demands as far as increased tax relief, which may even lead to another default in the end, how does this make sense from a business perspective? This will send the message to other businesses interested in building here that, in Guilderland, all you have to do is threaten the town to cancel the proposed project and they will give you whatever you want.

Please prove to me that I am wrong, and the town will make the right decision.

Monica Kounter



Donald Csaposs <csapossd@togny.org>

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## Costco Project Support Both Upcoming Public Hearings

1 message

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Rebecca Iuliano <iulianorl@hotmail.com>

Tue, Jun 20, 2023 at 11:55 AM

To: "csapossd@togny.org" <csapossd@togny.org>

To Whom it May Concern:

As a Guilderland resident, please accept this letter of support for both of the current public hearings for the Town Planning and Zoning Board approved Costco project.

Costco is going to bring jobs, sales and tax revenue and new traffic to the town. This will benefit the town and its businesses.

The location is ready for this project so please consider approving so this project can move forward.

Thank you for your time.

Daniel Iuliano  
Guilderland



Donald Csaposs <csapossd@togny.org>

---

**Costco**

1 message

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**Edward McDonnell** <edmcdonnell41@gmail.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Fri, Jun 16, 2023 at 3:31 PM

I and my whole family want Costco

Sent from Mail for Windows



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] No tax benefits for Costco (Sent by Eric Moring, ericmoring@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 19, 2023 at 9:21 AM

Reply-To: ericmoring@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Eric Moring (ericmoring@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Please do not sell out this community. Big profitable companies can afford to pay all their taxes.



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Steve Moutopoulos , Costevinc@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 19, 2023 at 2:24 PM

Reply-To: Costevinc@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Steve Moutopoulos (Costevinc@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

We look forward to shopping at the Costco in Guilderland.



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

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**Nikki A** <lilnikki4002@yahoo.com>

Sun, Jun 18, 2023 at 9:53 AM

To: csapossd@togny.org

Dear Mr. Csaposs – as a resident of the Capital Region and an employee for the past 3+ years at a Guilderland business, who has also lived in other areas of the state that have a Costco, please know that we need this! For those folks that have no idea what good a Costco will do on so many levels, I urge you to look into it. The jobs they create, the community partnerships they forge, the taxes they bring to the local towns and counties and the support they provide just by having faithful shoppers that will travel and support other businesses in that area as well is of such a great impact. I hope that the IDA and the town will continue to support this project by giving the approvals needed to move ahead and make this happen. I know I speak for many when I say, we want this to happen!

Thank you,  
Nicole



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco/Crossgates (Sent by Ronald Pianowski , Ron6950@outlook.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 6:22 PM

Reply-To: Ron6950@outlook.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Ronald Pianowski (Ron6950@outlook.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I am against the IDA increasing the tax exemptions including the break on mortgage-recording tax. I am RED LIGHTING the increase in money for tax and recording taxes.

West-Winds Contracting, Inc  
9210 Mariaville, Rd  
Pattersonville, NY 12137  
518-864-2039

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6/16/2023

To Whom it May Concern,

I would like to take this opportunity to show my support for the Costco project. As with the Crossgates hotel project, which my company worked construction on, I feel this project would be beneficial to all neighboring businesses in Guilderland and even further out in the Capital Region. The project would generate construction jobs & careers once the store is open. I fully support this project and believe that the IDA should support this project in its entirety as well.

Respectfully,

Billi Paro

President

West-Winds Contracting, Inc.



Donald Csaposs &lt;csapossd@togny.org&gt;

**Fwd: Failure Notice**

1 message

**IRIS BROYDE** <ib5523@aol.com>

Wed, Jun 21, 2023 at 11:40 PM

To: csapossd@togny.org

Dear Mr. Csaposs,

Please accept this entry of public comment regarding the Pyramid application.

I realize that it is past the deadline but as you can see it was originally sent prior to that expiration. If not for my mistake in addressing it would have been a timely submission.

Your latitude would be extremely appreciated.

Regards,

Iris Broyde

Sent from my iPhone

Begin forwarded message:

**From:** MAILER-DAEMON@aol.com  
**Date:** June 21, 2023 at 4:12:37 PM EDT  
**To:** ib5523@aol.com  
**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

&lt;dcsaposs@togny.org&gt;:

550: permanent failure for one or more recipients (dcsaposs@togny.org:550 5.1.1 The email account that you tried to reach does not exist. Please try 5.1.1 double-checki...)

----- Forwarded message -----

----- Forwarded message -----

From: ib5523@aol.com  
 To: "dcsaposs@togny.org" <dcsaposs@togny.org>  
 Cc:  
 Bcc:  
 Date: Wed, 21 Jun 2023 20:12:30 +0000 (UTC)  
 Subject: Public comment Crossgates Releasco proposed actions  
 Mr. Csaposs and members of the IDA,

I am respectfully requesting that this letter of comment be documented as submissions to both public hearings with regard to the Pyramid/Crossgates Releasco request for sales and mortgage tax relief as well as the proposed conveyance of town roads via eminent domain for the development of a Costco Warehouse facility.

I am a resident of Guilderland and this project will be my neighbor. I was in attendance at the public hearings on May 31<sup>st</sup> and what I heard was no credible explanation for a boosted request of over 400% in monies being sought with an increase of 4% in the expected supply/construction costs, from the original application request.

That aside, my understanding of what should qualify as consistent with guidelines for IDA relief does not apply to a retail establishment and more pointedly, a retail establishment that will not serve the community at large.

As a membership driven enterprise, the applicant can not declare this project to be a 'tourist destination' which connotes an attraction that would draw unfettered public participation. An enterprise which requires

a membership is by its definition, exclusionary to the general public.

