

RAPP ROAD DEVELOPMENT, LLC
4 Clinton Square • Syracuse, NY 13202

January 30, 2020

Mr. Steve Feeney, Planning Board Chair
Mr. Ken Kovalchik, Town Planner
Guilderland Town Hall - 2nd Floor
5209 Western Turnpike
P.O. Box 339
Guilderland, NY 12084

**Re: Rapp Road Residential/Western Avenue Mixed Use Redevelopment Projects.
Draft Environmental Impact Statement (DEIS)**

Dear Chairman Feeney, Planning Board Members and Ken:

Enclosed please find a USB flash drive containing the complete Draft Environmental Impact Statement (DEIS) for the Rapp Road Residential/Western Avenue/ Mixed Use Residential Development Projects.

We appreciate all of the comments and recommendations received.. The time spent meeting to convey comments and recommendations to us has been helpful.

By way of reference, the DEIS is a compilation of five binders. Binder 1 includes a very detailed executive summary; as well as all of the text analyzing each of the environmental aspects covered by under the State Environmental Quality Review Act (SEQRA) that includes key figures/visuals related to the developments. Binders 2-5 include third-party consultant reports and data prepared by the six professional consulting firms who have assisted in the preparation of the DEIS.

The DEIS outlines in great detail the scope of the proposed developments; with a specific emphasis on the pending applications for the development of 222 residential living units in five building that have been before the Planning Board since November of 2018 (Site 1) and the Costco Special Use Permit application that was submitted to the Zoning Board of Appeals November of 2019 (Site 2).

As you are aware, over the last year we have had multiple meetings with neighborhood groups and other key stakeholders to explain the projects and address comments and concerns that have been raised. The DEIS includes all of the details on the scope of the project and on the commitments we have made.

Here is a brief summary of some of those items:

Westmere Terrace Neighborhood – Construction of 20 foot berm with pine trees and a new fence will be added at the south end of the Rapp Road Development site to serve as

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a buffer between the Westmere Terrace neighborhood and new residential development. The existing cul-de-sac will be relocated to property owned by a Pyramid related entity at 28 Westmere Terrace. Additional pine trees will be added around the perimeter of the relocated cul-de-sac. The DEIS also includes two alternatives that provide a northbound one-way vehicular exit from Westmere Terrace to Rapp Road as a means to access Western Avenue.

Paden Circle Neighborhood – Additional pine trees will be planted on the existing berm located along the western boundary of the Rapp Road Development site for screening purposes.

Rapp Road Historical District (RRHD) – We will continue to work with the Rapp Road Historic District and local government to mitigate broader traffic comments that have been raised. Additionally, at the request of the RRHD, we have agreed convey five parcels owned by Pyramid related entities located in the historic district to the RRHD.

Albany Pine Bush Preserve Commission (APBPC) – At the request of the APBPC, we have agreed to convey three parcels totaling ±8.4 acres of land owned by Pyramid related entities located to the APBPC located in APBP Area 62 which is on the north side of Crossgates Mall adjacent to Rapp Road. Area 62 has previously been identified by the APBPC for full protection. Additionally, we have agreed to provide enhanced interior/exterior educational and outreach opportunities at Crossgates mall that promote the conservation efforts to protect and grow the Karner blue butterfly.

Traffic Mitigation – Maser Consulting has analyzed the recently provided VHB analysis of Crossgates Mall Road / intersection with Rapp Road report and has outlined modifications to improve the flow of traffic.

We remain readily available to answer any questions and look forward to commencing the public comment process.

Thanks in advance for your consideration.

Sincerely,

Pyramid Management Group, LLC



James L. Soos
Director of Development

Cc: Supervisor Peter G. Barber
Enclosure