

# Crossgates developer to seek Guilderland permits

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**GUILDERLAND** — On the heels of being denied needed permits from the state Department of Environmental Conservation, the developer of the proposed Crossgates Mall will appear before Guilderland's Zoning Board of Appeals to seek a special use permit and three zoning variances.

The zoning board's approval, along with permits from the state Transportation Department and the EnCon permits, are needed by the developer before ground can be broken for the \$85 million shopping center.

Bruce Kenan, managing partner of Pyramid Crossgates Co., the mall's developer, recently applied to the town for the hearing, according to Guilderland's Chief Building

Inspector Paul Empie.

The hearing, scheduled for 7:30 p.m. July 8 in Guilderland Town Hall on Western Avenue, will be in addition to the zoning board's regularly scheduled meetings on the first and third Wednesdays of each month, Empie said.

EnCon Commissioner Robert Flacke last Thursday denied the environmental permits for Crossgates, but the mall's developers will reapply with EnCon after they attempt to solve air pollution problems at the Western Avenue-Schoolhouse Road intersection — the reason the permits were denied.

Flacke indicated that if Pyramid reapplies within two years, he will consider only the question of air problems at the intersection in the permit application process.

Meanwhile, Pyramid needs the zoning

board's approval and permits from DOT before construction work on the shopping center can begin. Even though the mall proposal has not satisfied EnCon standards, applications for permits from DOT and the town can be legally considered.

Pyramid needs from the town's zoning board a special use permit — something needed by every business in the town — and three zoning variances:

- One for number of parking spaces. Town zoning regulations call for one parking space for each 150 square feet of floor area in a business. Pyramid proposes 6,550 parking spaces for a gross building area of 1,489,000 square feet. Under zoning regulations, the building's square footage would require 9,927 spaces — thus requiring a zoning variance for reduction of 3,377 spaces.

- One for size of parking spaces. Town zoning demands 10- by 20-foot spaces, but Pyramid proposes 9- by 19-foot spaces — necessitating a variance for reduction of 29 square feet for each parking space.

- One for parking lot aisle width. Town regulations require 26-foot-wide aisles for one- and two-way directional flow in conjunction with perpendicular parking. Pyramid proposes 25-foot-wide aisles, forcing the developer to seek a variance for reduction of one foot from each aisle.

Pyramid also needs from DOT an access permit for a driveway between the mall and Western Avenue, a state highway, and a highway work permit for construction planned on Western Avenue and the Northway.