Perhaps what was the most singularly glaring issue in entertaining this request, is the condition under which it was put forward. That being, that without the town issuing the tax relief, the 'representation' that the project will not go forward.

That is nothing more than blackmail and it should be dealt with as just that. A request is not a request when arms are being twisted and a careful study of what is behind it needs to prevail.

If Pyramid is saying that without being issued 2 million dollars in tax relief that they can't afford to go forward with their 41 million-dollar project, there is something vitally amiss with the fiscal health of the project in its entirety. Pyramid's financial woes have been well documented. The last thing that Guilderland needs is to be additionally beholden to their maladies.

As for the conveyance of town roads per eminent domain, the long term premeditated decimation of homes and neighborhoods to create the required obsolescence, has been undenied and well established. At issue is whether public roads should now be turned over for a private venture. They should not.

The distorted claim that there will be public benefit from the development of a Costco does not mask what Costco and the development of it is. A private venture designed to financially benefit those entities. Again, the fact that it is a membership only enterprise compounds that this is not meant to serve the general public.

A more disturbing contention would be the precedent that such an allowance would set. Conveyance of town property has been established as the purview of the town and permissive referendum should that enactment be pursued.

Skirting those procedures would allow any entity of means to make the same presumption as has occurred here. Parcels can be created with properties bought, abandoned and town roads added merely with the rationale of non-use.

The threat to older, smaller neighborhoods under those conditions is alarming. And the very antithesis of what the Westmere Corridor study as well as the operating Comprehensive Plan states in their visions: the protection/preservation of existing neighborhoods.

I urge the IDA to consider what is wholly at stake if an eminent domain conveyance is permitted to be enacted under these circumstances and for both requests on this project to be denied.

Iris Broyde  
Westmere Terrace

---

 mime-attachment  
17K



Donald Csaposs <csapossd@togy.org>

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**[guilderlandny] Costco (Sent by Lilly Caulfield, Caulfieldlilly@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, Jun 21, 2023 at 7:40 PM

Reply-To: Caulfieldlilly@gmail.com

To: dcsaposs <CsapossD@togy.org>

Hello dcsaposs,

Lilly Caulfield (Caulfieldlilly@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

**Message:**

Costco in guilderland there is not Costco in the capital district I want Costco



Donald Csaposs <csapossd@togny.org>

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## Costco project

1 message

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**eason cheung** <msnyishunzhang@me.com>

Wed, Jun 21, 2023 at 4:16 PM

To: csapossd@togny.org

Dear Guilderland IDA,

I own a new retail business on Western Ave within a half mile from the Costco location and I'm writing to support the project. It will help bring additional people to the area and that will help my business grow. Please support this project this project.

Thank you,  
Eason Cheung



Jessica Montgomery <montgomeryj@togny.org>

**Form submission from: Resident Comments**

2 messages

**guilderlandny via guilderlandny** <cmsmailer@civicplus.com>

Wed, Jun 21, 2023 at 10:19 PM

Reply-To: guilderlandny <cmsmailer@civicplus.com>

To: jmontgomery <montgomeryj@togny.org>

Submitted on Wednesday, June 21, 2023 - 10:19pm  
Submitted by anonymous user: 108.4.156.120  
Submitted values are:

==Please provide the following information==

Your Name: Ann Hodgson  
Your E-mail Address: hodgson.annm@gmail.com  
Organization: Residenet  
Phone Number: 518-456-0303

==Address==

Street: 108 Mountainview Court  
City: Guilderland  
State: New York  
Zipcode: 12084

Choose from the following: Industrial Development Agency

Are you a Guilderland Resident? Yes

What was the nature of your request/question?

ATT: Don Csaposs

I am vehemently opposed to granting tax relief and eminent domain to the corporation for the Costco project. Their first request was not in the best interest of the town and the most recent exorbitantly inflated tax relief and eminent domain ones are certainly not acceptable. To grant these request when school taxes were just increased is irresponsible. Town government is increasingly showing their disregard for the quality of life in Guilderland. Do Not grant these requests related to the Costco project.

Was your request/question answered accurately and in a timely and professional manner?

Were you satisfied with the outcome of the request/question?

How can we better serve you?

Topic: Meeting-related

The results of this submission may be viewed at:

<https://www.townofguilderland.org/node/2/submission/7526>

**guilderlandny via guilderlandny** <cmsmailer@civicplus.com>

Wed, Jun 21, 2023 at 10:25 PM

Reply-To: guilderlandny <cmsmailer@civicplus.com>

To: jmontgomery <montgomeryj@togny.org>

Submitted on Wednesday, June 21, 2023 - 10:25pm  
Submitted by anonymous user: 108.4.156.120  
Submitted values are:

==Please provide the following information==

Your Name: Ann Hodgson  
Your E-mail Address: hodgson.annm@gmail.com  
Organization:  
Phone Number:

==Address==

Street:  
City:



Donald Csaposs <csapossd@togny.org>

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**COSTCO**

1 message

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**Karen Horton** <krnhorton@gmail.com>

Wed, Jun 21, 2023 at 6:08 PM

To: csapossd@togny.org

Cc: napierskic@togny.org

Mr. Csaposs,

I am writing in opposition to the construction of a Costco store in the Town of Guilderland and in opposition to any tax breaks to Pyramid.

I am concerned on many levels including the increased traffic, environmental effects, increased need for police and other emergency services, increased expenses to the Town, increased taxes to residents to compensate for added expenses eg. increased police supervision and emergency responses, increased road maintenance and increased repair etc

Please reconsider this project that will have devastating and irrevocable changes to our community.

