

STATE ENVIRONMENTAL QUALITY REVIEW ACT

POSITIVE DECLARATION

NOTICE OF FULL ENVIRONMENTAL ASSESSMENT

FORM PART 3 - EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS AND DETERMINATION OF SIGNIFICANCE

This notice is issued pursuant to and in accordance with Article 8 of the New York State Environmental Conservation Law and the regulations promulgated thereunder and set forth at Title 6, Part 617 of the New York Code of Rules and Regulations (collectively, the State Environmental Quality Review Act, or "SEQRA"). The Town of Guilderland Planning Board (the "Planning Board"), acting as Lead Agency, has determined that the proposed Rapp Road Residential development described below, if considered with certain additional land within the Town's newly enacted Transit Oriented District owned by the project sponsor or affiliated entities, may have a potentially significant cumulative adverse environmental impact. Therefore, a Positive Declaration of Environmental Significance should be issued and a Draft Environmental Impact Statement prepared.

Reasons supporting this determination are explained below.

Project Name: Rapp Road Residential Development and Additional Lands

Lead Agency: Town of Guilderland Planning Board
Guilderland Town Hall,
P.O. Box 339
5209 Western Turnpike
Guilderland, NY 12084

SEQRA Status: Type I: XX Unlisted: _____

Location: The Rapp Road Residential project is located on the west side of Rapp Road on approximately 19.68 acres of vacant land (tax map nos. 52.01-3-3; 52.01-3-4.2; 52.01-3-5.1; 52.6-2-8.1; 52.10-1-25

In addition, this Positive Declaration concerns the cumulative impact arising from development of lands located east of Crossgates Mall Road at Western Avenue, and extending westward to the hotel parcel (52.01-1-8). These lands encompass two development parcels of approximately 15.0 and 11.34 acres shown on the attached plan, and described in more detail below.

Description of Action:

The proposed action concerns land located within the Town's recently enacted Transit Oriented Development ("TOD") District to the west and southwest of Crossgates Mall. There are three development areas within the TOD that will be analyzed in the environmental impact statement.

Rapp Road Residential development proposes development of 222 one and two bedroom apartments in five buildings on the ± 19 acre site. See Site 1 on the attached plan. The Rapp Road Residential site plan and subdivision applications were filed in November 2018, and show two five-story buildings and three two-story buildings with underground and surface parking with ±3,900 SF of commercial space. The plans also identify a potential future development area in the northern portion of Site 1. The record for this development currently includes expert reports on traffic, environmental, stormwater management and archeological resources.

A second development area (Site 2 on the attached plan), is a proposed retail site. Site 2 is located on the corner of Crossgates Mall Road and Western Avenue and proposes ±160,000 square foot of retail and a fueling facility on ± 15 acres.

A third development area (Site 3 on the attached plan) is located on additional TOD acreage between Site 2 and the hotel site. There are no current development plans for this acreage and a zoning-compliant conceptual plan will be developed and analyzed for purposes of the environmental impact statement. This development area was previously evaluated for potential future development as part of the environmental review for the CDTA transit center transit center project at Crossgates. Based on the prior analysis, the following potential uses will be evaluated: retail, office and residential.

Reasons Supporting This Determination:

The Guilderland Planning Board, as lead agency, has considered the criteria for determining significance as set forth in SEQRA regulations at 6 NYCRR § 617.7, and has evaluated the proposed action's potential environmental impacts as identified in the Full EAF Parts 2 and 3. Extensive analysis was provided through the preparation of an expanded Environmental Assessment Form for the Rapp Road Residential development for purposes of assessing the impacts of that project, including a Stormwater Management Report/SWPPP, Traffic Impact Study and supplemental traffic report, Phase I Archeological Investigation, and Vegetation, Wildlife and Soil Conditions Report. In addition, two public meetings were held by the Planning Board on the proposed Rapp Road Residential project, and written comment letters were received from agencies and members of the public. Several commenters indicated that the environmental review should include the preparation of an environmental impact statement.

Based on this record, and giving consideration to the development potential of additional TOD zoned lands under ownership or control of the Applicant that will utilize the same transportation network and municipal utilities, the Planning Board has determined to undertake a cumulative impact review of the areas described in Part 3 of the EAF and shown on the attached plan.

Potential significant adverse environmental impacts include:

- Change in traffic levels;
- Change in ground or surface water quality and quantity and potential drainage problems;
- Change in the intensity of use of land and the capacity of sewer facilities to support the uses;
- Affect on the movement of endangered, threatened and/or special concern species and impacts to significant habitat areas; and,
- Affect on the character or quality of important historical resources or existing community/neighborhood character.

Scoping

A scoping process will be undertaken to develop a written document which outlines the topics and analyses of potential environmental impacts that will be addressed in the Draft Environmental Impact Statement. The Draft Scope provided by the project sponsor will be circulated by the Planning Board to all involved and interested agencies and anyone requesting a copy. The Draft Scope will also be posted to the Town's web site at www.townofguilderland.org/planning-board, and sent to the NYSDEC Environmental Notice Bulletin for publication. The lead agency will accept comments on the Draft Scope from involved and interested agencies and the public from August 15, 2019 through close of business on September 17, 2019. Written comments should be addressed to the Town Planner, Kenneth Kovalchik at the address below.

For Further Information:

Contact Person: Kenneth Kovalchik, Town Planner
Address: Guilderland Town Hall,
P.O. Box 339
5209 Western Turnpike
Guilderland, NY 12084
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Email: kovalchikk@togny.org

Copies of this Notice sent to:

Town of Guilderland, Supervisor
Town of Guilderland Town Board
Town of Guilderland Zoning Board of Appeals
New York State Department of Transportation, Region 1
New York State Department of Environmental Conservation, Region 4
New York State Office of Parks, Recreation and Historic Preservation
City of Albany, City Clerk
Albany County Planning Board
Environmental Notice Bulletin