



**GUILDERLAND PLANNING BOARD**  
**PLANNING BOARD**  
**P A C K E T**  
**JANUARY 10, 2024**  
**07:00 PM**

**A G E N D A**  
**GUILDERLAND PLANNING BOARD**  
**PLANNING BOARD**  
*JANUARY 10, 2024*  
*07:00 PM*

1. Call to Order

2. Introduction of New Planning Board Members

- Darrell McKnight
- Dominic Rigosu

3. Concept Plan Review for a 2 Lot Minor Subdivision - Grant Hill Road - Emery & Patricia Lemieux

The applicant is proposing a 2 lot subdivision of 80.5 acres of land (Tax ID# 61.00-2-12.1) located in the RA3 District. Lot 1 would consist of 1.9 acres and would be located on the west side of Grant Hill Road. Lot 2 would consist of 78.51 acres and would be located on the east side of Grant Hill Road. An area variance for lot size reduction would be required on Lot 1.

Attachment: [Town Planner Memo](#)

Attachment: [Grant Hill Road Minor Subdivision Application](#)

Attachment: [Grant Hill Road Minor Subdivision Concept Plan](#)

Attachment: [Grant Hill Road Minor Subdivision Project Narrative](#)

Attachment: [Grant Hill Road Minor Subdivision SEQR EAF](#)

4. Site Plan Review Associated with a Special Use Permit - Change in Tenancy from General Office to Local Retail - 1648-1652 Western Avenue - Hiam Corporation

The applicant is proposing a change in tenancy within an existing 4,988 square feet building to a local retail business (meat market) on 0.73 acres of land located in the Local Business LB) District.

Attachment: [1648-1652 Western Avenue Site Plan.pdf](#)

Attachment: [1648-1652 Western Ave Floor Plan.pdf](#)

Attachment: [1648-1652 Western Ave Project Narrative.pdf](#)

Attachment: [1648-1652 Western Ave SEQR EAF.pdf](#)

Attachment: [1648-1652 Western Ave SUP Application.pdf](#)

5. Site Plan Review Associated with a Special Use Permit - Medical Office (Cancer Treatment Center) - 4 Crossgates Mall Road - Columbia Development Companies

The applicant is proposing a 120,000 square feet medical office building (New

York Oncology Hematology Cancer Treatment Center) on 8.36 acres of land located in the Transit Oriented Development District.

Attachment: [Town Planner Memo](#)

Attachment: [NYOH Cancer Center Site Plan](#)

Attachment: [NYOH Exterior Elevation Plan - Color Rendering](#)

Attachment: [NYOH Cancer Center Special Use Permit Application](#)

Attachment: [NYOH Cancer Center Project Narrative](#)

Attachment: [NYOH Cancer Center SEQR EAF](#)

Attachment: [NYOH Cancer Center Traffic Circulation Plan](#)

Attachment: [NYOH Cancer Center Pedestrian Access Plan](#)

Attachment: [NYOH Cancer Center Architectural Exterior Elevation Plan](#)

Attachment: [Public Notice Placard](#)

## 6. Other Business

## 7. Adjournment

## TOWN OF GUILDERLAND

**Peter G. Barber**  
Supervisor

**Kenneth Kovalchik, AICP**  
Town Planner

**Planning Department**  
Town Hall, Route 20  
P.O. Box 339  
Guilderland, NY 12084-0339  
Phone: (518) 356-1980 x 1061  
Fax: (518) 356-5514  
Email: kovalchikk@togny.org



### MEMORANDUM

TO: Stephen J. Feeney, Chairman  
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: January 3, 2024

SUBJ: 2 Lot Minor Subdivision – Grant Hill Road (Tax ID# 61.00-2-12.1 – Emery and Patricia Lemieux)  
**Concept Plan Review**

#### **Background**

The applicant is proposing a 2-lot minor subdivision of 80.5 acres of land (Tax ID# 61.00-2-12.1) located in the RA3 District. Lot 1 would consist of 1.9 acres and would be located on the west side of Grant Hill Road. Lot 2 would consist of 78.51 acres and would be located on the east side of Grant Hill Road. An area variance for lot size reduction would be required on Lot 1. Public water is available along Grant Hill Road. Private sewer systems will need to be installed, requiring review and approval from the Albany County Department of Health.

#### **Area Variance**

The applicant was originally requesting a single lot exemption pursuant to Section 280-11.F of town code, which permits the creation of a 2 acre lot in the RA3 District where 3 acres is the minimum, provided the parent parcel is a minimum of 5 acres. Due to proposed Lot 1 being only 1.9 acres in size the single lot exemption process cannot be pursued. The applicant will be required to obtain approval of an area variance for a lot size reduction from the Zoning Board of Appeals once the Planning Board grants concept plan approval.

#### **Albany County Planning Board (ACPB)**

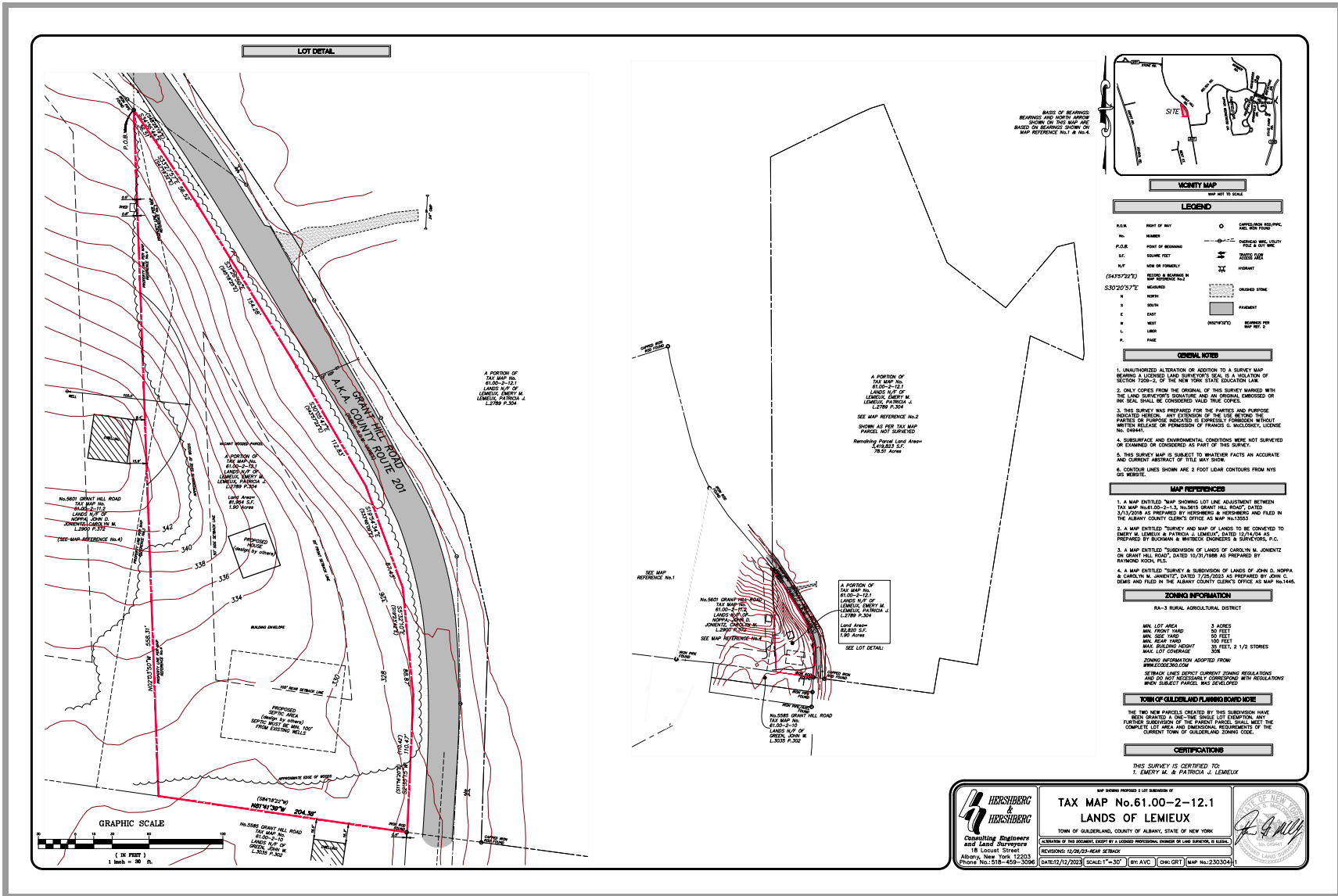
Considering the parcel is located on a County Road (County Route 201) the application will be referred to the Albany County Planning Board for their January 18, 2024 meeting.

