

**MCKOWNVILLE IMPROVEMENT ASSOCIATION
POSITION STATEMENT CONCERNING THE UNIVERSITY'S PURCHASE
OF THE HOLT-HARRIS PROPERTY**

On February 2, 2016, the Town Board of Guilderland, NY unanimously approved a resolution (reprinted on the reverse of this page) asking the University at Albany and the Foundation of the University to adhere to the Town zoning ordinance and the property deeds in its use of the 8.9 acres purchased from the Holt-Harris family.

In addition to the zoning and deed restrictions referred to in the Town's resolution, the future use of the Holt-Harris property raises concerns among McKownville residents. These include: (1) potential decline in value of the thirteen homes bordering the property (and homes through-out the community) with the non-residential use of the Holt-Harris property; (2) protection of the wet areas, forested areas and large hills, as well as the five buildings on the site; and (3) storm runoff and a further rise in the groundwater level resulting from clearing of the 8.9 acre site.

McKownville has been for generations a neighborhood comprised almost exclusively of owner-occupied single-family homes. As such, it has been a neighborhood where the quality of life is excellent for residents, and where property values are consistently strong. The Holt-Harris site is zoned single-family residential with a deed restriction limiting development to two homes. Any alternative use of the site endangers the vitality and residential character of our neighborhood. Attendant reduction in property values would adversely create a reduction in the neighborhood assessment base, which would reduce property tax revenues for the Town of Guilderland, the Guilderland Central School District, and Albany County.

We, the undersigned residents of the McKownville neighborhood in the Town of Guilderland, in signing this document indicate our support for the Town Resolution and this Position Statement, with respect to the future use of the Holt-Harris property