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**Subject:** Starbucks" Proposal  
**From:** "David Bosworth" <davebosworth@hotmail.com>  
**Date:** Fri, April 22, 2005 10:05 am  
**To:** dreeb@albany.edu  
**Priority:** Normal  
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Don:

It sounds like the old "here we go again" reveille for the McKownville Neighbors" action group!

Just a note about the Starbucks Project that is being proposed for Western Avenue near Sutters.

The parking lot behind, and along side, the "Fortune Teller's House" where this project would be built is encumbered with a long term lease with Sutters for 15+ parking places that has many years left in the contract. In speaking with Kevin Klein, the owner at Sutters, he was vehement that he has absolutely no intention in selling his interest in this lease, regardless of the buyout offer. He also has some type of option to buy the house, under a set of particular circumstances. Moreover, he states that no one has spoken to him about the Starbucks proposal, or his interest in the parking assets on the property in question. He only learned about the Starbucks proposal when the proposal first appeared before the planning Board. He has recently filed a copy of his lease for the spaces that he leases in this parking lot with the Town Clerk and has asked that a copy be forwarded to the Planning Board.

I think that I smell the proverbial aroma from the state of Denmark about the developer's rapid and unexamined efforts to move ahead with this project and the gross inadequacy of any possible parking and internal traffic circulation arrangements that would exist without the 15+ spaces under long term lease with Sutters.

It seems to me that all of the key stakeholders need to take the necessary and appropriate steps to require a comprehensive planning approach for these four very strategically located lots that are located between Sutters, at the City line, all the way up to the Best Western. I would note that the Best Western has a huge approved parking lot in its rear that it just obtained approval from the Town to have fenced in and left "fallow". What a waste of approved parking. Any planning approach for these four sites should take advantage of the traffic light at the SUNY Entrance, with a well engineered plan for shared rear access/parking to limit unsafe curb cuts and unsightly front of lot parking. Moreover, some type of coordinated architectural schema should be advocated for these sites that would contribute to an appealing and inviting "Gateway to Guiderland" dynamic, notwithstanding its critical impact on the hamlet of McKownville, which is already under siege from aggressive activity in all directions.

As prefaced in your email bulletin, the MIA Needs to take an aggressively proactive approach with all of the other stakeholders in this key future development site in our Town. Make no mistake, I like Starbucks coffee a lot, but this project should not be allowed to move ahead without careful concern for its potentially hostile impacts on this important section of our Town and our Neighborhood.

Keep me informed, and I will be glad to personally assist in whatever way that I can in avoiding what could be an emerging development calamity.

All best

Dave Bosworth

Call the 356-1980--ask for the planning office--and tell them you want a good looking business building with great landscaping. Thanks.

Don Reeb

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