#### **Conservation Advisory Council**

The application will be referred to the Conservation Advisory Council for their February 12, 2024 meeting.

Visit the Town of Guilderland Website at <http://www.townofguilderland.org>





Emery & Patricia Lemieux  
5615 Grant Hill Road  
Voorheesville, NY 12186  
518-925-6525  
[Elem5615@gmail.com](mailto:Elem5615@gmail.com)

December 26, 2023

Mr. Stephen Feeney  
Guilderland Planning Board, Chair  
Town of Guilderland  
P.O. Box 339  
5209 Western Turnpike  
Guilderland, NY 12084

**Re: Two lot minor sub-division**

Mr. Feeney,

We would like to be placed on the agenda of the Town of Guilderland planning board meeting for consideration of a proposed two lot minor subdivision.

**Project Narrative:**

Split two vacant properties separated by Grant Hill Road (County Route 201). One parcel that is 1.90 acres resides on the west side, and remaining parcel 78.6 acres on the east side.

Enclosed are the documents required for the two lot sub-division plan.

Thank you,

  
Emery M. Lemieux  
Patricia J. Lemieux

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: LEMIEUX - 2 lot minor subdivision							
Project Location (describe, and attach a location map): Grant Hill Road, Voorheesville NY 12186 County RT 201 in between 5601 and 5585							
Brief Description of Proposed Action: We would like to separate a 1.90 acre plot from an 80.5 acre parcel 61.00-2-12.1. There are two parcels of vacant land separated by County Route 201. The 1.90 acres is on west side of the road residing between residences, 6501 and 5585 heading towards Voorheesville and the remaining 78~ acres on the east side of the road.							
Name of Applicant or Sponsor: Emery & Patty Lemieux		Telephone: 518 925 6525 E-Mail: elem5615@gmail.com					
Address: 5615 Grant Hill Road							
City/PO: Voorheesville		State: NY	Zip Code: 12186				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Guilderland Planning Board, 2 Lot minor sub-division			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <span style="float: right;">80.5 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">1.90 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">80.5 acres</span>							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Emery M. & Patricia J. Lemieux Date: 12/26/2023		
Signature: <i>Emery M. Lemieux Patricia J. Lemieux</i>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_

