

Mr. Ken Kovalchik, kovalchikk@togny.org

Date October 1, 2019

Town of Guilderland Planning Board

Town Hall, PO Box 339

5209 Western Turnpike

Guilderland, NY 12084

Dear Mr. Kovalchik,

I have been a resident of Guilderland for more than 40 years. I have actively followed land use issues for more than 30 of those years. What follows is a list of issues I request be added to the Scope of the EIS for the Rapp Road Development Project, the initial phase of which alone will include 222 upscale apartments and townhouses and retail space on 20 acres of a buffer of wooded land bordering a quiet residential portion of Guilderland and the Historic Rapp Road community and lands of the Albany Pine Bush designated for preservation and protection. The initial phase of the Project will clear cut much of the buffer and significantly and negatively affect lands designated for protection.

1: The EIS Scoping Document and Process should fully cover the environment impact and the intrusion of the Project on the residential and Historic Rapp Road Community and their respective traffic patterns. This portion of the EIS Document and Process should include consideration to moving the Project closer to Crossgates Mall. The assurances and promises Crossgates/Pyramid have made to the people who live in close proximity to Crossgates must be put in writing so years from now, these promises will not be forgotten.

2. Crossgates/Pyramid owns a number of parcels in the vicinity of the Crossgates Mall. The EIS Scoping Document and Process must include a description of any plans Crossgates/Pyramid has to develop any or all of those properties so that the Planning Board and the immediately affected residents and all Guilderland residents can evaluate the additional impact and how it will eventually add to the impact of the Project.

3. Pyramid also owns the Destiny Mall in Syracuse. Pyramid must disclose whether its vision for the Destiny Mall and what it has learned about the changes being made to the business model for the Destiny Mall will be applied to the business model for Crossgates Mall. Even though the property taxes and school taxes paid by Crossgates are significant enough that it is not in the interest of Guilderland for current or future business models for Crossgates to fail, the EIS Scoping Document and Process should fully document that the Destiny Mall is experiencing catastrophic

financial difficulties that may eventually impact the viability of Crossgates Mall.
https://www.google.com/search?q=Did+Destiny+Mall+go+bankrupt&rlz=1C1APWK_enUS863US863&og=Did+Destiny+Mall+go+bankrupt&aqs=chrome..69i57.15616j1j7&sourceid=chrome&ie=UTF-8

4. In order to assist Pyramid/Crossgates efforts to redefine its business model to remain viable the Westmers Corridor Study was added to the studies associated with the Comprehensive Plan. The Westmere Corridor Study introduced the Town to Transit Oriented Development Districts (see pages 58, and 60 -->) The Town following the recommendation of the Westmere Corridor Study passed a Local Law creating the Transit Oriented District around Crossgates Mall in an effort to improve the public's shopper and entertainment access to the mall.

https://www.townofguilderland.org/sites/guilderlandny/files/uploads/final_westmere_final_report_2016-12-2.pdf

Since the Capital District Transportation Committee is one of the sponsors of the Westmere Corridor Study, it should be noted that the Colonie Center Mall DOES NOT allow CDTA Busses to pick up or drop off passengers on the Colonie Mall's property! On the other hand, if CDTA had its wish Crossgates Mall would become a Capital District "Port Authority" Bus hub per the image below. The EIS Scoping Document should (?) include the impact of a full buildout of the "Purple BRT Line" and the CDTA Crossgates terminal.

https://www.google.com/search?q=cdta+purple+line&rlz=1C1APWK_enUS863US863&og=CDTA&aqs=chrome.1.69i57j35i39l2j0l3.12994j0j7&sourceid=chrome&ie=UTF-8



Thank you for your consideration

Charles Klaer
829 Meadowdale Road
Altamont, New York 12009

(518) 861 8128