

May 31, 1979

DRAFT ENVIRONMENTAL IMPACT STATEMENT

**CROSSGATES REGIONAL
SHOPPING CENTER**

GUILDERLAND, NEW YORK

PYRAMID CROSSGATES COMPANY
Albany, New York

Volume II



EXHIBIT A
200 Scale Superimposed
Aerial Photo

Table 1
 LAND ACQUISITION REQUIREMENTS
 CROSSGATES HIGHWAY ACCESS IMPROVEMENTS

<u>Location/Parcel</u>	<u>Acreage</u>	<u>Estimated Assessed Value</u>
<u>W. of I87, N. and S. of Washington Ave. Extension</u>		
1. H. L. Gage	5.0	\$ 5,000.00
2. Muscarelle	117.0	25,000.00
<u>E. of Fuller Road Alt., S. of Washington Ave. Extension</u>		
1. C. Felson	.05 ¹	50.00 ²
2. E. Renshaw	.17 ¹	170.00 ²
3. Niagara Mohawk Power Corp.	1.1	1,100.00 ²
4. SUNY at Albany	18.0	--- ³
TOTAL	141.32	\$ 31,320.00

NOTES:

¹Only a portion of these parcels is required for access roads. Although both parcels may be purchased by the Crossgates Group entirely, the unneeded portions, which include the residences, will be resold. Acreage estimates indicate only the amount of land that will be permanently removed from tax rolls.

²Estimated property value based on value of \$1,000 per acre for H.L. Gage parcel. Note that estimates represent assessments rather than market values. State tax equivalence rate of 12.95 must be applied to approximate market values.

³At the present time this parcel is owned by the State as part of the SUNY at Albany Campus and is therefore exempt from real estate taxation. Since no taxes currently accrue to local government for this property, assessed valuation of the parcel has not been included in the analysis for purposes of determining costs to the public associated with the Crossgates Access improvements.

Appendix J

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3 percent of Westmere's nonelderly families were below the poverty level, 22 percent of its elderly families were below that level.¹

The Hamlet of McKownville is situated at the southeastern tip of the Town of Guilderland. The New York State Thruway separates McKownville from Westmere. Because of its proximity to the City of Albany and its access to the county's major transportation corridors, McKownville has become the most densely settled hamlet in Guilderland. McKownville is also the oldest settlement in Guilderland, as it was the first area in the town to be developed as Albany expanded.

In 1970, the population of McKownville was 2,735. Approximately 3 percent of its population was composed of racial minorities. Two percent were Japanese. A disproportionately large number of college students live in McKownville due to its proximity to the Albany campus of the State University of New York. The elderly made up 11 percent of its 1970 population.

The population in McKownville tends to be relatively stationary, as 60 percent of its residents lived in the same dwelling in 1970 as they did in 1965. Most of the immigration into McKownville during this period was from other areas of the town and the county. Only 20 percent of the new residents migrated from outside New York State. Mobility can be largely attributed to the area's college population, the relatively high proportion of rental units, and the hamlet's middle class orientation.

In 1970, incomes in McKownville clustered around the middle ranges. Approximately 47 percent of the family incomes were between \$12,000 and \$25,000, with most families falling in the \$15,000 - \$30,000 range. Only 3 percent of McKownville's families had incomes below the poverty level. No McKownville residents were receiving public assistance in 1970.

McKownville's 1970 housing stock includes 682 owner-occupied, single-family homes and 118 rental units. Ten rental units were subsidized. The predominance of single-family homes is indicative of McKownville's middle-class orientation. In 1970, about 85 percent of the owner-occupied units were valued at more than \$15,000, with more homes valued between \$25,000 and \$35,000 than at any other level.

¹ It is likely that a substantially greater percentage of Westmere's population is presently over 65 due to the declining birth rate and longer life spans. The fact that the town is now contemplating construction of subsidized housing implies the increasing relevance of this population group in community life.

McKownville's housing stock is generally older than that elsewhere in the town, as evidenced by the fact that 48 percent of the existing units in 1970 were built prior to 1949 and 41 percent were built between 1950 and 1959. Only 11 percent of the housing stock was built between 1960 and 1970, a period when other areas of Guilderland were experiencing rapid growth. Moreover, 48 percent of the housing units were occupied prior to 1959. Thus, McKownville is an older, more established community that has already passed its primary growth period (1950 - 1959).