

Public Statement by Donald Reeb, Ph.D. (Economics)  
President, McKownville Improvement Association  
5 Norwood Street  
McKownville, New York  
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For me, the significant questions about the proposal can be classified into six parts: (1) Whether the community wants the project? The answer is no. And that is irrefutable. (2) Whether there will be significant hardship and time delays and accidents and pedestrian endangerment imposed on the users of Western Avenue and Fuller Road and School House Road and Church Road and Johnson Road and the Washington Avenue Extension and the Northway and smaller residential streets by Pyramid? The answer clearly is yes. (3) Whether other community hardships will be imposed by Pyramid such as noise, filth, rats, crime, juvenile delinquency, loss of reservoir capacity, loss of open space, endangerment of off-site flooding, loss of wildlife, loss of sanitary sewer capacity, and air pollution? The answer clearly is yes. (4) Whether there will be losses in the values of residential properties caused by Pyramid as well as commercial property? The answer is yes. (5) Whether there will be great increases in income and employment caused by Pyramid, including construction employment? The answer clearly is no. And (6) whether there will be great increases in tax receipts for Guilderland relative to costs resulting from Pyramid? The answer clearly is no.

The proof of these answers is at hand. Question No. 1--public acceptance--the opinion polls, the most recent town election, are ample evidence of the harsh reality--the public does not want Pyramid in this community.

Question No. 2--traffic delays and other transportation hardships have been dealt with by Dr. Childs and nearly every citizen's comments. There

can be no doubt that the Pyramid project lowers the level of service on all highways, roads and streets near the mall.

Question No. 3--other hardships such as increased crime, noise, loss of excess reservoir capacity, loss of sanitary sewer capacity, and juvenile delinquency--I appeal to your common sense. Of course Pyramid will lead to such; how could it be otherwise?

As to Questions Nos. 4, 5, and 6, I refer you to my written statement which I will briefly review here. Established studies clearly imply that increased traffic and noise and air pollution reduce residential property values. Additionally, there will be no new customers at Pyramid; there will be few if any jobs or new income; and only a few construction jobs. (The full explanation of this is also in the written statement.) And because there will be no new retail sales and there will be losses in residential and commercial property values, there will be nearly no new sales tax receipts, property tax receipts, or other receipts. Pyramid has repeatedly claimed that it will provide large tax payments to the town. This is, at best, a half-truth. The explanation for this is also in the written statement.

The zoning ordinance requirements (pp. 999 and 1035) clearly cannot be met! The SUP must be denied because the transportation system is inadequate (sections b and d, p. 999), and the character of the neighborhood and value of surrounding property are not reasonably safeguarded (section e, p. 999). The variance must be denied because such is not necessary for reasonable use of the land (section 2, p. 1035), granting the variance would increase the injury to the surrounding area (section 3, p. 1035); and the variance, if granted, would be solely for the purpose of aiding the financial profit of Pyramid (section 5, p. 1036). Please end this three-year forced march that Pyramid has imposed on all of us. Deny the variance; refuse to grant the SUP. End this ordeal for all of us now and save the values of our homes and our town.