Sincerely,  
Theresa Horton  
Resident, Town of Guilderland



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Advocation**

1 message

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**Chris Limoli** <chrislimoli@gmail.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, Jun 21, 2023 at 5:13 PM

Dear Mr. Csaposs and Members of the Guilderland IDA:

As a long-time resident of Guilderland, I have watched closely the Town of Guilderland's review of the Costco Project over the past few years.

Here is what is clear to me:

- The Town, its Planning Board and Zoning Board of Appeals have gone to great lengths to address the comments and concerns from residents that live on Westmere Terrace. The record shows Westmere Terrace residents had an opportunity to improve vehicular traffic exiting onto Western Avenue when the NYSDOT first presented an alternative back in 1994 when the department suggested a one-way exit onto Rapp Road.
- A large majority of local residents support the project.
- The project has been unanimously approved on multiple occasions.
- Three lawsuits have already been decided in favor of the Town and the applicant.
- There has been a strong focus on access, bicycle/pedestrian connectivity; as well as traffic mitigation (road diet and roundabout) – all of which are requirements linked to the approvals.

I am very troubled that there has been yet another lawsuit filed by 1667 Western Avenue LLC; which is anything but a small business. As the attached pictures show the gas station is not independently owned but part of Stewarts Shops that owns and operates over 350 gas stations/convenience stores. Given that the legal issues have been decided already, Stewarts should withdraw its most recent filing.

Guilderland deserves Costco and all of the benefits it will provide our community.

Thank you,

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Thank you for your time,  
Chris Limoli

E: chrislimoli@gmail.com

M: (518) 879-3777

**CONFIDENTIALITY NOTICE:**

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information, which shall be treated as such. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, are requested to delete this communication and its attachment(s) without making any copies thereof, and are hereby notified to please contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addresser or any person represented by the addresser to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

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 **1667 Western Avenue Stewarts Photos.pdf**  
1048K



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco Public Hearings**

1 message

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**Kristen Barron May** <kbonu97@yahoo.com>

Wed, Jun 21, 2023 at 7:15 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

Mr. Donald Csaposs, Chief Executive Officer Town of Guilderland IDA:

I am writing today in support of the project being presented to the IDA as it relates to Costco and Crossgates and its consideration of acquiring any necessary Town Roads and surrounding properties necessary for the construction of Costco and tax credits being requested.

We moved to the Albany area almost 15 years ago and were surprised the Capital Region didn't have a Costco. Having been an avid Costco shopper in our previous location, I immediately searched for the nearest club. I was disappointed to see the closest one was in Springfield, MA. We resorted to buying a membership at another wholesale club and the experience is just not the same. You can imagine my excitement when I first heard Crossgates was trying to build one in this area.

Having a Costco located in Guilderland has so many benefits to the Capital Region and to Guilderland. The Costco business will bring jobs, sales tax, property tax and other government revenues to Guilderland and Albany County. It will keep the members from driving out to Springfield and keep their shopping here in the area, spending more money at other local businesses. The Costco project has been approved by the Town on multiple occasions. The zoning for the area supports this type of commercial development. The nearly 40 million dollar project will create both construction employment and over 100 permanent jobs for area residents. The list of benefits of building a Costco in the Capital Region can go on and on.

When the project is complete, I will be one of the first in line to shop.

I appreciate your attention to this matter.  
Kristen May and family

June 16, 2023

7 Victor Drive  
Albany, NY 12203 - In the Town of Guilderland

The Town of Guilderland  
Supervisor Peter Barber,



We are writing to let you know that we are not in agreement with the idea that Costco should get a tax break to build in our town. Costco is not a poor company in any way as its worth is over 140 billion.

What would we get in return if there is a tax break - a free 10 year membership for all the tax payers in the town. Our taxes didn't go down or even stay at the same rate when Crossgates built and got their breaks now they are saying they want more from us.

The location Costco wants to build on is a poor location there is a large parking area right there in the Crossgates complex on the south side of Macy's. That area is never really used not even in the shopping times during the holidays.

There would be no great loss to the town if Costco didn't build but there very well could be to the town and all of us living in Guilderland if Costco does build and more so with a tax break.

**Say NO to Costco**

Yours truly,

Daniel Mooney and Keith Prior



Donald Csaposs &lt;csapossd@togny.org&gt;

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## Thoughts on Pyramid's application

1 message

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**Christine Napierski** <cmn924@gmail.com>

Wed, Jun 21, 2023 at 5:24 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

Thoughts on Pyramid's scheme to get out of paying its fair share of taxes.

I have read many of the numerous comments for and against Pyramid's effort to wriggle out of its obligation to this town and the County of Albany.

I saw the photo in the Altamont Enterprise of Pyramid's poster inside the mall asking shoppers to help "green light" the Costco Project. It proclaimed, "Let your voice be heard!" with a QR code that presumably sent an email directly to the CEO of the Guilderland IDA. This sign is evidence of the lack of transparency and the unfairness that Pyramid has had in its dealings with the public, especially when it comes to Costco. Did the sign advise Pyramid customers that what they were really supporting was a \$2 million tax break for Pyramid?? Many of the comments were simple statements in favor of Costco lacking any indication that the author was aware of what they were supporting, the condemnation of Town roads and relieving Pyramid of its responsibility to pay its fair share of sales tax to our Town and our County.

Pyramid is misleading the public by claiming that people are helping green light the Costco project by sending emails in favor of Costco to the IDA. The project has already been approved and the application before the Guilderland IDA is for a tax cut and condemnation of public roads. We must wonder how many emails the IDA would have received if the sign displayed in Crossgates told the truth and asked people to help Pyramid get a tax break of over \$ 2 million?

