

The McKownville Improvement Association

WE WON -- WE DID IT -- WE WON-- WE REALLY DID IT -- WE REALLY DID WIN -- BUT THERE IS MORE

Monthly Meeting -- Tom Sawyer -- 8:00 PM --Wednesday July 1, 1981

New York Environmental Commissioner Robert Flacke did NOT award Pyramid any of the five required permits. He found that the proposed highway design and level of use on and near Western Avenue would cause carbon monoxide levels to exceed federal standards. Flacke invited Pyramid to re-submit an acceptable roadway design in the near future.

BUT the Town is going ahead with the zoning hearing on Wednesday July 8th at 7:30 PM at Town Hall, even though the necessary State permits have not been received by Pyramid.

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Sections IV and IX of the Zoning Law on the following proposition:

Special Use Permit/Variance Request No. 2128.

Request of Bruce A. Kenan, Partner of Pyramid Crossgates Company, Executive Park Tower, Albany, N.Y. 12203 for:

A. Variances of the regulations pursuant to Article B, Section IX, under the Zoning Law to permit the following requested variances:

1. Reduction of 3,377 parking spaces. For a "Designed regional shopping center." The Zoning Law requires one parking space for each 150 square feet of floor area (9,927 parking spaces for 1,489,000 square feet of floor area). Applicant proposes 6,550 spaces for a gross building area of 1,489,000 square feet.

2. Reduction of 29 square feet per parking space. Zoning Law requires a 10' x 20' (200 sq. ft.) parking space. Applicant proposes a 9' x 19' (171 sq. ft.) parking space size.

3. One foot aisle reduction in width of parking drive lanes. Zoning Law requires 26 ft. aisle

In addition, Vince Wolanin, the operator of the racquetball building on McKown Road, has been going about seeking preliminary approval for an 11 floor office building adjoining the racquetball site. For the residents of Williams, Westlyn, Short, Ayre, Dillenbeck, McKown and Norwood who want to see what the effects of this will be, go and watch the traffic going into Stuyvesant Plaza between 8 and 9 AM any weekday. Attention Shady, Oak and Highland too!

The paper drive earned \$76. The price of paper is way down but the spirit is still way up--thanks to all the workers and the contributors, especially to Mel Behn, the Association's Vice President who once again organized the paper drive.

John Shea has given us (pro bono publico) more than two years of truly outstanding legal services. He is leaving the area and we will miss him. If we are going to continue to wage the same quality of fight against Pyramid we are going to have to hire an attorney. That means contributions-- \$25, \$50, and even \$200 contributions. Lawyer's fees are \$100 per hour. If you can --PLEASE--make a contribution to the Association's lawyer fund now. Inflation and the property tax is hurting each of us--but maybe this year, instead of making a contribution to the Community Cheat or someother needy organization, you can make a big donation to the community of McKownville.

Zoning Law requires 26 ft. aisle width for one and two way directional flow in conjunction with perpendicular parking. Applicant proposes a 25' aisle width.

B. A Special Use Permit for a "Designed regional shopping center" pursuant to Article A, Section IV for property owned, or under option to purchase, by Pyramid Crossgates Company et al, situated as follows:

141 acres in the Town of Guilderland (22 acres in the City of Albany), generally bounded on the north by Washington Avenue Extension; on the east by the New York State Thruway; on the south by Western Avenue and on the west by Rapp Road. B-2 and COR Zones, Area Map Codes: 25k, 25j, 52, 52A, 52a, 52b and 57.

Said hearing will take place on July 8, 1981 at the Guilderland Town Hall beginning at 7:30 p.m.

You know waht else is needed-- we have all been through this before -- a letter to Governor Hugh Carey (12224) thanking him for the CITIZEN's decision and the need to keep Pyramid out -- telephone calls to Town Hall(Carl Walters 356-1980) complaining about the zoning hearing being held before the necessary State permits have been obtained by Pyramid, the fact that the Hearing is being held during the summer when many people are gobe and at Town Hall rather than in McKownville-- letters to Town Hall-- discussions with your political party committee people telling them what you don't want -- AND COME TO THE JULY 8th MEETING AT TOWN HALL AT 7:30 PM TO SHOW THAT WE STILL DO NOT WANT PYRAMID IN OUR COMMUNITY. HOUSES YES, PEOPLE YES; BUT. Pyramid company,, NO, NO, NO!

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