Name of Lead Agency

\_\_\_\_\_

Date

\_\_\_\_\_

Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_

Title of Responsible Officer

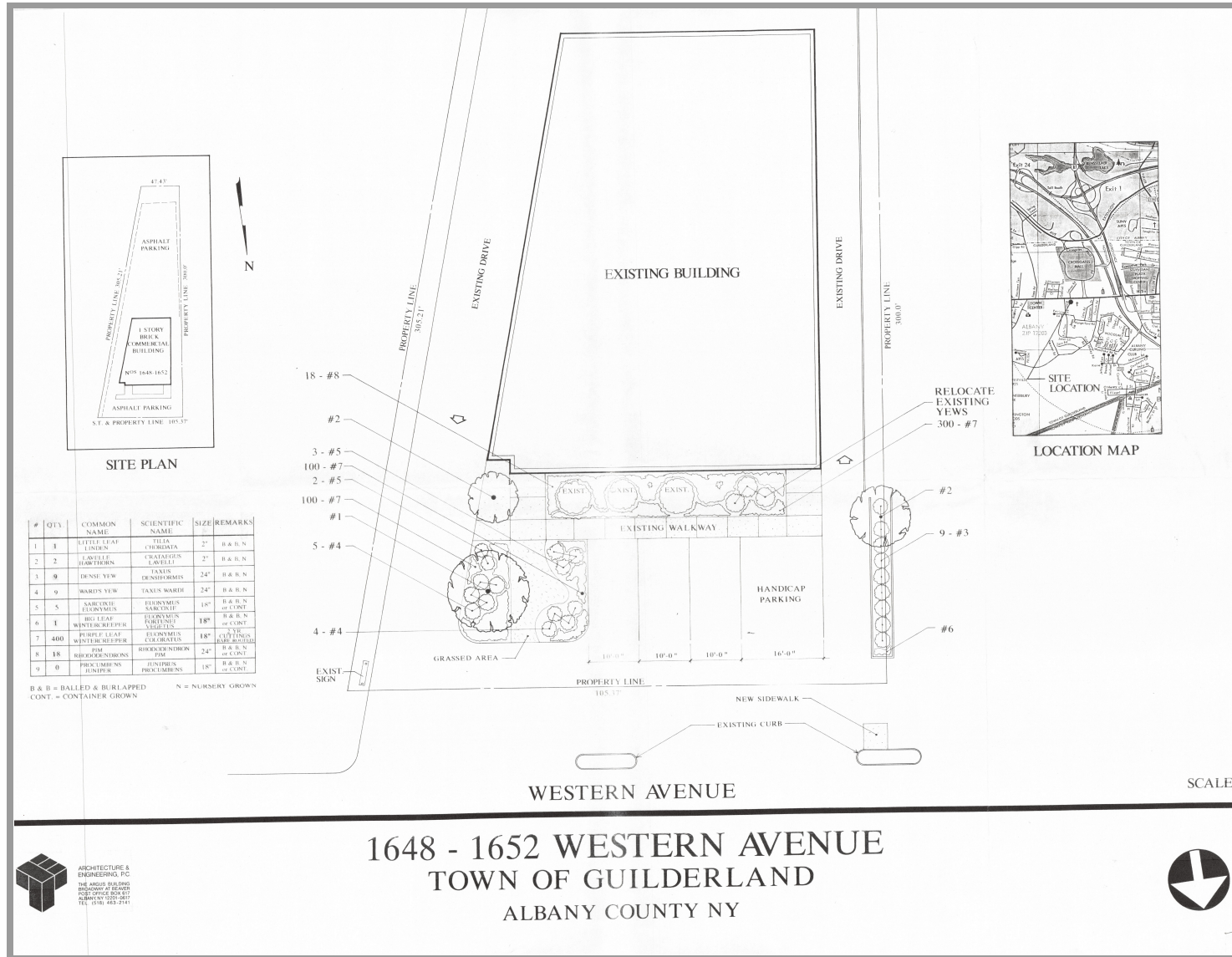
\_\_\_\_\_

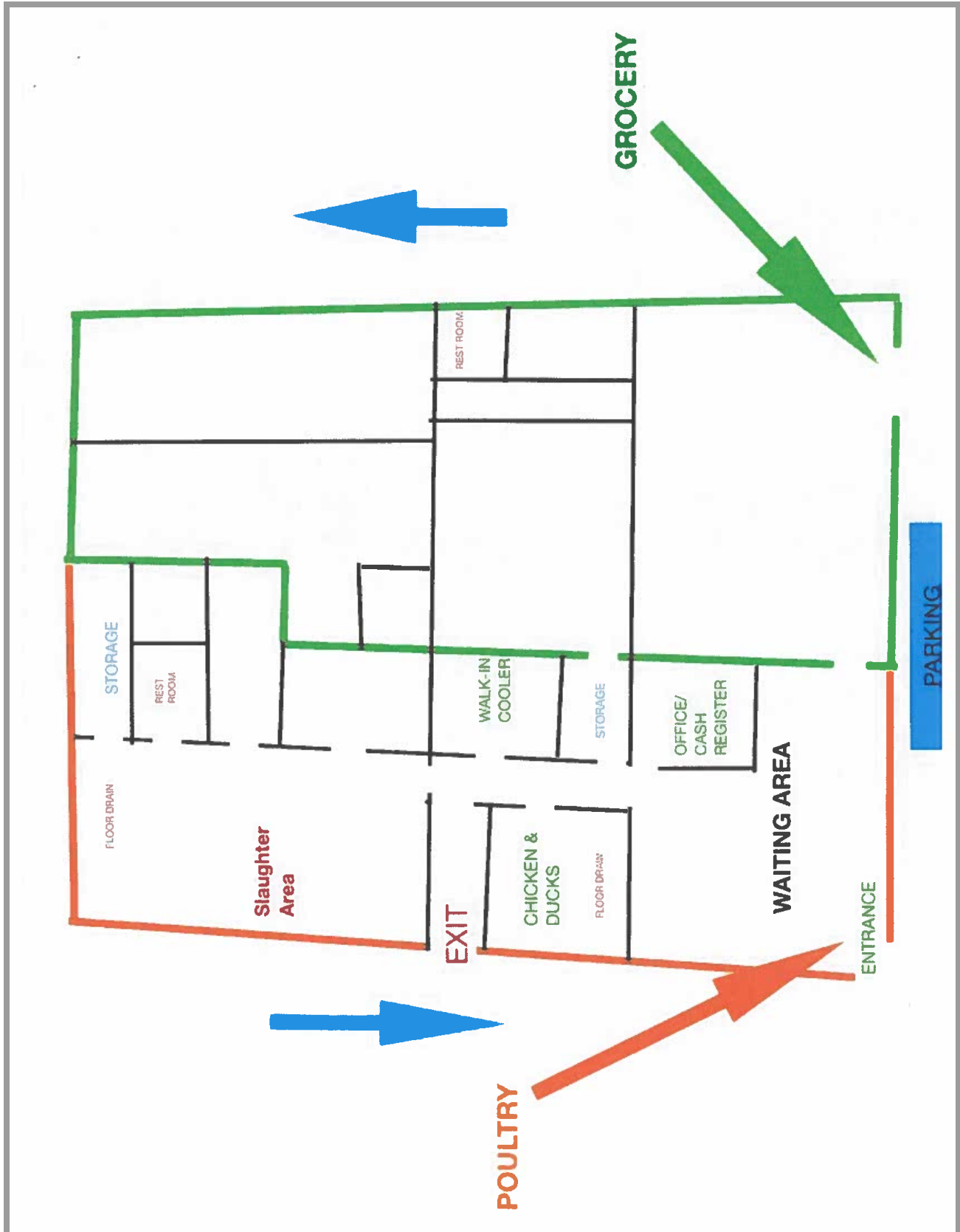
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_

Signature of Preparer (if different from Responsible Officer)

**PRINT**





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# PROJECT NARRATIVE

Please provide a detailed description of the use, hours of operation, # of employees, type of deliveries, etc.:

## **OPERATION**

1. Imran Hassan, CEO of HIAM CORP
2. We would like to open a grocery store with sale of meat from live poultry. The business will include space for keeping live animals in a cage, slaughter room, cleaning room, restroom, waiting room for customers, counter space for placing order and delivery and an adjoining grocery store.
3. Pictures of animal living area in cages are included for your kind reference. The space for live animals will be having an independent staff to care for the live animals to provide them food and water and to care for them 24/7. The business shall follow the same layout and style as followed by Abdullah Live Halal Poultry Market at 824 Broadway, Schenectady, New York 12305. We are open to suggestions to help us Open the business.
4. Sale of meat from live poultry and sales of grocery items
5. Meat market and grocery items license from USDA will be applied once we get the permission from the zoning board 4 opening the live poultry and grocery store.

## **EMPLOYEE DISTRIBUTION**

Would like to use live poultry slaughter facility point of sale and grocery store,  
 Hours of operation — 10:00 AM to 10:00 PM 7 days  
 Number of employees 7 described as follows:

Live poultry caretaker	1
Slaughterer	1
Counter staff	2
Cleaning person	1
Grocery store	2

Imran Hassan  
 Signature

12/19/2023  
 Date

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## Short Environmental Assessment Form Part 1 - Project Information

**Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Albany Live Poultry and Grocery, Imran Hassan, CEO of HIAM CORP			
Name of Action or Project: Guilderland Live Poultry and Grocery			
Project Location (describe, and attach a location map): 1648-1652 Western Ave, Albany, NY 12203			
Brief Description of Proposed Action: We would like to open a grocery store with sale of meat from live poultry. The business will include space for keeping live animals in a cage, slaughter room, cleaning room, restroom, waiting room for customers, counter space for placing order and delivery and an adjoining grocery store. Pictures of animal living area in cages are included for your kind reference. The space for live animals will be having an independent staff to care for the live animals to provide them food and water and to care for them 24/7. The business shall follow the same layout and style as followed by Abdullah Live Halal Poultry Market at 824 Broadway, Schenectady, New York 12305. We are open to suggestions to help us grow the business. Three partners of the business are living within 5 miles radius, Md Monjoor Alam, 2 Amy Marie Ct, Albany, NY 12205, PH: 518-917-3544, Email: mmalam436855@gmail.com K,M Rahman, 22 Drawbridge Dr, Albany, NY 12203, PH: 518-545-0566, Email: mukul2045@gmail.com Mohammed Hoque, 2 Amy Marie Ct, Albany, NY 12205, PH: 6468539865, Email: mmhoque291@gmail.com			
Name of Applicant or Sponsor: Imran Hassan		Telephone: 646-533-4484 E-Mail: imran.hassan661@gmail.com	
Address: 6314 Queens Blvd, APT- 7C			
City/PO: Woodside	State: NY	Zip Code: 11377	
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		0.11 acres	
b. <u>Total acreage to be physically disturbed?</u>		_____ acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		0.11 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
NA If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



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### TOWN OF GUILDERLAND CHECKLIST FOR SPECIAL USE PERMIT

RETURN TO:  
ZONING ADMINISTRATOR  
PO BOX 339  
GUILDERLAND, NY 12084  
(518) 356-1980

FEES:  
COMMERCIAL - ~~\$300~~ \$500  
RESIDENTIAL - ~~\$75~~ \$100  
(payable at time of submittal  
to Town of Guilderland)

APPLICANT INFORMATION:  
Name: HIAM CORP  
Address: 6314 Queens Blvd, APT- 7C  
Woodside Zip: 11377  
Daytime Phone #: 646-533-4484  
Date: 12/19/2023

PROPERTY INFORMATION:  
Owner: UNITED FITNESS  
Location: 1648-1652 Western Ave, ALB, NY  
Tax Map #: 013089.52.14-4-3  
Zoning: COMMERCIAL  
Acreage: 0.11 ACR

#### TO BE SUBMITTED:

1. 12 copies of application form
2. 12 copies of SEQRA form
3. Copy of conditional purchase contract or rental agreement if applicable
4. 12 copies of the project narrative containing the following: detailed description of the use, hours of operation, # of employees, type of deliveries, etc.
5. 12 copies of plat plan FOLDED which should include: side, front and rear setbacks, all existing buildings, location of proposed construction, total size of parcel, elevations, parking layout, lighting layout, sidewalks and monuments, street and curb cuts, sanitary system and water course, drainage system, delineated wetlands, planting and green area plans including fencing/buffer area boundaries.

#### OTHER AGENCY APPROVALS AS REQUIRED:

1. Town Water and Wastewater Management - 456-6474
2. Town Highway Department - 861-5108
3. NYS Department of Transportation - 765-2841
4. Albany County Health Department - 447-4631
5. Albany County Planning Board - 447-5660
6. NYS DEC Region IV - 357-2044
7. Pine Bush Commission - 464-6496

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APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS  
FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION  
OF THE ZONING ORDINANCE OR ZONING MAP

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: 12/19/2023

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, Imran Hassan of CEO of HIAM CORP  
hereby appeal from the decision of the Zoning Administration Officer on my application for  
zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property  
Address: 1648-1652 Western Ave (Town of Guilderland) Zoning: COMMERCIAL

2. Interpretation of the Zoning Ordinance is requested because:

The business would like to sell meat from live poultry the poultry will kept within the premises.

3. Special Use Permit required for the following type of use:

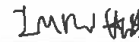
Live poultry, slaughter facility and retail sell of meat from live poultry.

\* 4. Variance to the Zoning Ordinance is requested for:

Live poultry and Slaughter facility

\* Applicant shall complete form outlining conditions from Section 267-b of New York  
State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has  
been duly authorized in writing by the owner of record to make this application.