Did anyone at the public hearing on May 31 really believe Pyramid's claim that it was not going to build Costco if it didn't get a \$2 million tax break? I agree with Chris Churchill, the columnist for the Times Union, that this was a threat, or a bluff, a falsehood, or a negotiation tactic. Call it what you will but don't believe it for a second. Pyramid has spent years plotting to bring this warehouse store to our town. They have secretly purchased 20 single family homes, required the owners to sign non-disclosure agreements, then abandoned the houses and let them fall into disrepair, which created a blighted neighborhood and a ghost town. Then Pyramid had the audacity to tell us that we should be grateful that they are going to develop the very same eyesore that they created. They have fought off several lawsuits challenging the Town's approval of this project, hiring high priced lawyers who actually went to Appellate Division and argued that Westmere was not a very nice place anyway and why were we complaining about what used to be nothing but a pig farm (my apologies to the residents of Westmere and the Rapp Road Historical Association for Pyramid's ignorance. Pyramid really has no appreciation for our community or for history). The tax break requested by Pyramid is not an incentive. Pyramid does not need more of an incentive other than the huge profits they are going to make from this deal. They have already invested heavily, and it is highly unlikely they will walk away now. Let's use the IDA money to help small local businesses that genuinely need and appreciate the assistance.

Please consider that a Costco warehouse store does not belong in a transit-oriented district. Many people commented that the location was already zoned for big commercial businesses, which I believe is a misunderstanding. Some supporters of Costco location maintain that this is an appropriate use within a TOD, but those supporters are stretching the definition beyond recognition. A transit-oriented district is intended to protect residential neighborhoods, not destroy neighborhoods, or cause negative impacts on them. A TOD is supposed to bring in mixed use buildings and make neighborhoods walkable. People were supposed to be able to walk to a shop and then take public transportation to work, DECREASING the use of automobiles. Many of the people in our business community supporting Costco mentioned how it would bring shoppers in from distant places and out of state, such as Massachusetts, Connecticut and Vermont. Several people said they would be driving for hours to get to Costco. If a store is bringing in customers who must drive hours and hours to get there, then it does not belong in TOD.

Poor Westmere, when will the residents of Westmere ever get a break from the never-ending demands put upon them by Pyramid? The developers did not even donate enough land for a park to improve the quality of life in Westmere and mitigate some of the impacts of their plans. There are public improvements such as a roundabout being constructed, but the improvements are mostly benefiting Pyramid and Crossgates Mall, not Guilderland residents.

Would not a true transit-oriented district have been a welcome development and have been supported by all including the residents of Westmere? I cannot help but think about the missed opportunity for Guilderland. Sticking a huge warehouse store with 18 gas pumps on Western Ave (it will have indirect access to Rt. 20 with multiple entrances only a few feet from Rt. 20) and telling people it fits in a TOD is strange to me because the plain meaning of our Town Code is in direct

contradiction to this argument. Certainly, there are better places in Albany County where a warehouse store would fit in and be a true benefit to the public, bringing jobs to an underserved community, groceries to a food desert and tax revenue to the County of Albany. (What about Menands? It is right next to I 787?) And Guilderland would be spared the burden of the gridlock traffic and the increased demands on our resources such as water, roads, and the police, and still get a portion of the tax revenue.

Please weigh the costs to our community of bringing this giant warehouse business to our town. Costco will displace local business. Guilderland residents will drive right by Stewarts, Price Chopper, Robinson's, and Phillips Hardware on their way to Costco to get cheap gas and free samples and to buy their groceries in bulk. Costco is not going to be a win for everyone.

Last week we couldn't see the sky due to all the smoke and haze from the Canadian wildfires. The sun turned an abnormal shade of hot pink and our good clean air turned so poisonous that outdoor events had to be cancelled and people were cautioned to stay inside. Please do not stick your heads in the sand dunes of Pine Bush and pretend that this was not a great big sign of things to come. It would be pure folly to incentivize the construction of 18 gas pumps in our Town by giving the developers a big fat tax break. Future generations will surely be scratching their heads in disbelief when they look back and see that the Guilderland IDA awarded tax breaks for more gas stations in the year 2023. In a few years, we will all be driving electric vehicles and the gas pumps will be abandoned. What is the decommissioning proposal for this future toxic waste site? The IDA would not give a tax break for a new Blockbuster video store, or a factory that built Walkman's, or other businesses that are no longer sustainable in current times. Why would you give a tax break to a giant gas station?

General Municipal Law Section 862, Restrictions on Funds of the Agency plainly states that no financial assistance of the agency (Guilderland IDA) shall be provided in respect of any project where facilities are primarily used in making retail sales to customers who personally visit such facilities. Every law has an exception and there is an exception to this statute for "tourist destinations". In my opinion, Costco is not a tourist destination even if people drive hours to get to one. They are driving to shop and purchase goods at Costco. The main purpose of a Costco is retail. A tourist destination is different. An example would be a theme park or a casino, or a natural attraction. There may be a retail aspect to a theme park, but its main purpose is tourism and entertainment. Calling Costco a tourist destination in order to take advantage of a loophole in the law would dilute the definition of a tourist destination. If Costco can be called a tourist destination, then almost any type of retail business could qualify for the tourist destination exception. You will be setting a precedent which you may regret in the future.

