

To: Concerned Residents of McKownville  
Subject: Proposal for the properties near the Best Western on Western Avenue  
Date: November 8, 2001  
From: McKownville Improvement Association (Don Reeb, Vice President)

We need your help.

It is important to get telephone calls and letters to the Zoning Board concerning the following zoning proposal. When you write or call the Town--356-1980--ask that your remarks be read into the record. This is to make sure that the Board knows of your concern. Have as many people write as you can and write more than once if you wish--just make sure that each time you write you have something "new" to say. You may use any of the arguments that I provide below--just make sure that you put them in your own words. Form letters are discounted because they are "easier". The next discussion by the Zoning Board of this application will probably be December 5, 2001. (The address would be Zoning Board, Guilderland Town Hall, P.O. Box 339, Guilderland New York 12084).

The proposal for the "strip mall" on the parcel near the Best Western Motor Inn needs to be modified. The property address is 1206-1210 Western Avenue and the application for construction of the strip mall is from Dennis Quadrini.

\* The building needs to be relocated to the front of the parcels with the parking placed at the rear. This will maintain a street scene that is more residential in appearance.

\* Larger plantings need be added. The shrubbery should not be the smallish bits that commercial buildings usually put in their required green spaces but something more like mature and sizable shrubs, trees and other plantings that are to be found in front of the older residences in McKownville and along Western Avenue from Manning Boulevard to Fuller Road.

\* Pedestrian controlled crosswalk signals need be provided for those crossing Western Avenue to get across Western Avenue. At this point on Western Avenue the roadway is too wide, much wider than found along Western Avenue to the east. People are in danger when they find themselves in the middle of Western Avenue as the lights change.

\* The traffic lights need to be controlled by the pedestrian crosswalk signals for turning vehicles. A "Walk" signal is dangerous if it does not stop vehicles from turning through the intersection while the "Walk" light is on.

The entrance for the strip mall will be slightly west of the Western Avenue entrance to the State University. The traffic exiting the strip mall may well want to cross Western Avenue and enter the University while vehicles coming out of the University will assume they have the right of way. Parking lots and strip malls do not have traffic signals usually. Some method need be put in place to tell the drivers exiting the University that the traffic exiting the strip mall has a traffic signal also. This intersection is made more dangerous because the strip mall exit is not lined up with the University entrance.

It is basically a mistake to permit the residential building to be destroyed. The owner has permitted it to decay and now wants relief from low rents caused by his own misadministration. The owner should be forced to improve and maintain the residential building at a level that is found commonly along Western Avenue, from Manning Boulevard to the City line. It is truly disgusting to see the Town pandering to slum landlords and providing them the easy relief of ripping down residences and putting in their place commercial buildings that are neither attractive nor beneficial in any other way. The officers of the Town of Guilderland should be ashamed of their cooperation in the "slumming" of Western Avenue and other major roads in the Town.