

**RESOLUTION OF THE TOWN OF GUILDERLAND PLANNING BOARD  
TO ACCEPT THE DRAFT ENVIRONMENTAL IMPACT STATEMENT  
FOR THE RAPP ROAD RESIDENTIAL /WESTERN AVENUE  
MIXED USE REDEVELOPMENT PROJECTS**

February 12, 2020

1. In November 2018, Rapp Road Development, Inc. (the "project sponsor") submitted site plan and subdivision applications to the Planning Board seeking approval of development of 222 one and two bedroom apartments in five buildings with underground and surface parking on a ±19 acre site on Rapp Road (Site 1).
2. On July 10, 2019, following a coordinated review pursuant to the New York State Environmental Quality Review Act and its implementing regulations ("SEQRA"), the Planning Board determined to act as SEQRA Lead Agency.
3. Since the Rapp Road project ("Site 1") is in the immediate vicinity of two other developable sites within the Town's Transit Oriented Development ("TOD") District that is owned or controlled by entities affiliated with the project sponsor that utilize the same transportation and municipal facilities, the Planning Board determined that there may be a potential significant cumulative adverse environmental impact which should be evaluated in a Draft Environmental Impact Statement.
4. The second development area evaluated in the DEIS is located within the TOD at the intersection of Crossgates Mall Road and Western Avenue ("Site 2") and is analyzed for development of a potential ±160,000 square feet Costco store and an fueling facility on ±16 acres.
5. The third development area is located on ±11.34 acres of TOD zoned property between Site 2 and the hotel site ("Site 3"), however, there are no development plans for this acreage and analyzed conceptually in the DEIS for potentially ±115,000 SF of retail, 50,000 SF of office space, and 48 apartments.
6. On August 14, 2019, the Planning Board adopted a Positive Declaration requiring preparation of a draft environmental impact statement and a Draft Scope for the environmental impact statement.
7. The Planning Board determined to accept written comments on the Draft Scope until September 17, 2019 (34 days), which was then extended to October 2, 2019 (59 days).
8. On October 23, 2019, the Planning Board, after due consideration, adopted the Final Scope.

9. The project sponsor prepared the DEIS and the DEIS was evaluated by the Planning Board, and its professional consultants, who have recommended that the Planning Board accept the DEIS as complete for the purpose of public review and comment.
10. The Planning Board determines to accept the DEIS because it meets the requirements of the Final Scope, 6 NYCRR §617.8(g) and §617.9(b), and, therefore, it is adequate with respect to its scope and content for the purpose of commencing public review and comment and provides the public and involved and interested agencies with the necessary information to evaluate potential project impacts, alternatives, and mitigative measures.
11. The Planning Board further determines that a public hearing shall be conducted on **March 11, 2020** at 7:00 PM at Guilderland Town Hall to consider the DEIS, as identified on the attached notice of completion of DEIS and notice of SEQRA public hearing, and that the public comment period shall expire at the close of business on **March 23, 2020**.
12. The Planning Board directs that the Town Planner take all action necessary to publish, file and circulate the necessary notices and the DEIS as required by SEQRA.

Dated: February 12, 2020

Stephen Feeney, Chairman	Voting <u>In Favor</u>
Amanda Beedle	Voting <u>In Favor</u>
Terry Coburn	Voting <u>In Favor</u>
James Cohen	Voting <u>In Favor</u>
Herb Hennings	Voting <u>Absent</u>
Gustavo Santos	Voting <u>In Favor</u>
Thomas Robert	Voting <u>In Favor</u>