Signature of applicant

## TOWN OF GUILDERLAND

**Peter G. Barber**  
Supervisor

**Kenneth Kovalchik, AICP**  
Town Planner

**Planning Department**  
Town Hall, Route 20  
P.O. Box 339  
Guilderland, NY 12084-0339  
Phone: (518) 356-1980 x 1061  
Fax: (518) 356-5514  
Email: kovalchikk@togny.org



### MEMORANDUM

**TO:** Stephen J. Feeney, Chairman  
& Town Planning Board

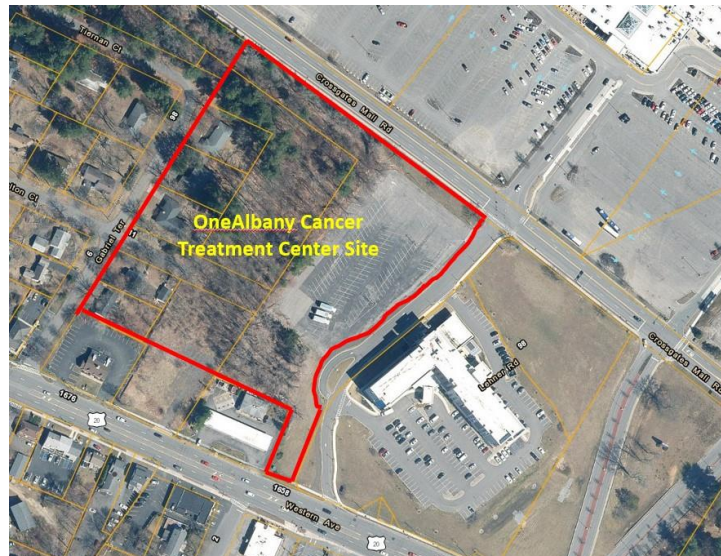
**FROM:** Kenneth Kovalchik, AICP, Town Planner

**DATE:** January 4, 2024

**SUBJ:** Site Plan Review Associated with a Special Use Permit – Medical Office (New York Oncology Hematology OneAlbany Regional Cancer Treatment Center) – Columbia Development Companies

#### **Location of the Proposed NYOH OneAlbany Regional Cancer Treatment Center**

The site of the proposed NYOH OneAlbany Regional Cancer Treatment Center is located on Crossgates Mall Road, between Gabriel Terrace and Lehner Drive. The aerial map below shows the location of the proposed cancer treatment center site.



Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

The proposed NYOH site, including the two additional project sites depicted in the image below, were analyzed in the Environmental Impact Statement (EIS) adopted by the Planning Board in August 2020, assessing the cumulative environmental impacts of the 3 project sites.



**Background**

The proposed NYOH Regional Cancer Treatment Center requires approval of a Special Use Permit (SUP) by the Zoning Board of Appeals (ZBA). Pursuant to Section 280-52.B of Town Code the ZBA is the lead agency for reviews of SUP's. The ZBA has the authority to permit or deny the use. The first step in the review of SUP's is for the Planning Board to conduct a site plan review and provide a report to the ZBA pursuant to Section 280-52.C of Town Code.

The Applicant (Columbia Development Companies) is proposing an approximate 120,000 square foot, three (3) story facility, which will be occupied by New York Oncology Hematology. The parcel fronts Crossgates Mall Road and access to the site will be provided from Gabriel Terrace and New Lehner Road. The proposed use requires a minimum of 760 parking spaces and the applicant is proposing to install 600 parking spaces, which includes 25 accessible parking spaces. The applicant filed an area variance requesting a reduction in parking.

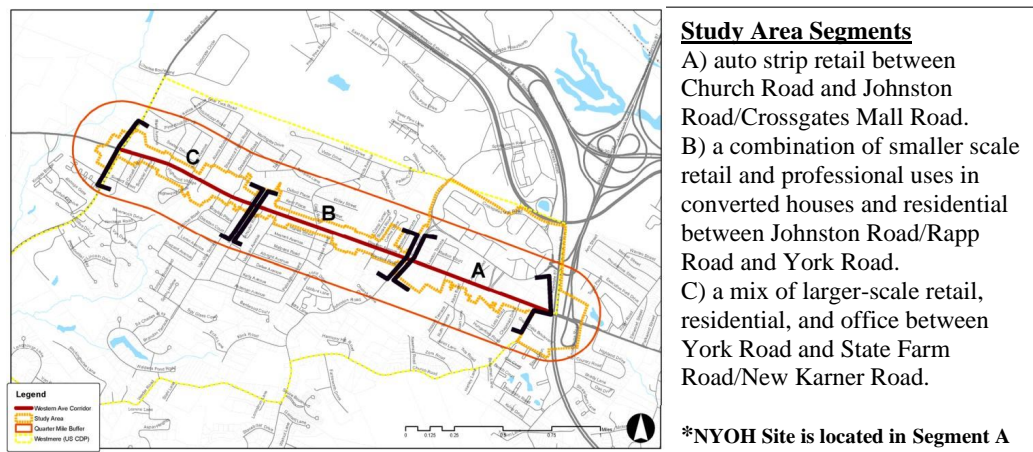
**Westmere Corridor Study**

In December 2016 the final report for the Westmere Corridor Study was completed after a yearlong public planning process. The town hired a consultant team consisting of IBI Group and subcontractors River Street Planning & Development and T. R. Johnson Engineering. The study

was prepared in cooperation with the Capital District Transportation Committee, the Capital District Regional Planning Commission, the Capital District Transportation Authority, Albany County and the New York State Department of Transportation. The study was funded by the Capital District Transportation Committee's Linkage Program.

### Study Area

The study corridor is defined as the extent of Western Avenue between the Adirondack Northway entrance on the east and Route 155/New Karner Rd on the west. The study area is demarcated based on the parcel boundaries of the lots immediately abutting Western Avenue. The study area also included the Crossgates Mall Ring Road, due to its importance to the commercial and traffic characteristics of the area. A quarter-mile (typical walking distance) buffer is considered as the influence area for the study. The study area was divided into 3 segments as shown in the map below.



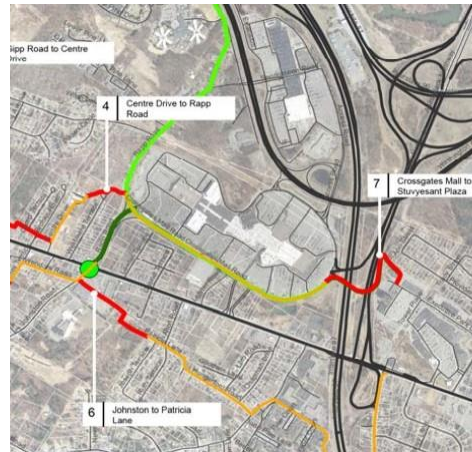
The following recommendations from the Westmere Corridor Study relate to Segment A of the study area and could be implemented by the proposed NYOH development, including but not limited to:

#### **1. Create a Transit Oriented Development (TOD) Neighborhood Recommendations**

- The TOD model provides a mix of housing, shopping, entertainment and employment within walking distance ( $\frac{1}{2}$  mile) of transit which, in Guilderland's case, is bus and bus rapid transit service (BRT). CDTA's BRT Purple Line is now operational and provides service to Crossgates Mall.
- A TOD neighborhood is expected to be fairly dense to keep walking distances shorter and maximize the number of people living in, working and visiting the area.
- Segment A has critical features that would be necessary for a successful TOD neighborhood. These features include the availability of underutilized or vacant land adjacent to major destinations that attract high volumes of people (such as shopping, entertainment and employment centers) and could support high ridership transit stops.

2. **Enhance Pedestrian Connectivity and Amenities Recommendations**
  - Town Planners should work with developers and property owners to enhance the walkability of the area through rear lot connections and connections to the new sidewalks, bus stops, street trees and other landscaping and pedestrian amenities.
  
3. **Increase Use of Green Infrastructure and Landscaping Recommendations**
  - Green infrastructure elements can include sustainable (such as pervious) paving, green roofs, rain gardens, and increased landscaping and green space.
  - Parking lots should be broken up with landscaped areas wide enough for proper plant, shrub and tree growth and water absorption.
  - Landscaping options could include trees, shrubs, plants and green space on the perimeter of parking lots, within parking lots, along road frontage, adjacent to transit stops, corners or other gathering locations.
  
