

Ladies and Gentlemen of the Albany County Planning Board –

2017

My name is Michael Lawler and I reside at 4 Warren Street in the hamlet of McKownville, in the Town of Guilderland. My family and I have lived at this address for the past 20 years. Personally, I have been a resident of Albany County for the better part of 36 years.

This afternoon's meeting is about the rezoning application submitted to the Albany City Council by Dawn Home Management to build an oversized apartment complex with 173 units and 303 parking spots on what has long been known as Loughlin Street (recently renamed Sandidge Way). I come before this body to raise serious concerns that I would hope that you would acknowledge are real and need to be addressed before this application can be approved ultimately by the Albany City Council.

First, let me describe the project that Dawn Home Management wants to build in our residential neighborhood: this will be a massive complex built on 5.6 acres of land and will consist of 6 buildings: four of the six buildings are planned to be five stories; one building will be four stories; and the other building will house a rental office and a fitness center with apartments built on top of that. This would take the place of 11 single family homes on Loughlin Street and two homes on Fuller Road. Imagine the new private dormitory being constructed on Washington Avenue at Exit 2 of I-90. They are looking to build a super-sized version of that in our neighborhood!

I find this plan wrought with problems which I believe the Albany County Planning Board must be aware of and can hopefully relay your concerns to the Albany City Council before they vote on the application:

- More than 300 cars will be added to the daily traffic congestion on Fuller Road. This is **10 TIMES** the number of cars previously coming in and out of Loughlin Street and more cars from the 140 homes on Warren, Mercer and Providence Streets combined;
- The increased number of left turns in and out of Loughlin St./Sandidge Way will be dangerous for all drivers using Fuller Road. This increase of cars will make it more dangerous to drive, walk and bike in this area (the transportation study commissioned by the developer is flawed and an independent, comprehensive study needs to be completed looking at the impact on Fuller Road from Washington Ave. to Route 20). The builder says a turning lane can address this issue but that has already been ruled out when Fuller Road was redesigned in recent years;
- Storm and wastewater drainage systems cannot handle this apartment complex increasing incidents of water in basements, mold, and foundations being washed out and flooding at the intersection of Western Avenue and Fuller Road (I recommend an independent study of the storm water issue be required looking at the properties from Loughlin to Route 20);
- The three Jewish cemeteries on both sides of Fuller Road will be damaged;
- Increased pollution and contaminates in the air from the construction and increased traffic;
- This will increase costs to the County because this complex is seeking a tax abatement to finance the \$30-plus million cost to construct this complex. So revenues will not be streaming in to the county, but your costs will increase; and
- This project is marred by allegations of bid rigging and anti-trust law violations. If the Planning Board looks at the history of how this project evolved, it is very apparent that this is a smoke-screen for SUNY Poly to acquire this property and convert it to student housing. Again , that is not in the best interests of the County.

As you review this application, I hope that you will agree with me that there are serious issues with this application and I would hope that on those issues that impact the County (traffic issues; storm water; pollution and cost increases) we can depend on your good judgment to raise these issues in your official transmittal to the Albany City Council.

I thank you for consideration and welcome any questions you may have at this time.