

## **6.0 OTHER SEQRA CHAPTERS**

### **6.1 Growth Inducement**

The proposed development will induce some growth, specifically the growth envisioned in the Town's recently adopted Comprehensive Plan. Creation of a new gateway to the Guilderland Hamlet area will possibly induce the additional visitors and shoppers anticipated in both the Comprehensive Plan and various other planning studies cited in the Land Use Section of the DEIS. Providing the mixture of uses, including the office buildings, the shops and restaurants, as well as the residential uses will create a new destination in Guilderland, and would accommodate frequent daily visitors.

This new Hamlet Center will not only implement the Comprehensive Plan and PUD proposals, but it could induce some additional nearby development, in accordance with the Comprehensive Plan. Further along the Route 20 corridor to the east and west, the economic spin-off of the new residents and visitors could help fill many of the vacant retail buildings as well as spur the redevelopment of several vacant parcels of land along Route 20 in this area. Other existing businesses along the Route 20 corridor should also benefit from the increased patrons.

As previously stated, the unique concept for the proposed mixed-use Glass Works Village center would not be designed to pull existing retail establishments into this new environment. However, it is possible that some stores or restaurants might decide to move to the Village Center. Given the type of commercial uses already existing in this part of Guilderland and their visible location on Route 20, it is considered to be unlikely that many would elect to move to Glass Work's Village. A more probable scenario is that the Village Center will bring new offices, restaurants and retail establishments to Guilderland. There may be a deli and a specialty-type food and/or clothing stores, but not a 60,000 square foot supermarket or other types of stores already existing on the corridor in close proximity.

Water for the Glass Works Village will be supplied by an existing water transmission main on Winding Brook Drive and Route 20. Sewer will be supplied by existing mains on Winding Brook Drive and a main on the eastern side of the site. No expansion of the water and sewer district is envisioned. The sewer will be owned and maintained by the Town of Guilderland. In the future, sewer service may be provided to other vacant areas along Winding Brook Drive with the Town's approval. Sewer availability may be considered to have growth inducing aspects on Winding Brook Drive. Again, the

anticipated growth of sewer and water infrastructure is consistent with that envisioned in the Town's Comprehensive Plan.

The proposed action will not have a significant growth inducing impact on the Route 20 transportation corridor. The transportation network improvements proposed are not of size to accommodate significant additional growth. They are sized to accommodate the proposed action in an efficient manner, but are not sufficient to accommodate significant additional traffic beyond that posed by the subject action(s). Traffic will continue to function at an acceptable level, but significant additional capacities will not be created. As such, the existing transportation network will not act as a catalyst to inspire development along Route 20. On the contrary, the installation of a traffic signal at the intersection of Winding Brook Drive and Route 20 (and related relocation of the Guilderland Elementary School entrance) has made left turns into and out of Winding Brook Drive safer and more efficient. To the west of the subject site, the current condition and geometry of Mercy Care Lane limits the capacity of that road network to effectively manage traffic above that proposed by the subject action(s). The road is privately-owned and maintained, and is not constructed to typical Town standards. Further development (in addition to the subject action(s)) will likely require significant improvement of Mercy Care Lane to meet Guilderland's roadway requirements.

The action will not have incremental growth-inducing aspects beyond its immediate vicinity.

## **6.2 Energy Conservation**

Construction of the proposed residential and non-residential uses would result in the consumption of gasoline, diesel fuel, oil and electricity used in the operation and maintenance of construction equipment. Once construction is completed, the development would require energy for heating (gas and/or oil), air conditioning and electricity. Site generated vehicular traffic would result in the consumption of fossil fuels. This consumption level is anticipated to be typical of similar residential and non-residential developments in Albany County.

The proposed residential units would be designed to meet or exceed the New York state energy Conservation Code, which requires the use of energy efficient products in all new and renovated construction. The exterior walls and roofs of the structures would have thermal insulation so as to reduce heat loss in the winter and heat gain in the

summer. The windows are likely to be double-paned, insulating glass for winter heating and low emissivity for summer cooling.

### **6.3 Commitment of Resources**

The construction of the proposed residences, retail, office and other commercial space, and the associated roads would involve the commitment of a variety of natural and manmade resources. These resources include, but are not necessarily limited to the following: vacant land, concrete, steel, timber, brick, wood, paint, and topsoil. The operation of construction equipment would also involve the consumption of fossil fuels and the completed development will require electricity, heating oil and/or gas, and the consumption of water that has undergone a purification process that also used electrical resources.

The construction of the proposed development would require a temporary commitment of workers. However, this commitment must be viewed as a beneficial impact to the area's construction industry.

Other long-term service commitments including the services of police and fire departments and town administrative personnel to service the completed development would be offset by the additional tax revenue generated by the Proposed Action, as addressed in Section 5.12 of this DEIS.

### **6.4 Actions Evaluated by this DEIS/Thresholds for Future SEQRA Compliance**

This DEIS was developed by C.T. Male working cooperatively with Atlantic-Pacific Properties, Inc. The Town Board is Lead Agency for this SEQRA review. This document's purpose is to evaluate an action proposed for construction on the lands in the vicinity of the south west corner of Route 20 and Winding Brook Drive in the Town of Guilderland.

This DEIS will be used by the Lead Agency to evaluate the impact-related actions as per 6 NYCRR 617(a)(1). The primary overlapping impacts of this action result from traffic and implementation of transportation improvements. The contents of this DEIS were developed by the Town Board based on information provided on Environmental Assessment Forms submitted with initial applications for development approval.

### **6.5 Modifications Requiring a Supplement to the Final Draft Environmental Impact Statement**

Project modifications as may be proposed after adoption of the final DEIS and Findings Statement will require review of environmental impacts to assess the need for additional SEQRA investigation. Depending on the extent of the proposed modification, a supplement to the Final Environmental Impact Statement may be necessary (6 NYCRR 617.10 (d)). The supplemental EIS would be an appendices to this document, and rely on its general contents. It would be developed to evaluate a specific project modification. A supplemental EIS will be required for a project modification that exceeds any one of the following thresholds:

1. Posing impacts to an environmental resource not adequately addressed in this DEIS.
2. Proposing an increase in density that poses a significant environmental impact on or near the site(s).
3. Proposing an increase or change in site activity that poses a significant environmental impact on or near the site(s).
4. Proposing disturbance to lands of the Pine Bush Preserve.

### **6.6 Actions Outside the Content of this DEIS**

This DEIS has focused only on evaluating the impacts of the proposed Glass Works Village project and related transportation improvements. It does not evaluate other development projects that may be proposed in the subject vicinity of Route 20, Mercy Care Lane, and Winding Brook Drive. Also, it does not evaluate long range "build-out" scenarios for the subject geographical area. Future proposals will require environmental review in accordance with 6 NYCRR Part 617. Actions likely to be the subject of an environmental impact statement are identified as Type 1 under SEQRA (6 NYCRR 617.4).