



Jessica Montgomery <montgomeryj@togny.org>

Fwd: Questions for the IDA

Donald Csaposs <csapossd@togny.org>
To: Jessica Montgomery <montgomeryj@togny.org>

Fri, May 26, 2023 at 9:57 AM

----- Forwarded message -----

From: **Robyn Gray** <robyn3201@gmail.com>
Date: Thu, May 25, 2023 at 3:30 PM
Subject: Questions for the IDA
To: Donald Csaposs <csapossd@togny.org>

Dear Mr. Csaposs,

Listed below are the questions we have regarding the Public Hearing scheduled for May 31, 2023.

We look forward to your responses. They may be sent to me at the above email address.

1- As you know, IDA's operate under the New York State Municipal Law. How does this project meet the Municipal Code, specifically sections 862 and 859-a?

2- With the demolition of the homes on the site, and the building of a new 160,000 +or- size warehouse, what recycling will be done for reuse of materials or left over material from building? Will there be recycling of some of these materials to the general public? Will this debris be recycled to appropriate landfills and where?

3- Crossgates Releasco asked the Town to condemn the roads in their parcel and part of the road to Crossgates Mall. Why are these roads being taken by eminent domain rather than having the issue put before the public in a permissive referendum? Where did this idea come from? Who is responsible for pursuing eminent domain rather a permissive referendum? Why would you not give residents the option to vote on such a project in our town?

4- How did Crossgates Releasco arrive at the statement that there is a lack of wholesale goods available to the residents of Guilderland when you compare COSTCO to BJ's, Sam's Club and Albany Restaurant Supply in your application?

5- If this business is seeking minimal money in terms of loans as outlined in their application for this project, why do they need tax relief and why? When evaluating tax incentives, could the board take into consideration the potential burden on county residents who also bear some of the cost? The amount of tax relief is estimated to be \$2,123,600.00 in Sales and Use Tax and \$75,000.00 in Mortgage Recording taxes.

6- If the IDA does not grant the request for tax incentive/abatement, do you honestly believe that they will abandon the project? COSTCO has already signed a 25 year lease with options for the property. What proof has Crossgates Releasco offered up for their inability to move forward without tax relief?

7- On July 18, 2019, the Climate Leadership and Community Protection Act (Climate Act) was signed into law. New York State's Climate Act is among the most ambitious climate laws in the nation and requires New York to reduce economy-wide greenhouse gas emissions 40 percent by 2030 and no less than 85 percent by 2050 from 1990 levels.

How does the applicant and the IDA explain how the presence of 18 gas pumps complies with the requirements of the CLCPA? Why are there not more charging stations rather than gas pumps? The

increase was negligible in light of this legislation.

8- What will be the response to the odors from 18 gas pumps and will be done to prevent or mitigate this?

9- Will Commercial trucks be limited to daytime use? What will be done to ensure that the neighborhoods are not forced to deal with loud business related noise during evening and overnight hours? Will there be adherence to the Town Code on Noise?

10- Given that this company has sued the town over tax assessments consistently for many many years in the past, and that we keep hearing that the credit rating for this company (Pyramid/Crossgates Releasco) has dropped to a 'C' level, why would you consider giving them any tax relief at all? Has the school district been notified of this and what is their response? With the increased taxes to be assessed by our school district, we the residents will be responsible for making up the difference of this company suing our town.

Thank you for your consideration and answer to our questions.

Guilderland Coalition for Responsible Growth
Mothers Out Front
Save The Pine Bush

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Donald Csaposs

C.E.O., Town of Guilderland I.D.A.

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