The Town roads, which have been paid for and maintained by Guilderland residents for decades, should not be condemned for the benefit of a retail store or a developer of a retail store. I agree with others who have said this is an effort by Pyramid to avoid a Town Board vote on selling the roads to Pyramid. It is a way to get around a permissive referendum. Many people voted for me for Town Board because of my position on the Costco location. Give the people the right to have their elected representative vote on this matter. To do otherwise, feels like disenfranchisement and is not democratic.

Christine M. Napierski

Long time Guilderland resident and Town Council member.



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Kelly. Nappi, Nappik77@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, Jun 21, 2023 at 7:40 PM

Reply-To: Nappik77@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Kelly. Nappi (Nappik77@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I want Costco I. Guilderland



Donald Csaposs &lt;csapossd@togny.org&gt;

**Costco**

1 message

**Kathy Rose** <kathyrosez@hotmail.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Wed, Jun 21, 2023 at 4:57 PM

Dear Mr. Csaposs:

As a lifelong resident of Guilderland, I join others who live, work, commute, or patronize businesses along Western Avenue in asking these questions: Who really benefits from jamming Costco between once-quiet neighborhoods on a heavily trafficked street? What are the costs to our community? Despite all the environmental and traffic safety concerns, the question currently gaining the most attention is this: Why is Costco issuing an ultimatum for huge tax breaks?

The IDA has a mission of diversifying the Town's economy. How will Costco diversify? A mega-chain sandwiched between the largest Walmart in the country and one of the biggest malls in the state will become just another super-sized chain in a relatively small town. More gas pumps and tire services to compete with eight other gas stations and at least three other tire vendors on the same stretch of Western Avenue doesn't qualify, either. Costco will add more of the same thing by subtracting customers from longstanding, tax-paying Guilderland businesses.

Not only will it duplicate existing services, Costco sells similar goods as many nearby retailers, including Market 32, Hannaford, Ace Hardware, and several pharmacies that have served Guilderland for decades. Some, like Price Chopper/Market 32, have donated generously to our local causes. If anyone deserves tax breaks, they do.

According to people who haven't lived in Guilderland for long (or ever), Costco will supply jobs. That sounds nice but naïve. New York employers are having difficulty hiring and retaining workers. At our big box stores, there aren't enough clerks to staff registers or offer assistance even on busy weekends. Perhaps Costco will fill openings by drawing away personnel from neighboring stores. This hardly helps Guilderland.

So, the question remains, who is financially benefiting?

Even more troubling than tax breaks and unsubstantiated claims are Costco's costs to our town. We'll pay dearly with:

1. Carved-out chunks of forests and lost wildlife habitat. Unfortunately, this is not new or different here. We've had several construction projects shrinking one of our most valuable natural resources: the Pine Bush. Even if Costco plants hundreds of new trees, it won't compensate for the mature woodlands we're losing and will require a great deal of water in periods of drought. How will this help Guilderland?
2. More noise and other pollution.
3. Devastated neighborhoods (please see the Gabriel Terrace area, for starters).
4. The potential for more dangerous traffic. While I waited to drive onto Western a few years ago, a school bus came to a halt at Hamilton Square with its flashing lights on and stop sign extended. Cars zoomed by as if it were just another street sign. A van driver finally screeched to a halt, only to get hit by a truck. (I offered to act as a witness but was dismissed.) If we don't care about our own safety, perhaps we should think about Guilderland's children.

If Costco draws the number of customers and employees that supporters envision, the traffic will only worsen. At town meetings, commuters who once drove down Western told planning and/or zoning board members that they now avoid Guilderland entirely by detouring through other towns. How does that improve the town's financial well-being?

It's clear that those living, commuting, working, and already competing for business in Guilderland will pay the costs, which certainly outweigh the benefits of Costco in the proposed location.

Like many voters, I suspect that decisions will continue to be made in favor of Costco, as they've been made for big businesses all along. Please prove me wrong and, as Chris Churchill wrote in his Times Union commentary on June 6, 2023, "...let's show some spine...and tell the developer that this time, at least, it will have to pay its fair share."

Kathy Zazarine



Donald Csaposs <csapossd@togny.org>

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## Costco Support

1 message

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**Robert Schloeman** <rjps818@aol.com>

Wed, Jun 21, 2023 at 3:45 PM

To: csapossd@togny.org

Dear Town of Guilderland IDA,

Please, Include this letter in both upcoming Costco Public hearings to express my support for the Costco project. Having Costco near my house would be a great benefit for me and my family as well as the local economy. Guilderland's IDA has supported many other projects along Western Ave, and with the Guilderland Planning Board and ZBA already giving the approvals needed I hope the IDA will do the same.

Thank you,  
Rob S

Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Albany Costco (Sent by Alice Valentine, a.white1028@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Wed, Jun 21, 2023 at 4:20 PM

Reply-To: a.white1028@gmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Alice Valentine (a.white1028@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

In support



Donald Csaposs <csapossd@togny.org>

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## Guilderland being held Hostage

1 message

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**Frank Pensabene** <frankfnx26@gmail.com>  
To: csapossd@togny.org

Tue, Jun 20, 2023 at 7:50 AM

- >
- > I've been a proud resident and business owner in the town of Guilderland since 1975.
- >
- > Our community once had a very nice plan for future growth and development, which has seem to have been put aside by ignorant short sightedness...not objectively considering cause and affect on our community.
- >
- > While Costco has earned a very high level of respect on a national basis as a corporation and employer, the current proposed location off Western Avenue will not compliment our community.
- >
- > Also, we must cease to allow Pyramid Corporation to seek to hold our community hostage to assist them in meeting their commitments due to the current socioeconomic conditions and/or their shortcomings. We should NOT be subsidizing their loans and/or granting any tax relief.
- >
- > Also...let's face it, the days of shopping malls such as Crossgates are on the decline...look at the balance sheets of the current major retailers...Macys, Penny's, Best Buy...and review the mix of the current occupancy and turnover.
- >
- > Enough said...Let them pay their own way and do what's objectively best for the community...financially, aesthetically and long term.
- >
- > Sincerely—Frank Pensabene, Jr.
- >
- > Sent from my iPad
- > Frank Pensabene, Jr.
- > 518-269-2991 c