4. **Transit Oriented Development Recommendations**
  - The TOD model provides a mix of housing, shopping, entertainment and employment within walking distance (½ mile) of transit which, in Guilderland’s case, is bus and bus rapid transit service (BRT) with the BRT Purple Line now operational and provides service to Crossgates Mall.
  - A TOD neighborhood is expected to be fairly dense to keep walking distances shorter and maximize the number of people living, working and visiting the area.
  - While several elements of TOD are recommended throughout the Westmere Corridor with regard to access management, traffic calming, and pedestrian, bicycle and transit improvements, this particular part of the corridor has critical features that would be necessary for a successful TOD neighborhood. These include high ridership transit stops, including the BRT Purple Line, a regional shopping and entertainment center, some higher density commercial, residential and employment uses within close proximity to one another and several large underutilized/vacant parcels and smaller infill lots for future development.
  
5. **Pedestrian Safety and Accessibility Recommendations**
  - Street and internal access drive/road design should promote a sense of neighborhood intimacy, provide for safe pedestrian crossings and slow automobile travel speeds. This can be accomplished through a variety of ways including:
    - a) Frequent opportunities for pedestrian crossing of streets and internal access drives/roadways.
    - b) Safe pedestrian crossings that are well marked and well lit.
    - c) The use of pedestrian actuated signalized crossings, medians, or pedestrian refuge areas, curb extensions, raised and/or textured crosswalks, and other traffic calming features where appropriate.
    - d) Landscaping and street trees as a barrier (generally at least 3 feet wide) between pedestrians and vehicles traveling alongside pedestrians.
  
6. **Off-Road Pedestrian and Bicycle Connections (Multi-use Trails) Recommendations**

- The map shows ‘Existing and Future Bicycle and Pedestrian Links’ recommended in the Westmere Corridor Study.
- It is recommended that the following off-road bicycle and pedestrian connections be considered as long-term solutions to close gaps in the corridor’s residential street network to the north and south of Western Avenue, allowing pedestrians and cyclists to travel through the corridor, access amenities, and minimize interaction with arterial vehicle traffic. In conjunction with improved on-street pedestrian and bicycle facilities, these off-road connections would create continuous east-west “green corridors,” or neighborhood greenways.



### Environmental Impact Statement (EIS)

In November 2019 Crossgates Releasco, LLC (the “Applicant”) filed an application (the “Application”) with the Guilderland Zoning Board of Appeals (“ZBA”) for a Special Use Permit to construct a Costco project at the northeast corner of Western Avenue and Crossgates Mall Road (the “Site”). The Application proposes to develop the Costco retail facility on the Site, and includes a fueling facility, parking spaces, and related site development improvements (the “Project”).

At the time of the Costco Application, the Applicant also had an application for the development of an apartment project on the west side of Rapp Road pending before the Town of Guilderland Planning Board (the “Planning Board”) and owned a third potential future development site (proposed NYOH site) immediately east of the Costco Project site. In July 2019 the Planning Board declared itself lead agency pursuant to the State Environmental Quality Review Act (“SEQRA”) for the apartment project, and determined that the scope of its environmental review would include the cumulative impacts from the apartment project, the Costco Project, and the potential future development site.

In its role as SEQRA Lead Agency, the Planning Board required the preparation of a Draft Environmental and Final Environmental Impact Statement analyzing the environmental impacts of all three sites, including the NYOH site. The Planning Board’s SEQRA review included two lengthy public hearings, over 600 written comments from the public and interested parties and agencies, multiple expert reports, and a record extending to 3,000+ pages. The Final Environmental Impact Statement identified, examined, and evaluated relevant areas of environmental concern on the following topics:

- Biological, Terrestrial, and Ecology
- Historic, Cultural, and Archeological Resources
- Traffic and Transportation
- Land Use and Zoning
- Character of the Community and Neighborhood
- Schools, Community Facilities, and Municipal Services
- Air Quality and Noise
- Municipal Revenues and Finances
- Alternatives
- Water Resources

On August 28, 2020 the Planning Board issued its 58-page SEQRA Findings Statement, concluding that the three-site development analyzed in the EIS, including the Costco Project, “minimizes potential environmental impacts to the maximum extent practicable and will provide the necessary balance between the protection of the environment and the need to accommodate social and economic considerations”.

These SEQRA proceedings, and the Planning Board’s role as SEQRA lead agency, were the subject of litigation in federal court and two cases in state court. The Planning Board prevailed in all cases and the integrity of the substantive and procedural aspects of the environmental review of the two projects, and the potential future development on the NYOH site, was upheld by the courts. The Zoning Board of Appeals approval of the Costco Special Use Permit in May 2023 was challenged via a CPLR Article 78 proceeding in NYS Supreme Court. On December 29, 2023 the court dismissed the case in its entirety finding the petition lacked merit. The Plaintiff’s have 30 days to appeal the dismissal.

Pursuant to Guilderland Zoning Law §280-52(B) and (C), the proposed NYOH Regional Cancer Center will be reviewed by the Planning Board for a site plan review report to the ZBA. As part of this review, the Planning Board will consider the factors identified in Guilderland Zoning Law 280-53(H), together with the Project’s conformance with the town’s Comprehensive Plan, design and aesthetic principles, and the effect of the proposed use on other properties in the neighborhood.

### **Section 280-18.1 of Town Code – Transit Oriented Development (TOD) District**

The “Purpose’ section of the TOD states:

*“The Transit-Oriented Development (TOD) District is designed to implement the recommendations of the Westmere Corridor Study (study) by using an overlay district to support and incentivize development that adequately protects nearby residential neighborhoods and utilizes resources within and near the TOD’s boundary, including regional shopping, entertainment, and employment centers, a robust transit service with high ridership and proposed enhancements, direct vehicle access to the interstate highway system, and a nearby local business community. The TOD District encourages more compact development, traffic-calming measures, better access management, improving the environment for non-automobile-oriented modes of transportation,*

*reducing the number of required parking spaces, supporting mixed-use buildings and pedestrian linkages, and focusing intense development away from existing residential neighborhoods.”*

Town Planner Comments:

- A primary recommendation of the Westmere Corridor Study was the creation of the TOD District. The site of the proposed NYOH OneAlbany Regional Cancer Treatment Center is within the TOD.
- The site of the proposed NYOH OneAlbany Regional Cancer Treatment Center is within ½ mile walk (0.15 miles or 775') of CDTA's BRT Purple Line transit stop at Crossgates Mall.
- The site of the proposed NYOH OneAlbany Regional Cancer Treatment Center is located approximately ½ mile from two major entrances to I87, one from Crossgates Mall Road and one from Western Avenue.
- The proposed NYOH OneAlbany Regional Cancer Treatment Center is estimated to create 275 jobs.

**Section 280-52C(2) of Town Code – Site Plan Report to Zoning Board**

In preparing the site plan review report for the Zoning Board, the Planning Board shall consider the factors identified in § 280-53H and the following criteria:

- a) Whether the proposed use and site conform to the Comprehensive Plan.
- b) Whether the project conforms to accepted design and aesthetic principles.
- c) The effect of the proposed use on the other properties in the neighborhood, and whether it will materially affect the value of such properties and the use and enjoyment of such properties by the occupants and other effects of such use on the health, welfare and safety of the occupants of such properties.

Town Planner Comments:

The Planning Board will address these items as part of the site plan report that will be provided to the Zoning Board once the Planning Board completes their site plan review.

**Section 280-53H of Town Code – Factors for Consideration of Site Plan Approval**

The Planning Board's review of an application for site plan approval shall include, but is not limited to, the following considerations:

- a) Full conformance of the site plan with the provisions of this chapter, including site plan guidelines set forth in § 241-39.
- b) Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, transit accommodations, and traffic controls. Consideration will also be given to the project's impact on the overall traffic circulation system of the neighborhood and the Town.
- c) Adequacy of fire lanes and other emergency zones, traffic circulation and system of fire hydrants.

- d) Adequacy and arrangement of pedestrian access and circulation, including, but not solely limited to, separation of pedestrians from vehicular traffic, control of intersections and overall pedestrian convenience, including access and facilities for bicycles.
- e) Location, arrangement, design and general site compatibility of buildings, lighting and signs. As much as it is possible, consideration should be given to noise sources, privacy, prevailing wind directions and seasonal sun movements when locating structures, patios and open spaces on parcels, exhaust fans and outdoor waste disposal locations.
- f) Location, arrangement and setting of off-street parking and loading areas.
- g) Adequacy, type and arrangement of trees, shrubs and other landscaping.
- h) In the case of an apartment building, multiple-dwelling complex or PUD, the adequacy of usable open space for playgrounds and informal recreation.
- i) Adequacy of provisions for the control of stormwater and drainage, sanitary waste and sewage, water supply for fire protection and general consumption, solid waste disposal and snow removal storage areas.
- j) Protection of adjacent properties against noise, glare unsightliness or other objectionable features.
- k) Retention of existing trees and vegetation for protection and control of soil erosion, drainage, natural beauty and unusual or valuable ecology, and whether the impacts to sensitive environmental areas have been avoided or minimized to the maximum extent practicable.
- l) Necessary easements and/or construction of sidewalks or bikeways consistent with the Comprehensive Plan.
- m) Compliance with standards for stormwater management and erosion and sediment control contained in Chapter 241 of the Town Code, unless exempted under § 241-23.

