

To: Guilderland Planning Board

From: Guilderland Conservation Advisory Council

Date: September 29, 2014

Re.: POPOUT Subdivision – Crossgates Mall

APPLICATION

Applicant(s): Crossgates Mall General Company NEWCO, LLC
Crossgates Mall Road, Albany, NY 12203

One

Proposed Subdivision: A proposed two lot subdivision of \pm 0.73 acres.

Location: South side of Crossgates Mall 375 feet east of Dick's Department Store.

Zoning: General Business.

Site Inspection Summary:

Site Inspection Date: Sept. 18, 2014

Meeting Attendees: (September 15, 2014) Presenter Robert L. Sweeney; GCAC Members Kevin Connolly, Sean Maguire, Gordon McClelland, Gustavo Santos, Steve Wacksman and John Wemple, Chair.

Inspected by: Joseph Castaldo of PYRAMID; GCAC Members Kevin Connolly, Gordon McClelland, Gustavo Santos, Steve Wacksman and John Wemple, Chair; and Kevin Connolly separately on same date.

Conclusions: GCAC does not envision any adverse environmental impact from the development of this relatively small addition to the Mall other than possible increased passenger vehicle emissions. These emissions may very well be lessened by greater use of public transportation to and from the Mall especially since the CDTA bus terminal is near the front entrance to the popout. GCAC recommends that prior to and during the construction of the popout, close scrutiny by the Town should be taken related to drainage from the roof to help guarantee appropriate stormwater management.

Submitted by: _____

John G. Wemple, Jr. - Chair

INSPECTION DETAILS

Applicant(s): Crossgates Mall General Company NEWCO, LLC

Address: One Crossgates Mall Road, Albany, NY 12203

Background: According to Presenter, Crossgates proposes to subdivide one of the existing parcels which makes up Crossgates for the purpose of having a new parcel (PARCEL # 8 on the amended final plat plan) which has a 21,000 sq. ft. footprint on this new \pm 7.2.3 acre parcel which is on the south central portion of the mall. It is planned that the

two story popout addition will have four tenants, two up and two down, occupying 42,000 sq. ft. Two would be restaurants and two would be entertainment facilities. Presenter noted that the application process was started in December and that the subdivision is to create a mortgage financial parcel and that it is rally lines on the paper.

Topography: Presenter noted that the parcel is level and currently is for parking and roadway. At time of site visit, GCAC also noted that the Parcel #4 is flat and is currently in the early stage of construction.

Vegetation/Trees: Presenter noted that the greenery has been pushed out but there will be no less green space since plan, as shown in the conceptional drawing, is to have greenery in the parking lot divider(s).

Soil: According to the Presenter, soil is sandy. A review of the soil map on Sheet Number 19 from "Soil Survey of Albany County, New York" -1992 – by James H. Brown indicates that the soil under this portion of Crossgates Mall was **Colonie loamy fine sand, rolling (CoC)**– This rolling soil which is very deep and well drained to somewhat excessively drained. Slopes range from 8 to 15 percent. The seasonal high water table in this Colonie soil is at a depth of more than six feet, but it may fluctuate to within 3 ½ feet of the surface for very brief periods in early spring. Depth to bedrock is more than 60 inches. Permeability is moderately rapid or rapid. The available water capacity is low, and surface runoff is medium. The main limitation of this soil on sites for dwellings with basements is the excessive slope on rolling topography. Designing dwellings to conform to the natural slope or landscaping helps overcome this limitation. The main limitation of this soil for local roads and streets is the slope. Grading and excavation costs are higher than in lesser areas of Colonie soils. Constructing roads on the contour wherever possible or landscaping and grading help overcome the slope limitation. The main limitation affecting the use of this soil as a site for septic tank absorption fields is a poor filtering capacity. The soil has moderately rapid or rapid permeability and so is a poor filter of effluent. Consequently, ground-water contamination is a hazard. A specially designed septic tank absorption field or an alternative system will properly filter the effluent. Other soils that have a moderate permeability rate are better suited to this use. The type of soil (CoC) was also verified by a review of the soil map on the USDA website.

Drainage/Wetlands: While at the time of the 9/15 presentation, Mr. Sweeney noted there would be no negative impervious surface, Mr. Castaldo clarified that there would be no increase in impervious surface; and they both noted that drainage would be to the southeast toward the stromwater retention basin.

Septic/Wells: Plan is to hook up to Town water and sewer.

Visual Impact: Presenter's impression as to the visual impact is that the planned popout addition will be "great" instead of the existing blank wall, which has already been dismantled. GCAC

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agrees that the popout, as seen in the concept drawing, will be an enhancement to the Mall in place of a plain wall.

Endangered Species: According to Presenter, the Karner Blue area is on the north side of the Mall; and he does not know of any Indiana bats on the parcel. At time of site visit, GCAC did not see any endangered species and does not envision any impact of this subdivision on endangered species.

Historical Considerations: Presenter noted the Mall has been there for over thirty years. GCAC feels that there are no items of historical significance to be found on the parcel unless contractors uncover something when they undertake any needed excavation in construction of this popout addition.

Submitted by: _____

John G. Wemple, Jr. - Chair