Donald Csaposs <csapossd@togny.org>

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**Costco project**

1 message

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**Allyson Putnam** <ally4090@yahoo.com>

Fri, Jun 16, 2023 at 3:43 PM

To: Csapossd@togny.org

To whom it may concern,

I support the addition of Costco to our local community. It will bring many year round employment opportunities to the area, as well as tax revenues and improved infrastructure (sidewalks, road ways, etc). Please give it the green light!

Thank you,  
Allyson



Donald Csaposs <csapossd@togny.org>

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**COSTCO**

1 message

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**karenaradford** <karenaradford@gmail.com>

Fri, Jun 16, 2023 at 3:40 PM

To: csapossd@togny.org

I am just writing to say that I am in favor of Costco coming to Guilderland. Would enjoy having one close by. Karen Radford

Sent from my Galaxy



Donald Csaposs <csapossd@togny.org>

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## We Need A Costco

1 message

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**Charles Roof** <charliejoeroof@gmail.com>

Tue, Jun 20, 2023 at 4:23 AM

To: Csapossd@togny.org

Why is there such an issue having a good store like Costco? We need a Costco and it will bring needed business and income into the community. It will be a great place for people to shop and get good deals!  
Charles Roof



Donald Csaposs &lt;donaIdcsaposs@gmail.com&gt;

**Fw: crossgates/costco**

3 messages

**sumofeil@earthlink.net** <sumofeil@earthlink.net>  
To: donaldcsaposs@gmail.com

Mon, Jun 26, 2023 at 12:25 PM

Once again.....

-----Forwarded Message-----

From: <sumofeil@earthlink.net>  
Sent: Jun 26, 2023 12:10 PM  
To: <csapossd@togony.org>  
Subject: Fw: crossgates/costcoThank you for the return call  
Susan Mosher

-----Forwarded Message-----

From: <sumofeil@earthlink.net>  
Sent: Jun 22, 2023 5:32 PM  
To: <csapossd@togony.org>  
Subject: Fw: crossgates/costcoPlease accept this e-mail. The sender address was one letter off. It was sent before deadline.  
Thank You

-----Forwarded Message-----

From: <sumofeil@earthlink.net>  
Sent: Jun 20, 2023 9:16 PM  
To: <dcsaposs@togony.org>  
Subject: crossgates/costco

The crossgates eyesore continues its spread with the "expansion" of yet another "big box" store. The pyramid corp. has been working to keep its financial head above in the downward trend it is in. As would be likely, it has defaulted on it's loan and now the market game begins of what corporation will buy the loan. As a town resident I have to say it's like watching a bad sitcom, and seeing how the town of guilderland keeps choosing to ignore these financial blunders. How many times have they appealed and won a reduction of their taxes. Wish it was that easy for those of us as town residents.

One of the very clear problems has been the pyramid corp. purchase, over the years, of what used to be a neighborhood on the very site that the proposed costco is working on getting approval for. How ironic. The many LLC's that pyramid has used to purchase these sites exist in name only. How easy these purchases of all the proposed land for building now sit in disrepair and goad the residents to want this "eyesore" cleaned up. The costco corp. along with pyramid is using financial muscle to get development of this 16 acre plot. The anomaly called trees and their help with habitat and with carbon capturing, are to be plowed under with a huge box store, parking lot and GAS pumps built on this land. This store is for their financial gain, but yet they want over 2 million \$\$\$ in tax breaks., I would guess their multi million dollar income cannot weather the costs of construction? I fail to understand the logic being used to destroy land with trees, and the use all the fossil fuels to pave over a forested area and build ANOTHER big box store with parking lot and gas

pumps, when the opposite practice should be protocol. We are supposed to be moving in the direction of electric cars and carbon capturing practices, not adding to the problem. The crossgates mall is continually losing stores and has plenty of space to put this costco inside. If people feel the need for more consumer choices put the costco inside that mall and that would also encourage shoppers to stay in the mall, not go to the outside location of the costco. Americans, have this insatiable need to want what they want and not see the impact of their gluttony.

A 16 acre park would fit right in with this theoretical T.O.D. guilderland claims to be working toward. Put in local trees, flowers and keep those that are there. We are trying to encourage residents to do so, RIGHT? Have walkways, benches, bus stops, hook it up with a walkway to the mall. Make the area pedestrian friendly, not more dangerous with the increase of traffic. Local businesses will be served with customers, as it should be. Not the larger, defaulting corporations who get tax breaks. This is obviously a letter expressing strong disapproval for the pyramid/costco project

Sincerely

Susan Mosher

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**Donald Csaposs** <donaIdcsaposs@gmail.com>  
To: sumofeil@earthlink.net

Mon, Jun 26, 2023 at 12:30 PM

I have received this.

I have also found the problem. On your prior efforts, you sent the email to csapossd@togony.org. The correct address is csapossd@togny.org.

Your comment will be added to the universe of public comments under the original submission date of 6/20.

[Quoted text hidden]

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**sumofeil@earthlink.net** <sumofeil@earthlink.net>  
Reply-To: nobody@earthlink.net  
To: Donald Csaposs <donaIdcsaposs@gmail.com>

Mon, Jun 26, 2023 at 12:30 PM

I apologize for this automatic reply to your email.