Town Planner Comments:

The Planning Board will address these items as part of the site plan review and report that will be provided to the Zoning Board once the Planning Board completes their site plan review.





## TOWN OF GUILDERLAND CHECKLIST FOR SPECIAL USE PERMIT

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**RETURN TO:**  
**ZONING ADMINISTRATOR**  
**PO BOX 339**  
**GUILDERLAND, NY 12084**  
**(518) 356-1980**

**FEES:**  
**COMMERCIAL - \$500**  
**RESIDENTIAL - \$100**  
**(payable at time of submittal to Town of Guilderland)**

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**APPLICANT INFORMATION:**

**Name:** Columbia Development Companies  
**Address:** 302 Washington Avenue Extension  
Albany, New York **Zip:** 12203  
**Daytime Phone #:** (518) 862-9133  
**Date:** December 14, 2023

**PROPERTY INFORMATION:**

**Owner:** Crossgates Releaseco, LLC  
**Location:** 4 Crossgates Mall Road  
**Tax Map #:** 52.14-1-15, 16, 17, 18, 19  
Portion of 52.14-1-10, 52.01-1-6, 52.14-1-32  
**Zoning:** Transit Oriented Development  
**Acreage:** 8.40 Acres

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**TO BE SUBMITTED:**

1. 12 copies of application form
2. 12 copies of SEQRA form
3. Copy of conditional purchase contract or rental agreement if applicable
4. 12 copies of the project narrative containing the following: detailed description of the use, hours of operation, # of employees, type of deliveries, etc.
5. 12 copies of plat plan FOLDED which should include: side, front and rear setbacks, all existing buildings, location of proposed construction, total size of parcel, elevations, parking layout, lighting layout, sidewalks and monuments, street and curb cuts, sanitary system and water course, drainage system, delineated wetlands, planting and green area plans including fencing/buffer area boundaries.

**OTHER AGENCY APPROVALS AS REQUIRED:**

1. Town Water and Wastewater Management – 456-6474
2. Town Highway Department – 861-5108
3. NYS Department of Transportation – 765-2841
4. Albany County Health Department – 447-4631
5. Albany County Planning Board – 447-5660
6. NYS DEC Region IV – 357-2044
7. Pine Bush Commission – 464-6496

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS  
FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION  
OF THE ZONING ORDINANCE OR ZONING MAP

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: December 14, 2023

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, Richard A. Rosen of Columbia Development Companies  
hereby appeal from the decision of the Zoning Administration Officer on my application for  
zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property  
Address: 4 Crossgates Mall Road ( Proposed) Zoning: TOD

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:  
A Medical Office Building with a building footprint of 40,000 square feet and a gross building area of 120,000 square feet.

\* 4. Variance to the Zoning Ordinance is requested for:  
Parking requirements for a Medical Office Building. Parking summary for the requested Parking Variance attached.

**\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.**

**The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.**

  
Signature of applicant

## **OneAlbany - NYOH Regional Cancer Center**

120,000 SF Medical Office Building  
4 Crossgates Mall Road, Guilderland, NY 12203

### **Project Description:**

The project is a proposed (\$55 million-dollar, state-of-the-art Regional Cancer Center to be located at 4 Crossgates Mall Road, Guilderland, New York. The 120,000 square foot, three (3) story facility, will be occupied by New York Oncology Hematology (“NYOH”). NYOH is the region’s largest provider of cancer and blood disorder treatments with a team of 34 physicians and more than 350 cancer care specialists that treat more than 100,000 cancer visits a year. The facility will take approximately (15) months to build.


The new Regional Cancer Center will include radiation treatment, chemotherapy and comprehensive cancer care. It will also have a prescription pharmacy with a drive through lane, serenity garden, and picnic area. Providers will see patients on a scheduled basis. The Hours of Operation shall be Monday through Saturday from 7:00am to 7:00pm. The facility will have 275 employees and will receiving the following types of deliveries: medical supplies, medications (intravenous/oral), general supplies, radiopharmaceuticals and medical supplies. The project will enable NYOH to expand and provide more comprehensive cancer treatment to patients.

### **A Physical Description of the Property is as follows:**

#### Site/Structure

- An 8.36-acre site, with a three-story (3) building and 600 parking spaces.
- A 120,000 square foot building with a 40,000 square foot footprint.
- Building frame to consist of a structural steel frame.
- Main entrance patient drop-off canopy.
- Three (3) access points to enter building; (2) for patients and (1) dedicated to the Mobile PET CT and staff entry.
- Loading zones for material deliveries.
- State-of-the-art medical technology including imaging and radiation therapy.
- Excellent visibility and easy access via Crossgates Mall Road and Western Avenue.
- Facility will be heavily serviced by several CDTA Bus Routes including Bus Route(s) 10, 117, and 190 on Western Avenue and Bus Route(s) 10, 12, 114, 117, 155, 190, 712, 763 and 813 via the Crossgates Mall Bus Hub located in the South Lot.
- Proposed project will be less of an impact on traffic, water, sewer and natural resources than the design study and generic environmental impact study completed by Pyramid Brokerage.

**Please find New York Oncology Hematology’s Vision for OneAlbany attached.**



**NYOH** New York  
Oncology  
Hematology

**Elevating Cancer Care in  
the Greater Capital  
Region and Beyond:**  
New York Oncology  
Hematology's Legacy and  
Vision for OneAlbany



In the heart of the Capital Region, where expertise meets compassion, New York Oncology Hematology (NYOH) stands as a beacon of hope and healing. As the leading provider of community-based cancer care and blood disorder services, we have woven a rich tapestry of commitment to excellence for over 30 years. With six strategically located centers in Albany, Amsterdam, Clifton Park, Hudson, and Troy, NYOH has emerged as a regional leader, offering a comprehensive array of services that shape the future of cancer care.

### **Our Journey: Pioneering Excellence**

More than three decades ago, NYOH started as the region's first oncology practice beyond the confines of a hospital, laying the foundation for community-based cancer care. Today, we stand proud as the only provider with the region's largest clinical research and drug trial operation, the sole stem cell transplant program, and exclusive neuro-oncology care. We continually invest in cutting-edge technology, exemplified by introducing the Varian Truebeam Radiotherapy System at our Clifton Park location.

### **Expertise Beyond Boundaries**

Our medical staff comprises 35 board-certified physicians specializing in medical oncology, radiation oncology, and hematology. What sets us apart is not only our breadth of expertise but our dedication to subspecialization. Many of our providers go the extra mile, focusing on specific cancer types or blood disorders, ensuring patients receive the most advanced and tailored care available.

Through our affiliation with The US Oncology Network, NYOH stands at the forefront of breakthroughs, cutting-edge treatments, and state-of-the-art technologies. This connection with over 1,000 leading oncologists and hematologists nationwide propels us into a constant learning cycle, ensuring we offer the latest advancements to our patients.

### **Market Differentiators: The NYOH Advantage**

Our commitment to excellence has been validated by an anonymous market study showcasing three key differentiators:

1. **Research Program:** Over the last 30 years, NYOH patients have contributed to the FDA approval of 50 new cancer therapies through our extensive clinical research operation—the largest in the region.
2. **Physicians who Subspecialize:** Our providers, while proficient in all cancers and blood disorders, excel in specific specialties, becoming true experts in their field through continuous education, focusing on the latest technologies and precision medicine.
3. **Independent Practice Focus:** NYOH is the only independent practice solely dedicated to cancer care, offering the convenience of multiple locations.

