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Subject: Re: Zoning Meeting
From: dreeb@albany.edu
Date: Thu, February 23, 2006 2:21 pm
To: "Harauz" <sharauz1@nycap.rr.com> (more)
Cc: dreeb@albany.edu
Priority: Normal
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*1. Zoning conflicts have
2. been endemic
in McKownville -- \$
because*

Hi Steve (and the Board members and Mark and John)

These are some ideas for the final report to Runion and the Town Board from the Town of Guilderland McKownville Zoning Study Committee.

Four parts.

1. What is McKownville
 - a. An edited form of the Vision/list compiled by the Association.--the future of McKownville--include maps
 - b. The list of changes that are expected to occur with implementation of the McKownville Corridor Study
 - c. The list of changes that are expected with implementation of the McKown Road, Fuller Road, Schoolhouse Road improvements
 - d. Other actions expected--bus shelter(s), sidewalk in front of 1450 Western Avenue
 - e. Four troubled sites and their importance to Guilderland and McKownville's role as the "gateway" to Guilderland
 - i. Germanos
 - ii. Capital Lodge 7 acre site
 - iii. Getty/Suntan site
 - iv. The hill at the end of the Northway
 - f. The list of the sites "in play" and discussion of the importance of enforcing the zoning ordinance and why that makes these sites difficult to develop unless some extraordinary actions are taken--such as joint use of parking areas and driveways--which may be unlikely.

*Unanimous (or)
Super majority*

2. Zoning--this is how it works--some recommendations for its improvement such as repeat notices to neighbors--inform the operating neighborhood associations of actions being considered in its area, change the zoning regulations concerning paving over the front yard, clarify the rules about number of unrelated individuals that can occupy a house, clarify rules about the necessity for getting permission to operate a business out of a residence, a list of common abuses and what actions neighbors can take, etc.

3. List out the 10 properties that are being suggested for a zoning change and why they were selected

4. The importance of undertaking the Master Plan Study for McKownville as soon as possible.

This is being sent to all---but it needs to be discussed and improved.

Don

> Don,
>

> I contacted everybody for a meeting of the Committee on Monday(2/27) at 1
 > PM at my house.
 >
 > You, me and Alice are for sure, and I left messages with Mark and Laura
 > to contact me if they have a problem with the date.
 >
 > Otherwise, see you Monday at my house.

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In terms of ideas is there any way we can "suggest" that McKownville have a moratorium on variances/sup's until the McKownville master Plan is completed? Also, in terms of the bus shelters, can we suggest an architectural style ... recently I saw some bus shelters that were really great not the plastic pre-fab jobs that we see around here ... I think maybe it was in Saratoga. They were built of wood with peaked roofs that looked almost like little framed house. They were really lovely and impressed me that Saratoga(?) took the time to think about these rather than just put something up. Is there anything like a style selection guide ????

that's all for now....