

# CONCERNED CITIZENS AGAINST CROSSGATES

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FACT SHEET

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Pyramid Corporation of Syracuse is the parent company of the Pyramid-Crossgates Mall. Pyramid Corporation has built malls in Saratoga, Pitsfield, Utica, Ithaca, Cortland, Glens Falls and several locations in Syracuse and elsewhere in the Northeast.

The area of Pyramid-Crossgates Mall in Guilderland will be 167 acres, plus acres of access roads. The location of the mall will be in the Pinebush. Access to the mall will be via Western Avenue with main doors at the area which is currently Dutch Manor Riding Stable between Gabriel Terrace and Leahner Road in Westmere, and Washington Ave. Ext.

The mall will be 1.3 million square feet of gross leasable space. There will be 150 stores, resturants, and theatres. That area is  $2\frac{1}{2}$  times as large as Mohawk Mall and over half again as large as Colonie Center. It will increase the total space of shopping centers in the Capital District by one third. There will be a 7000- car parking lot. It will have four large department stores, one of which is J.C. Pennys. No one knows for sure what the other three will be. In Pyramid Mall in Saratoga those four large stores are Wards, Dembys, Carl Co. and Barkers.

Crossgates will use 16 $\frac{1}{2}$  million gallons of Westmere Water District's supply. It will add 2.9 million gallons of sewage to the Guilderland Sewage District. Storm water discharge for the Pyramid-Crossgates Mall will be dumped into the McKownville reservoir. (Yearly figures).

Pyramid-Crossgates Mall will destroy over 80 homes, 16-20 acres of State protected wetlands (Article 25 of the EnCon Act); Many forms of plant and animal life unique to this area will be destroyed or forced to relocate in less desirable locations.

P-C M will severely increase the air pollution and the noise pollution of the Westmere and McKownville areas. The state and federal standards are already violated for the 8 hour test for carbon monoxide at Johnson road to the Information Center at the mouth of the Northway.

P-C M will fill 13% of its rentable space to tenants of the present shopping centers in the area. It will cause a severe decrease in sales at most of the smaller retail centers like Stuyvesant Plaza, 20 Mall, Westgate, Northway Mall etc.

P-C M will increase traffic on Western Avenue nearly 40% at all 88 points tested.

Town Board of Guilderland granted the P-C M developers a 50% tax abatement for the first year and not for 10 years will they pay full evaluation like the residential property owners. They claim that residential property taxes will be reduced by about 5% for each home ONLY IF a) P-C M imposes no costs on the Town, b) businesses are not forced out of the area, c) homeowners are not forced to move, d) Town officials reduce taxes instead of hiring more employees, and e) property values do not go down.

Crossgates Shopping Center will have a permanent and devastating effect on the Town of Guilderland and the Capital District if it is approved for construction in the Pine Bush in Westmere.

Crossgates will mean a destruction of nearby commercial businesses resulting in large scale business failures, unemployment and loss of tax revenue which will not be offset by the mall.

Crossgates will cause an increase in taxes for all town homeowners as a result of the need for more traffic control, sewer and water supply and police protection.

Crossgates will cause a 40% increase in traffic (12,000 more cars) on Western Avenue at Church Road. Traffic in front of Stuyvesant Plaza will go up slightly more than 22% or 6600 more car trips. All of these increases will be borne without any traffic improvements.

Crossgates will destroy about 80 homes, 16 acres of state protected wetlands, many forms of plant and animal life unique to this area in order to make room for 150 stores, **restaurants and theaters** along with parking lots to accommodate 7000 cars.

Crossgates will use Westmere's water. Storm-water discharge will be dumped into the McKownville reservoir and millions of gallons of sewage will be added to the Guilderland Sewage District.

Crossgates will cause a devaluation of residential properties in McKownville and Westmere by increasing the crime, traffic and noise pollution of the area.

IF THESE FACTS UPSET YOU LET US KNOW. Four days a week the Department of Environmental Conservation holds hearings on the applications of Pyramid-Crossgates to build this mall in the Pine Bush of Guilderland. Each of you are welcome to attend at anytime during the day and each of you are encouraged to make your feelings on this proposed project heard. There are a variety of ways you can have your vote counted.

1. Make a statement before or after the formal testimony each day. Come to the Ramada Inn at 9:30 or at 5:00 and ask Mr. Dickerson if you can speak.
2. If you feel you cannot speak, write Mr. Dickerson at the following address and express your concerns. He takes each letter into consideration when making his decision.  
Mr. William J. Dickerson Administrative Law Judge  
Dept. of Environmental Conservation 50 Wolf Road Albany 12233
3. Write a letter to the newspapers editors and express your concerns. Public opinion is very important.
4. Help Concerned Citizens Against Crossgates support their attorney, Joel H. Sachs. Send Contributions to CCAC Box 5393 Albany 12205. They desparately need your help.
5. Attend the hearings at the Ramada Inn for whatever portion of any day(s) you can. Your presence in the room shows the extent of concern you have for your community. You can come in any time and leave any time but if you have a chance to talk to the Hearing Officer do so. He needs to realize that this project is not wanted or needed and that the people of this town cannot afford it.