### **Comprehensive Service Line Offerings**

At NYOH, we take a holistic approach to patient-centric care, delivering a suite of services designed to support our patients throughout their journey, including:

- **Immunotherapy:** Our robust Stem-cell and CAR-T programs lead the charge in groundbreaking immunotherapy.
- **Radiation Oncology:** Focusing on precision and effectiveness, our radiation oncology services ensure targeted treatment for optimal outcomes.
- **Medical Oncology:** Personalized treatment plans crafted by our expert medical oncologists form the cornerstone of our cancer care.
- **On-site Laboratory Services:** Quick and accurate results from our on-site laboratories streamline the treatment process.
- **Medical Integrated Dispensary:** We provide seamless access to medications through our integrated dispensary, enhancing convenience for our patients.
- **Support Services:** Palliative care and social work are integral components of our commitment to comprehensive patient care.

### **Patient-Centric Care and Concierge Model**

Our dedication to patient-centric care goes beyond medical expertise. NYOH embraces the integration of a concierge model that streamlines non-clinical interactions, ensuring a seamless and enriched patient experience. We are committed to delivering quality healthcare services to help our patients continue to tell their story. We stand united in our mission to empower each patient to tell a story of resilience, hope, and triumph over cancer.

In the heart of the Capital Region, NYOH is not just a cancer center—it is a sanctuary of healing, a testament to our commitment to delivering quality healthcare services and empowering our patients to continue telling their stories.

## **Unveiling OneAlbany: A Vision of Excellence in Cancer Care**

In the pursuit of redefining cancer care, New York Oncology Hematology proudly introduces OneAlbany—a visionary healthcare destination poised to become the region’s unparalleled provider of cutting-edge cancer care. Envisioned as the catalyst for a new era in comprehensive oncology services, OneAlbany is designed to draw patients from the Greater Capital Region of New York, Southern Vermont, and Eastern Massachusetts, ensuring unparalleled access to world-class care.

### **Pinnacle of Excellence**

At the heart of OneAlbany lies our commitment to bringing together state-of-the-art cancer care services under one roof. This singular hub will transcend the traditional healthcare model, offering a seamless and integrated approach to cancer treatment. From diagnosis to survivorship, OneAlbany will stand as a beacon of hope, providing patients with access to the latest advancements in medical science, cutting-edge technologies, and a multidisciplinary team of experts—all within the confines of a single, purpose-built facility.

### **Drawing the Region Together**

OneAlbany’s strategic location positions it as a hub that bridges communities across the Greater Capital Region of New York, Southern Vermont, and Eastern Massachusetts. By centralizing our resources and expertise, we aim to eliminate geographic barriers, ensuring that patients from diverse backgrounds have equal access to the highest standard of care. This consolidation reflects our commitment to bringing the benefits of advanced cancer care to the doorsteps of those who need it most.

### **Comprehensive and Convenient**

The vision for OneAlbany extends beyond the conventional boundaries of cancer care. It is a comprehensive solution that unifies medical disciplines, treatments, and support services in one accessible location. Patients will experience a seamless journey—from diagnostic testing to consultations, treatment, and post-treatment care—all within the confines of a cutting-edge facility designed to optimize the patient experience.

### **A Beacon of Innovation**

OneAlbany is not merely a facility; it is a living testament to our dedication to innovation. By co-locating specialized medical services and state-of-the-art technology, we create an environment where research, education, and patient care converge. This synergy ensures that our patients not only receive the most advanced treatments available but also become active participants in shaping the future landscape of cancer care.

### **Uniting Expertise for Patient Empowerment**

Under the OneAlbany banner, New York Oncology Hematology will continue to collaborate with our network of renowned physicians, researchers, and specialists. This collaborative approach guarantees that our patients benefit from the collective expertise of a multidisciplinary team dedicated to delivering personalized, compassionate, and effective cancer care.

In essence, OneAlbany represents more than a physical space; it embodies our commitment to advancing cancer care, fostering innovation, and empowering patients throughout their journey. As we embark on this transformative endeavor, our vision is clear: OneAlbany will stand as the region’s leading cancer care provider, symbolizing a new frontier where excellence knows no boundaries and every patient receives the highest standard of care.

## Short Environmental Assessment Form Part 1 - Project Information

**Instructions for Completing**

**Part 1 – Project Information** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

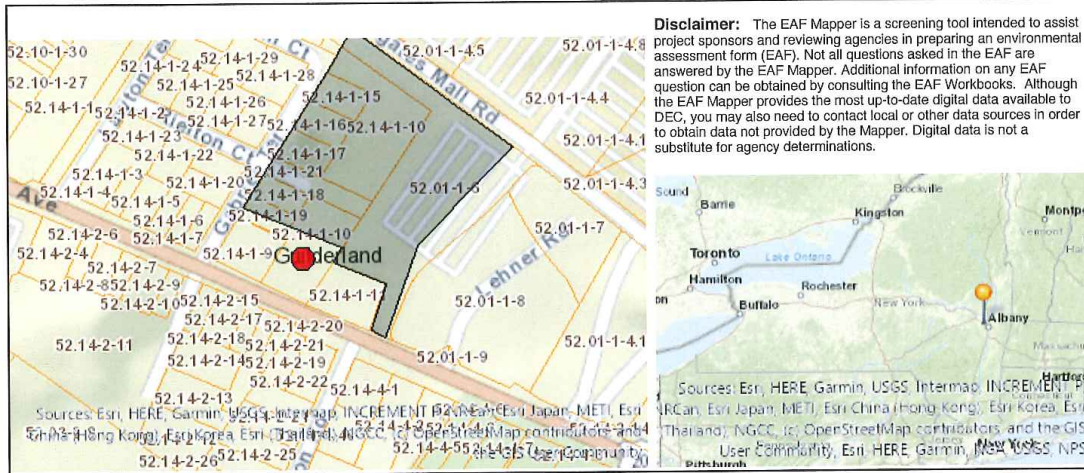
<b><u>Part 1 – Project and Sponsor Information</u></b>			
Name of Action or Project: Regional Cancer Center – One Albany Cancer Center, 4 Crossgates Mall Road (Proposed address)			
Project Location (describe, and attach a location map): Part 1 Crossgates Mall Rd, Part of 4 Crossgates Mall Rd, Part 1 Gabriel Terr, Part Reilton Ct., Nos. 3,5,7 & 9 Gabriel Terr, Part of 1669 Western Ave.			
Brief Description of Proposed Action: Applicant proposes to construct a 3-story medical office building with a 40,000 +/- SF footprint and gross floor area of 120,000 +/- SF. Also constructed will be parking for 600+/- vehicles including 25+/- ADA handicapped spaces. Included in the design is a proposed pharmacy with a drive through lane. The pharmacy will be for prescriptions only. This project also includes a proposed serenity garden and a picnic area. Two entrances will be constructed. One will be off of the New Lehner Road and the second off of the former Gabriel Terrace. A monument sign is proposed for each entrance. The complete site will be 28.9% green. Water service will be provided by a new 438 +/- LF 8" water service from an existing water main on the north side of Western Avenue. Sanitary sewer service will be provided utilizing a 6" PVC lateral from an existing manhole on New Lehner Road. Storm water management facilities will be constructed along the New Lehner Road side of the site. Overflow would be directed to a 48" CMP storm sewer along the north side of this site. The requirements of SPDES GP#0-020-001 will be met.			
Name of Applicant or Sponsor: Columbia Development Companies, or its successors and assigns		Telephone: (518) 862-9133 E-Mail: rrosen@columbiadev.com	
Address: 302 Washington Avenue Extension			
City/PO: Albany		State: NY	Zip Code: 12203
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: TOG Building Department-Building Permit; NYSDEC - SPDES GP-0-020-001		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		8.40 acres	
b. <u>Total acreage to be physically disturbed?</u>		8.10 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		8.40 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: High efficiency HVAC equipment, LED lighting, increased R values in building envelope, and low-flow plumbing fixtures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			



