

**McKownville Improvement Association**  
**Thursday, January 12, 2006, 7-9pm**  
**Holiday Inn Express, 1442 Western Avenue**

— **Happy New Year.** Western Avenue commercial property use will be the major discussion topic at the McKownville Improvement Association meeting in January.

Beginning in 2000 the Town and the Improvement Association worked together to create a plan for public improvements on Western Avenue—sidewalks, curbs, gutters, storm water drainage, lighting, bus patron shelters and so forth. This was long overdue and we will soon see these plans being put into action. Now the Western Avenue highway improvements need be coupled with a restudy of commercial property zoning along Western, especially the south side of Western.

Taco Pronto is for sale/lease as is Denny's as is the vacant lot next to the Christ Lutheran Church as is the house next to Sutters as is 1434 Western (Capital Winnair—the Tusang building). Then 1208/1210 Western is looking to be redeveloped, the Capitol Lodge may be replaced, and Across the Street Pub is looking to expand. As these and other commercial properties along Western are reused, it is important that their redevelopment make the neighborhood a nicer place to live. We are named the McKownville Improvement Association.

To promote this, a Zoning Study Committee was created by Mr. Runion and the Town Board. Its members are Steve Haraus, Mark Macomber, Alice Torda, Laura Whalen and me. We will have had two meetings by the time the Improvement Association meets on the 12<sup>th</sup>.

— More often than not, Western Avenue commercially zoned lots in McKownville are too small to have sufficient parking for the number of customers the businesses now need. Also, the sites commonly have access difficulties because of Western Avenue traffic (the Christ Lutheran empty lot is a great example). The result is that businesses require oversized variances for parking and green space which in turn create problems of parking, traffic, noise and smells for neighbors. The zoning needs to be restudied.

Other news. CESTM&Nanotech expansion plans. The Shabbos. Starbucks. The City land fill. The reuse of the Harriman campus (State office building campus). The Renaissance Hotel at Crossgates. The McKown Road sidewalk. The Flyover. And the Across the Street Pub. The Pub was discussed at the December Zoning Board meeting.

To build the proposed deck on the Pub—it would be in its Arcadia parking lot and next to the older McKownville Fire department building—a 50 percent parking variance would be necessary. This is far in excess of what is usually granted. The Zoning Board chair made the motion to deny the variance. The surprise was that the motion was defeated, with the majority of the Board ignoring the problem of insufficient parking for this use. Neighbors on Arcadia are quite upset. The Association supports the neighbors. The case is still pending and a Zoning Board decision will likely be made in January/February.

**Officers**

Don Reeb, President, 5 Norwood Street, 489-3909  
Bill Meehan, Vice President, 7 Country Road, 456-4564  
David Knight, Secretary, 11 Mercer Street, 438-9269  
Paul Haldeman, Treasurer, 5 Country Road, 456-9557

**Members of the Board**

Sue Brown  
6 Westlyn Place  
482-2355

Doug Smith  
5 McKown Road  
482-6081

Alice Torda  
2 Knowles Terrace  
489-3613

Martha Haraus  
1445 Western Avenue  
489-3855

Laura Whalen  
12 Providence St.  
482-2531

Jim White  
8 Brookwood St  
459-9176

Marty Gnacik  
15 Elmwood St.  
438-9160

Steve Berg  
7 Elmwood St.  
438-6795

Joe Trapasso  
25 Parkwood St.  
438-0870