

May 25, 2020

Kenneth Kovalchik, AICP

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Town Planner, Town of Guilderland

Dear Mr. Kovalchik:

I would like to express my concerns about the negative environmental and life-style impacts of the proposed Site 2 Crossgates/COSTCO project and the potential Site 3 plans on my property and residence at 1685 Western Avenue.

While I recognize that Crossgates owns the many properties located in Sites 2 & 3, and am appreciative that Crossgates staff have indicated a willingness to take measures to ensure minimal impact on my property, my home and my health, I wish to share some of my major concerns in writing, so that the Town of Guilderland is aware of these concerns.

In particular:

1. Current draft project plans do not show a cul-de-sac at the planned **terminus of Lawton Terrace**. A cul-de-sac is needed for commercial vehicles and automobiles. For example, vehicles such as town snowplows, town leaf pickup, the waste hauler, USPS and other commercial vehicles will have no place to turn around. Also, many cars currently turn onto Lawton Terrace, the drivers thinking that they can access the Crossgates Mall Road. This traffic will only increase once the COSTCO is built. Without a cul-de-sac, these vehicles will have no safe or convenient place to turn around to return to Western Avenue. Some will try to turn around in my driveway/yard off of Lawton Terrace, as they currently do. In addition to a cul-de-sac, I ask that a large DEAD END sign be placed in a visible and prominent location at the corners of Western Ave. and Lawton Terrace to discourage attempts to access the COSTCO site.
2. **Proximity of proposed Site 2 COSTCO parking and building to my property line, fencing and landscaping to address environmental and security concerns.** The planned buffer in the current plans between my property line and proposed COSTCO parking spaces is insufficient. Please extend by

an additional 100 feet. For your information, the Crossgates staff have verbally indicated to me that my property will be entirely fenced to my satisfaction, using fencing material of my choice, in order to ensure my security and prevent trespass. Also, Crossgates property at the north end and west side of Lawton Terrace should be fenced to discourage people from cutting through from the COSTCO parking lots to Western Avenue. The type/height of fencing and the placement of the fencing bordering my property should be subject to my review and prior approval. Also, several gates are needed to provide me easy access to my front lawn (which will not be fenced) for lawn and garden maintenance and to Lawton Terrace for garbage pickup. There should also be a vehicle access gate for vehicles turning from Lawton Terrace into my driveway near the rear of my property. The gate should be large enough to accommodate commercial vehicles such as a pickup truck with a plow, or an oil delivery vehicle. Crossgates has agreed to provide landscaping as a buffer on the parking lot side of the fencing and on my property-side (as approved by me) in order to hide the fence and preserve visual appeal. I am concerned that Crossgates and/or COSTCO provide in writing their long-term permanent commitment to maintaining (and replacing if need be), the fencing and the landscaping on both sides of the fence (for example, replacing arborvitaes or other plantings if they die).

- 3. Additional measures are needed to ensure protection from negative environmental impacts.** Current plans show no erosion fencing. The parking lot appears to be higher than my property which could cause drainage issues. It is understandable that there will be a reduction in air quality as Crossgates demolishes all the buildings on the properties surrounding my property in Sites 2 & 3. However, I ask that all possible precautions be taken to keep negative impact at a minimum. If this project is approved, I ask that the Town please deny all construction vehicles the use of Lawton Terrace during the construction phases. Long term, the new fencing and landscaping and extended 100 foot buffer area on the north side of my property line should help to prevent debris from the parking lots and the stores from entering my property. However, increased noise and vibrations from store activity during business hours and from potential nighttime activities such as garbage removal, gasoline deliveries, other

commercial deliveries, and snow removal are also of concern. Increased lighting from the COSTCO store, the planned gas station and the parking lots is also of concern. Increased traffic and pollution from 700+ cars, in addition to an increase in the already congested traffic on Western Avenue is also of concern. Dust, air pollutants and noxious odors such as gasoline fumes and car exhaust will be a detriment to myself and other nearby residents. I ask that these concerns be taken into consideration as Crossgates and COSTCO make plans for demolition schedules and processes, for determination of hours of store operation, for hours and routes of scheduled deliveries and for hours for property maintenance such as snow removal.

Thank you so much for your consideration of my concerns. Please do not hesitate to reach out to me if you have any questions.

Viola M. Desch, 1685 Western Avenue, Albany, NY 12203.