

The McKownville Improvement Association

1977

Ten reasons to oppose Crossgates

1. Destruction of the Pinebush;
2. Dislocation effects for merchants in the other shopping areas, especially Central Avenue, Styvesant, Latham, Westgate, and the downtown areas of Albany, Schnectady, and Troy;
3. Dislocation of jobs from other shopping areas;
4. Wasteful use of energy since shopping malls require greater use of energy both to operate and for customer travel;
5. Crossgates will qualify for property tax exemptions, thus will be paying less property taxes than the merchants that they have dislocated from other shopping areas;
6. Crossgates will increase both air and noise pollution;
7. Crossgates will destroy up to 100 homes and businesses presently located on the Crossgates site;
8. Crossgates will take 18 acres of State University of New York at Albany property;
9. Crossgates will use scarce matching aid from the federal government to help build the necessary access roads to Crossgates;
10. Crossgates will create an enormous traffic problem; at twice the size of Colonie Center and without a Wolf Road, exit 24 on the Thruway (the most congested exit already), Western Avenue (already overcrowded with fast food restaurants and other non-residential uses), and Washington Avenue extension (where abutting land is rapidly being developed) will have to carry a traffic load that ~~is~~ are not designed for.

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Donald Reeb
President
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