



January 5, 2023

Kenneth Kovalchik, AICP

Town Planner

Guilderland Town Hall – 2<sup>nd</sup> Floor

5209 Western Turnpike

PO Box 339

Guilderland, NY 12084

COSTCO – Guilderland, New York

Colliers Engineering & Design Project No. 13001204A

Dear Mr. Kovalchik:

We are in receipt of GPI's letter dated November 15, 2022, regarding the above referenced project. Following a thorough internal review, we offer the following responses to the comments and sketch plan (Responses are in bold).

Our principal concern is the location of the full-movement driveway on Crossgates Mall Road. Unfortunately, we are no longer able to have a driveway entrance in close proximity to the store entrance because of safety. **Costco carefully designs access points into the site with great thought, making sure the safety of our members is of the utmost importance. A safety is created when an access drive is placed in such a way that causes our members and employees to drive straight past the store entrance.**

Please know we have taken all of the comments into consideration and feel it is essential that we meet in person or by Zoom with the town officials to finalize the site plan.

# **Plan Review Comments**

1. Eliminate "Skewed" Access? The skewed access will be eliminated and included in the next plan submission.
2. Provide additional landscaped islands to break up 400' long 13' high wall? Landscaped islands are provided to break up the parking in this area and also to optimize the available space for parking stalls. Additional landscaped islands will result in a loss of required parking spaces. It should be noted, the perimeter of the site is well landscaped.
3. Provide fence detail on top of wall. A retaining wall detail showing the fence on top of the wall will be included in the next plan submission.
4. Provide curbed landscaped green strip to prevent high speed travel across lot. We are not able to include this because it will result in a loss of required parking spaces.
5. Landscaping/screening on top of wall. Landscaping/screening will be provided along the top of the wall. This will be included in the next plan submission.
6. Provide ped connection? Pedestrians are being directed towards the multi-use path along Crossgates Mall Road to prevent pedestrians from crossing in front of the truck loading dock because it is a safety concern.
7. Eliminate dead-end parking aisle. Additional green space/snow storage. Breaking up the parking lot as shown in the sketch eliminates required parking. As an alternative, we proposed to eliminate the dead-end condition by providing a one-way exit onto Gabriel Terrace. Snow storage area(s) will be shown and included in the next plan submission.
8. Provide street trees along Gabriel Terrace. Street trees will be provided along Gabriel Terrace. The landscape plan will be show it in the next plan submission.
9. Less obstructed truck access? Truck turning has been shown on the plan to demonstrate that there is sufficient room for trucks to maneuver as needed. Delivery trucks and customer's vehicles are arriving at different times.
10. Consider moving multi-use path to the east side of Gabriel? No logical terminus near Western Ave. on west side. The multi-use path will be relocated to the east side of Gabriel Terrace. It will be included in the next plan submission.
11. Shift access drive to the north to accommodate additional parking lot. Moving the drive aisle to the north does not result in additional parking as the land is not part of the Costco site.
12. Eliminate "nook" spaces. The parking lot has been designed to maximize landscaping and the number of stalls. We are not able to include this because it will result in a loss of parking spaces.
13. Increase number of EV spaces? The number of EV spaces provided is consistent with Costco's current design standard.
14. Pull Parking out of front setback. For corner lots, the parking setback is 20' from one street line and 5' from the property line otherwise. The 20' setback has been provided along Rapp Road, and 5' has been provided otherwise.
15. Provide curbed 10' wide ped connection. The gore stripe walkway is in accordance with Costco's standards and meets ADA requirements.
16. Additional landscaping/screening. Additional landscaping/screening will be provided at

the south west corner of the site.

**Alternate Access/Parking Field**

1. Green space/snow storage. **Snow storage areas have been identified on the plan. The area indicated on the sketch plan is not part of the Costco site.**
2. Shift access drive to the south. Allow for larger parking field near building. **The access drive cannot be shifted to the south as it would encroach on a property that is not part of the Costco site.**

We are eager to move forward as quickly as possible in an effort to begin construction later this year. Should you have any questions or require additional information please do not hesitate to contact this office.

Sincerely,



Heidi Jewell

Costco Wholesale – Director of Development