

C O P Y

32 West Parkwood St
Albany, N.Y. 12203
March 19, 1980

Honorable William J. Dickerson
Administrative Law Judge
New York State Department of Environmental Conservation
50 Wolf Road
Albany, New York 12232

Dear Sir:

Concerning the present En Con hearing on the building of the Pyramid Crossgates Shopping Mall in the town of Guilderland, I strongly recommend the request be denied to build such a shopping mall at the proposed site at the conjunction of Route 20 and the Northway. My reasons for this request are the following:

- 1) Our area is already amply served by the four existing major shopping centers located within about three miles of the proposed site of Pyramid - Crossgates Mall, namely, Colonie Center, Northway Mall, Stuyvesant Plaza Shopping Center and Route 20 Mall. Indeed there seems at present to be, on a year-around basis, an excess of shopping centers at the present time as is evident from the few customers present during the summer months in some of the existing malls. I see no useful purpose in allowing the construction of another huge shopping mall simply to service the "Christmas rush" and I do not believe the inflated claims of the prospective builder concerning the "huge" market still untapped in this area. The claim that this mall will attract customers from distant places is not only far fetched but also badly out of tune with the present national energy crisis. Furthermore the prospects of an inflation fed recessional national economy for a long time to come do not support the claim that a need exists in this area for more shopping facilities. The hint that Crossgates will contain "elite" and "new" businesses not presently located in this area, appears to be nothing more than a vague, unrealistic "carrot" proffered by a builder who has no long-time interest in either the mall, once it is build, nor the locale which it would supposedly serve.
- 2) In the present marginal business environment, the introduction of another major shopping mall into this area would be a gross disservice to the long-established businesses already in the area, particularly those located in nearby Stuyvesant Plaza.
- 3) The present traffic situation at the confluence of Western Ave and the Northway is already barely tolerable during the rush hour and on weekends, and it would become a major traffic disaster area with the addition of the Crossgates Mall having main or major access from Western Avenue. Since there are no conveniently located

parallel roads that would bypass the proposed Crossgates sites, I view with dread the prospect of traveling westward along Western Avenue from my home to the stores I now frequent in Westmere and beyond.

4) I understand that Crossgates would overburden the already marginal water facilities in the McKownville, Westmere district and consider that this alone is reason enough to deny the application.

5) The need for conservation of the unique wildlife in the Pinebush can be argued much better by others, but I heartily endorse their well - founded concerns and consider that there is no compensating justification that can be offered for locating a superfluous and unnecessary shopping center in the Pinebush area.

I sincerely trust and hope that the New York Department of Environmental Conservation will consider the above arguments and deny the request for building the Crossgates Mall on the proposed site. I believe that great political pressure has been marshalled by a prospective builder of questionable reputations and ethics, in an effort to create this impending nightmare. Nevertheless, I have faith that New York EnCon will rise above the sea of apparent influence peddling that has characterized this ignoble effort by the Pyramid Corporation to foist an unnecessary and unwanted shopping mall on the citizens of this locale, and will see that justice, common sense and the interest of the vast majority of local citizens will be served.

Respectfully yours,

John A. Vanstone

cc: Congressman Sam Stratton
Carl Walters - Guilderland Town Supervisor
Virginia Horan- Guilderland Town Council
Ann Gaffney - County Legislator