

Date: September 16, 2019

Stephen Feeney  
Chairman  
Guilderland Town Planning Board  
Guilderland Town Hall  
P.O. Box 339  
Guilderland NY 12084

Dear Mr. Feeney:

I am writing today to express my opposition to the Rapp Road Development project.

As more residents in the area come forward it has become obvious that more time is needed to complete the application process.

A current and up-to-date *comprehensive* traffic study is needed in order to determine traffic flow and congestion in the area.

There is a proposed physical barrier on Rapp Rd. that will disconnect residents in the existing Pine Bush communities from Western Avenue.

That barrier will add considerable transit time for residents to access businesses on Western Ave. and Crossgates Mall Access Road, in addition to a real burden for folks to access I-87 and Albany International Airport.

With the barrier there will be diminished capability for emergency responders to access the Pine Bush residents.

The Rapp Road Town Homes Development is slated to be built in a newly formed zoning district, a TOD or Transient Oriented District. One of the motives for creating this district was to "...incentivize development ...and utilize resources within and near the TOD's boundary, including...a robust transit service with high ridership..."

Pyramid Properties has openly admitted during discussions about the project that the target audience for occupants of this complex will be people from the very high end of the income scale. None of those occupants is ever going to utilize the bus that stops in front of the complex. This project will not come close to fulfilling the goal of utilizing the public transportation goal of the TOD.

An obvious question to many of the residents of the area is why cannot Pyramid build this project on one of the west side parking lot areas that is currently vacant? This question was posed by several of the members of the Guilderland Conservation Advisory Council when they walked the property lines of the proposed project. Pyramid's response was that they just didn't want to do that.

The Rapp Road Town Homes Development project is proposed on a site delicately close to the Rapp Road Community Historic District, recognized on both national and state historic site registers.

Much of the important character of the District has been lost through encroachment over the years. More development encroaching its boundaries will create an everlasting threat to its very existence.

In addition, I wholeheartedly agree with all of the environmental objections to this project presented by Save The Pine Bush.

Sincerely,

Gordon McClelland  
Resident/Town of Guilderland

P.S. As for some housekeeping issues: The map that explains the Draft Scope was not attached to the Draft Scope when that document was originally posted.

The documents presented by the Planning Board are replete with acronyms without a key list of what they stand for. Our residents need that list of descriptors in order to decipher and translate what they are reading.