To control spam, I now allow incoming messages only from senders I have approved beforehand.

If you would like to be added to my list of approved senders, please fill out the short request form (see link below). Once I approve you, I will receive your original message in my inbox. You do not need to resend your message. I apologize for this one-time inconvenience.

Click the link below to fill out the request:

<https://webmail1.earthlink.net/newaddme?a=sumofeil@earthlink.net&id=11ee-143e-d501186a-bdbd-00144ff8e7ca>



Jessica Montgomery <montgomeryj@togny.org>

**Form submission from: Resident Comments**

guilderlandny via guilderlandny <cmsmailer@civicplus.com>  
Reply-To: guilderlandny <cmsmailer@civicplus.com>  
To: jmontgomery <montgomeryj@togny.org>

Tue, Jun 27, 2023 at 11:46 AM

Submitted on Tuesday, June 27, 2023 - 11:46am  
Submitted by anonymous user: 71.164.78.208  
Submitted values are:

==Please provide the following information==  
Your Name: Rosemarie Tobin  
Your E-mail Address: rosemarie.tobin11@gmail.com  
Organization: None  
Phone Number: 518 452-0314  
==Address==  
Street: 11 Loren Avenue  
City: Albany  
State: New York  
Zipcode: 12203

Choose from the following: Industrial Development Agency  
Are you a Guilderland Resident? Yes  
What was the nature of your request/question?  
Crossgates/Pyramid Corp - Costco

1) I object strongly to the taking of town roads through eminent domain for any private entity, in this case Pyramid Corp. Public domain is meant for public benefit not private.

2) I also object to Crossgates/Pyramid Corp being given the tax break they are requesting esp after its loans falling into default.  
It is even more ergregious given the threat to not build Costco at all unless they get what they want. Don't give in to them!

Was your request/question answered accurately and in a timely and professional manner?  
Were you satisfied with the outcome of the request/question?  
How can we better serve you?  
Topic: Meeting-related

The results of this submission may be viewed at:  
<https://www.townofguilderland.org/node/2/submission/7566>



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**PETER ACCUMANNO** <paccumanno@aol.com>

Tue, May 30, 2023 at 12:44 PM

To: csapossd@togny.org

Please approve so this project can move forward. It will be an economic boom for the town and county.  
Sent from my iPhone



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Support Costco (Sent by Philip Rusli , rusliph@hotmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 19, 2023 at 11:35 PM

Reply-To: rusliph@hotmail.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Philip Rusli (rusliph@hotmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I am a member of Costco since 2012.

We retired and moved to Capital Region since 2021; really missed Costco warehouse and gas pumps. Looking forward to visit Costco in Westmere/Guilderland in the near future. Thank you.



Donald Csaposs <csapossd@togny.org>

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## COSTCO Support Letter

1 message

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**cindy schreiber** <clschreiber1970@gmail.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Mon, Jun 19, 2023 at 9:08 PM

I am writing this letter to show support for the Costco in Guilderland. I believe it would be a huge advantage to have the IGA approve this project and benefit the community financially. The majority of the community understands how the project will benefit locally and the surrounding areas.

Thanks for your time.

Sincerely,  
Cynthia Schreiber



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Nix the Costco Build**

1 message

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**Brenda Seckerson** <expressarts@nycap.rr.com>  
To: csapossd@togny.org

Fri, Jun 16, 2023 at 4:02 PM

Dear Mr. Csaposs:

I've lived just off of Western Avenue for 17 years and close to Crossgates Mall. I am completely against the building of the Costco "big box/warehouse" store in the area that has been designated. There are very questionable elements about this deal. The most recent being that Pyramid now wants a 2.1 million dollar mortgage and sales tax relief. This from a company who is trying to find someone to buy its huge debt and has trouble paying its bills. Why would the Town of Guilderland be bamboozled into trusting Pyramid?

The area near Crossgates where Costco is to be built will create a huge detriment to the traffic situation on Western Avenue and the Northway entrance. I don't believe for one minute that the roundabouts being constructed will ultimately help with traffic congestion. Additionally, the taking of property via eminent domain is another outlandish proposition to the construction of this huge facility. And how many of the individuals saying they are for Costco being built live near the area where this monstrosity is to exist? In his recent *Time Union* article, Chris Churchill highlights some of the concerns the town and the residents should have regarding this bad deal. I agree with his observations.

Guilderland should not fall for Costco scam - Albany Times Union, 6/6/2023 (olivesoftware.com)

As for creating good jobs, that too, is a pipe dream. I whole-heartedly am against Costco coming to Guilderland and believe there are other places in the Capital Region where it is better suited. If you agree to the 2.1 million dollar request Pyramid is now requesting to bring Costco to Guilderland which is NOT a good deal for the tax base, then I question what is really going on with the move to have it built here.

Brenda Seckerson



Donald Csaposs <csapossd@togny.org>

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**Costco**

2 messages

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**DEBORAH SEEP** <dgseep@icloud.com>  
To: csapossd@togny.org

Mon, Jun 19, 2023 at 5:57 PM

Cant wait..mush cleaner, nicer and better choice and prices than bjs or Sam's.  
I drive to mass at least once a month  
Sent from my iPad

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**DEBORAH SEEP** <dgseep@icloud.com>  
To: csapossd@togny.org

Mon, Jun 19, 2023 at 5:58 PM

And more jobs. And taxes for the county  
Sent from my iPad



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Pyramid/Costco proposal (Sent by Gregory Shields, bshields@nycap.rr.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Mon, Jun 19, 2023 at 10:03 AM

Reply-To: bshields@nycap.rr.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Gregory Shields (bshields@nycap.rr.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

As a long time Guilderland resident and taxpayer, I am completely against any tax relief for Pyramid/ Costco and their proposal to the IDA. One of the "positives" of this proposal is supposedly increasing the tax base, but here we are thinking of giving it away. Why would you give away a dime of it?

