

John Walsh 11

Crossgates' Plan Hearing Set on July 8

By CARLO WOLFF
Gazette Reporter

GUILDERLAND — The developer of Crossgates Mall will approach the town Zoning Board of Appeals during a public hearing at 7:30 p.m. July 8 in an effort to win the town permits Pyramid Crossgates Co. needs before breaking ground on its \$85-million, 1.3-million-square-foot mall in the Pine Bush.

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Michael Shanley will represent Pyramid during the zoning board hearing.

He said yesterday Pyramid filed a \$25 hearing fee with the town last Wednesday, a day before the state Department of Environmental Conservation denied Pyramid's application, citing air pollution the project might cause along Western Avenue.

Pyramid aims to revise its highway and traffic plans to mitigate the air-pollution problem and re-apply to DEC.

Robert F. Flacke, DEC commissioner, said last week Pyramid has satisfied all other requirements for the environmental permits it needs from the state agency.

The Crossgates hearing will be held in addition to the zoning board's regularly scheduled public hearings tomorrow night and on July 15.

Pyramid is seeking the following variances from the zoning board:

— Reduction of 3,377 parking spaces. Zoning law requires one parking space for each 150 square feet of floor area, or 9,927 parking spaces for 1.489 million square feet of floor area (the 1.3-million-square-foot mall figure refers to the leasable area). Pyramid proposes 6,550 spaces.

— Reduction of 29 square feet parking space, from the mandatory 10-by-20-foot space to 9-by-19.

— A one-foot aisle reduction in width of parking drive lanes. Zoning law requires a 26-foot aisle width for one- and two-way directional flow in the case of perpendicular parking. Pyramid wants a 25-foot width.

The hearing will begin at 7:30 p.m.