

There are many reasons why the proposal for the new building should not be approved.

The lot is too small for the proposed use—the present house is about 1500 square feet in area—the proposal is some 15,000—ten times as intensive. The lot is about 50 feet wide. That is not only an excessive use—it is unreasonable and completely out of scale with the neighboring buildings.

The lots in the area along Fuller on the east side have good tree cover—big mature trees and plenty of them. The proposed use would destroy the tree cover and make Fuller Road look too much like a commercial strip.

The use of the property will involve some 250 people at times—and meals—and cooking---now we get into the Metro Diner type problem—unpleasant smells—garbage—will the dumpsters be refrigerated so that the smells do not become more robust--when will the dumpster emptying trucks arrive—will they be quiet? Have we had these problem before when a site is overused in a residential area?.

What is going to happen to the site between the present Shabatz house and the proposed building? Would anyone besides the Shabatz be willing to buy that—will the value of the house be completely at the whim of the Shabatz officers? Is that fair?

Alternative sites are available within walking distance of the campus—the houses near Sutters on Western, the old church on Western across from the Clarendon Street entrance and between Magazine and Russell on the south side of Western, the old Cosimos restaurant site on Western and several others—as well as the Chapel House on campus and other meeting sites on campus.

Drainage on the site is terrible—mostly because the storm sewer lines need upgrading all the way down to the west branch of the Krumkill. The town will be setting aside the money to do this sometime in the future but there are no contracts and no money at present. Removal of the present vacant lot and tree cover will add to the drainage problems, not ameliorate it—the neighbors drainage problems will become worse, not better.

The lighting will cause neighbors the usual problem caused by overused sites—too bright, stay on too long, too much light reflected on their property, interference with their use of their property.

Egress from the lots is poor—in fact terrible--and ingress s just as bad—for people and for vehicles.

Fuller Road is an overused county road. No one can back safely on the road and no one can head onto the road without great fear because the line of sight is terrible in both directions—there is a curve at about Elmwood on the east and the undulating geography of Fuller on the west interferes with the drivers spying oncoming traffic. The center turning lane gives vehicles someplace to quickly turn to avoid an accident—if they see the vehicles quickly enough. And people have no place to walk safely along Fuller.

Normally on weekends when people are home from work they would like some peace and quiet. Living next to a church or temple does not provide such—nor will the neighbors behind the building have weekend peace and quiet.

The negative impacts will extend to across the street neighbors as well as those on both sides and those living on Parkwood, the street behind Fuller.

Persons using the building will sometimes travel there on foot and travel from their to the University and/or to Stuyvesant or down to Western. There is not a crossing light on Fuller for pedestrians, there is no sidewalk along Fuller to Western on the east side, there is no safe path for these persons during the summer months and certainly not during the winter months.

When the president of the university asked the Association to meet to discuss a proposed new building on Western—to replace the old Blue house at 1257 Western—and we were told that the building would be about 15,000 square feet, all of the dozen or so members there said nearly in unison—that is too much. It will topple all the uses along the entire street in McKownville—it will cause everything along the street—Western Avenue on the north side in McKownville—to change. No Western Avenue homeowner in McKownville could live with that—too many people, too many vehicles—too much use—too many lights—too much noise—too oversized of a building compared with the very modest homes along Western—too much water runoff into the street and neighbor lots more flooding and inundation---too much garbage—too much of everything negative for a residential neighborhood which has small houses on narrow lots on a busy street. The same goes for this proposal.

The present Shabatz house is an eyesore. The private home which was the use of the site was in poor condition and the Shabatz promised that they would improve the quality of the site use. They have not—they have displayed remarkably poor neighborliness. There is no reason to believe that they will be exemplary neighbors—to accept them once again is just to ask for more problems. For many reasons, therefore, the Association strongly recommends that the principals involved in this proposal look elsewhere for a site for their new building and that this proposal be denied.