I am also against the IDA considering the use of "eminent domain" in any respect, especially to benefit a multi-million dollar corporation.

The fact that this entity is using a kiosk in their own building to increase the number of "for" comments to the IDA is playing dirty and essentially buying promotion. Most of these comments are from people that do not live in the town and will not be effected by this decision.

Do the right thing and do not give in to their extortion.

Sincerely,  
Greg Shields  
Westmere, NY



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Proposed Costco**

1 message

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**William Smith** <bill@wrapcitywraps.com>  
To: "csapossd@togny.org" <csapossd@togny.org>

Mon, Jun 19, 2023 at 1:28 PM

Dear Mr. Csaposs-

I am writing to offer my support for the proposed Costco. As a small business with several clients in the Town of Guilderland, I believe it is imperative that the town continue to grow its tax base and offer more opportunities for other businesses in town to grow as well. I have followed along with this project for years and understand that the town, Crossgates and Costco have worked hard to mitigate concerns and have done anything needed to make it a well thought out project. I hear from people all the time that are excited about this happening. It's been a long three plus years and there are so many people and small businesses that want this.

Again, it is my firm belief that the proposed project will prove to be an important benefit for residents and will serve to enhance the business climate of the Town. I hope that the IDA grants all of the necessary approvals so that we can move forward and see this come to life in the very near future.

Sincerely,  
William J. Smith Jr.  
President  
Wrap City Wraps, LLC



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco (Sent by Kevin Twohill, ktwohill@nycap.rr.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sun, Jun 18, 2023 at 4:16 PM

Reply-To: ktwohill@nycap.rr.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Kevin Twohill (ktwohill@nycap.rr.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

Please support this important retail outlet.

It will bring more competition to the area, helping keep prices in check



Donald Csaposs <csapossd@togny.org>

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**[guilderlandny] Costco project (Sent by Rick vesely, Ves22u@yahoo.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Sat, Jun 17, 2023 at 3:06 PM

Reply-To: Ves22u@yahoo.com

To: dcsaposs <CsapossD@togny.org>

Hello dcsaposs,

Rick vesely (Ves22u@yahoo.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I own properties at 1724, 1726, and 1728 western Ave as well as my residence in Guilderland. I fully support this project and think it will help bring life to an area of town that needs to see a resurgence to help the local small business along that section of Western Ave.

The traffic has not returned at the same level at the mall and thus businesses need something new to bring in customers.

Sincerely,

Rick Vesely



Donald Csaposs &lt;csapossd@togny.org&gt;

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**[guilderlandny] Both public hearings - Costco - support (Sent by Shawn Weaver, bgdadywv12@gmail.com)**

1 message

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**Contact form at guilderlandny** <cmsmailer@civicplus.com>

Fri, Jun 16, 2023 at 4:22 PM

Reply-To: bgdadywv12@gmail.com

To: dcsaposs &lt;CsapossD@togny.org&gt;

Hello dcsaposs,

Shawn Weaver (bgdadywv12@gmail.com) has sent you a message via your contact form (<https://www.townofguilderland.org/user/72/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/72/edit>.

Message:

I wanted to write to voice my support in the Costco project. I have family that belong to a Costco and when I visit, I always go. It would be fantastic for Guilderland, my place of employment, to have the first Costco in the Capital District. Not only is Costco an awesome retailer but having a Costco would bring many jobs and careers to Guilderland and the Capital District. I want to thank the Town of Guilderland in following through on this project and I hope we will see a Costco in the future. Let's help with the growth of Guilderland by building Costco in Guilderland. Please apply my support to both public hearings in regards to Costco.



Donald Csaposs <csapossd@togny.org>

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**Costco**

1 message

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**Trisha** <trishalwhalen@gmail.com>

Fri, Jun 16, 2023 at 3:42 PM

To: csapossd@togny.org

To Whom It May concern,

I would like to express my desire and support for a Costco in Guilderland. I believe it would be a great convenience for those of us who live on the outskirts and surrounding towns as now have to drive a substantial distance or order online.

Thank you



Donald Csaposs &lt;csapossd@togny.org&gt;

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**Costco**

1 message

**b Zman** <dzautner56@gmail.com>

Mon, Jun 12, 2023 at 1:39 PM

To: "csapossd@togny.org" &lt;csapossd@togny.org&gt;

Dear Mr. Csaposs

I am a long time Westmere resident and home owner in Guilderland that lives only a short mile from the proposed Costco property. I have followed along with the plans for Costco over the last several years, and wanted to let you know that I am in support of it. I have seen the mall and the perimeter transform into a place that has grown over the years, which is refreshing to see, because I have been to small towns where malls don't survive and have ended up closing their doors. Other businesses in the town have closed as well, leaving schools in dire need of tax revenue that they may never see again.

My grandkids need the tax revenue for their schools so that we can stay ahead of the curve like Guilderland prides itself on. And jobs being created for those that need them, especially at a great company like Costco, is important to welcome into our community. Other businesses on Western Avenue will see the tremendous impact that a solid company like Costco will bring to them as well.

I thank the town, and Pyramid, for understanding what is needed to evolve. I urge Guilderland to make the right decision and approve of the support that it needs from the IDA on all fronts. We need it.

Thank you -  
Doug Zautner  
Church Road  
Guilderland