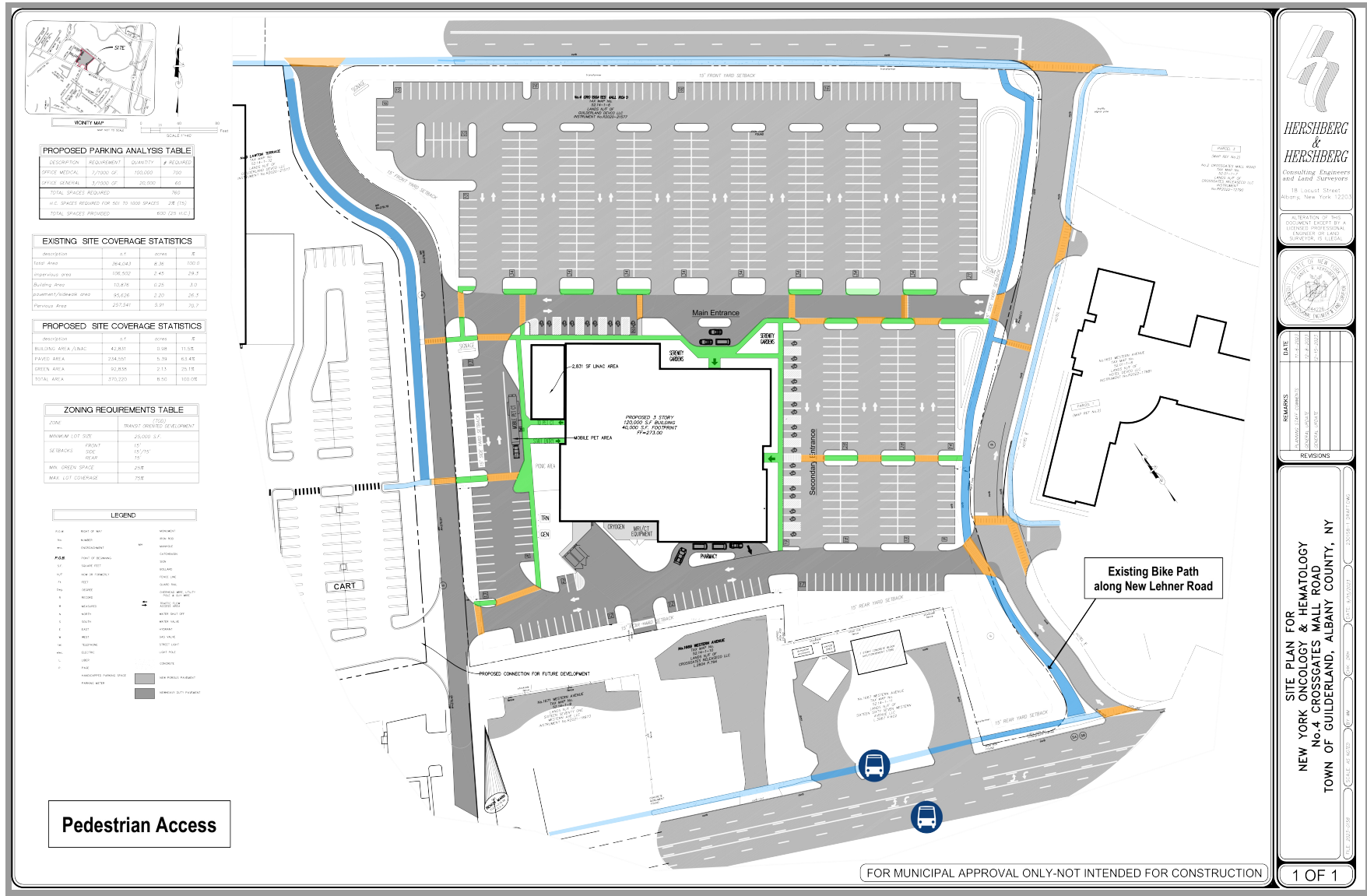
EAF Mapper Summary Report

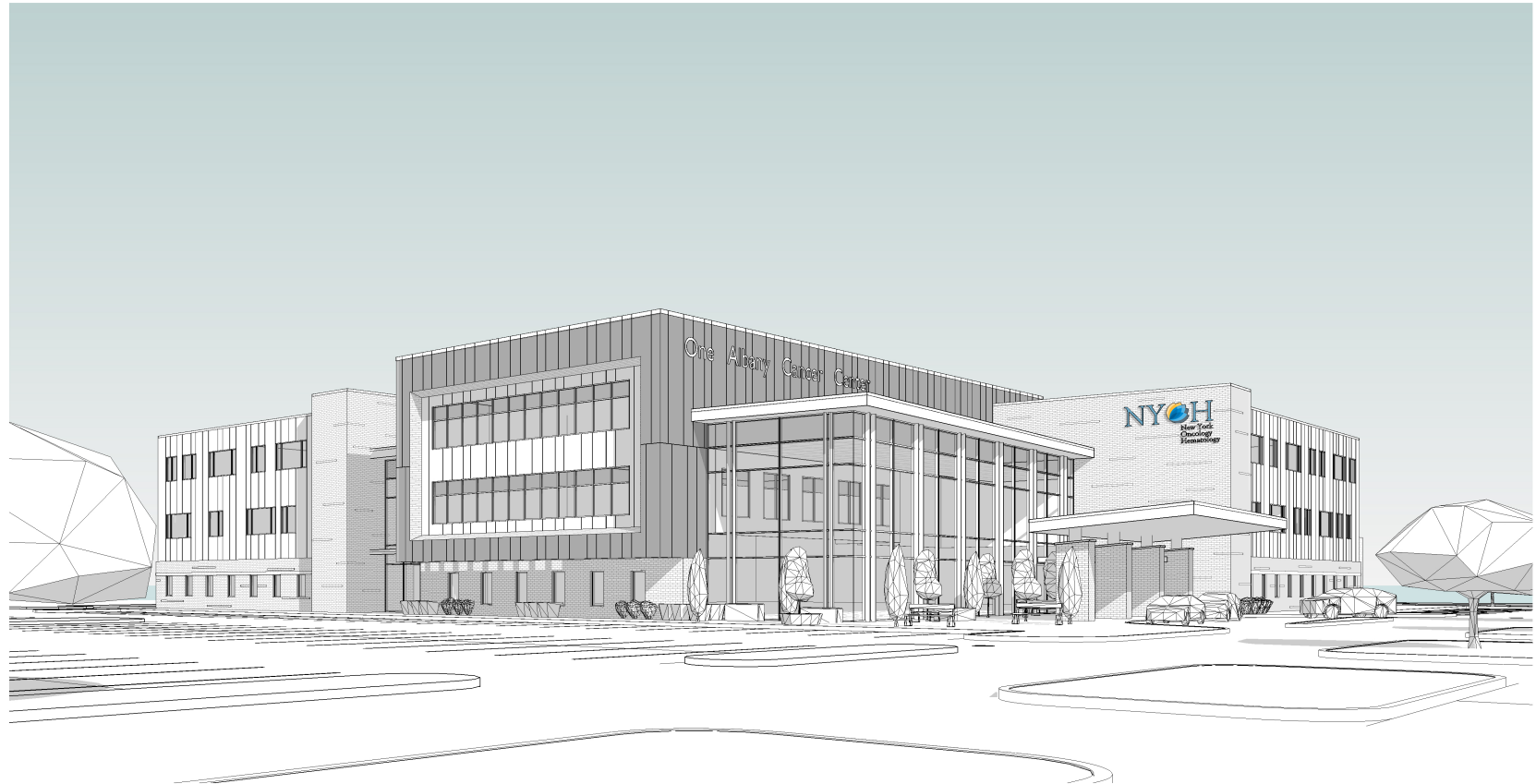
Tuesday, October 10, 2023 1:10 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Karner Blue, Frosted Elfin
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No







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Proposed Exterior Rendering

One Albany Cancer Center  
One Crossgates Mall Road Guiderland, New York



Scale:  
December 8, 2023



Columbia Development Companies    p | 518-862-9133  
302 Washington Avenue Extension    f | 518-862-9443  
Albany, New York 12203                    columbiadev.com

January 9, 2024

Kenneth Kovalchik, AICP  
Town Planner  
Guilderland Town Hall – 2<sup>nd</sup> Floor  
5209 Western Turnpike  
P.O Box 339  
Guilderland, New York 12084

**Re: Project Placard Posting – NYOH OneAlbany – 4 Crossgates Mall Road**

Mr. Kovalchik:

This letter is to confirm that pursuant to Town of Guilderland code Section 280-50 the required notice has been posted at the project site. A location map and image of the posting are attached for your reference.

Please reach out with any questions or concerns.

Respectfully,  
*Columbia Development Companies*

A handwritten signature in black ink, appearing to read "R. Rosen", written over a horizontal line.

Richard A. Rosen  
Authorized Person

# 4 Crossgates Mall Rd

Location of Notice



Placard

