

Editor,  
Knickerbocker  
News

## Mailbag

KN 11/14/79

### Concerned over mall

TO THE EDITOR:

In response to your Oct. 23, editorial regarding the Pyramid-Crossgates Mall and the Concerned Citizens Against Crossgates:

As a resident of the "main impact area" of this Pyramid Mall and a supporter of Concerned Citizens, I was appalled by the obviously slanted editorial. It could easily have been written by Pyramid's Robert Sproul or our dear Supervisor Carl Walters.

If you were to analyze the Crossgates environmental impact statements, you would realize that the cost of providing services (particularly water and police protection) to Crossgates will significantly outweigh the tax revenue generated. You should note that the town board and town attorney were not even aware of the true ramifications of the repeal of 485b (the tax incentive); a Concerned Citizens leader had to explain the law to the board.

The area is zoned commercial, agreed. The town master plan called for this zoning based upon certain assumptions regarding development in the town and surrounding area. In other parts of the town where commercial areas were designated based upon faulty assumptions, the areas have been rezoned residential.

The original Crossgates proposed in 1972-73 called for a mixed land use; town house, apartments, offices, and small shopping centers. This was consistent with the intent of the development plan approved by the townspeople and would still be acceptable to most today. Until this current debacle no one had suggested or approved a massive regional shopping mall.

The town board has had several opportunities to stop or redirect Crossgates without a direct zoning change. It should be obvious that the prime concern of the residents is that the mall and the massive influx of additional traffic on Western Avenue will destroy the character of the surrounding residential area.

The town is the only governmental agency with the power to evaluate the Pyramid-Crossgates based upon its overall impact (social, economic, crime, traffic, services required, and project need). The state agencies do not have the ability to base permits on these factors without official town input.

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