

**Resident's Vision for McKownville
Zoning Committee
2/24/06**

W. Polen

A vision for this section of Western Avenue in McKownville asks the Town of Guilderland to support an effort to encourage businesses to keep their properties looking attractive. Through an effort of this kind, this part of Western Avenue can have the same cachet as the commercial plaza located at the corner of Fuller and Western Avenue.

The vision includes: walkability, mixed-use development, human scale development, traffic calming features, and attention paid to important features of creating an attractive place to live, work and do business--- gateway, signs, green space and preservation of historical structures.

This vision can be realized by stricter enforcement of zoning ordinance of the Town, and limiting use of SUPs, and valuing both the residential and commercial potential of the neighborhood, as well as encouraging development that will benefit both residents and businesses. McKownville can experience growth in way that preserves both the neighborhood and is also a vibrant place to do business.

The important issue of traffic calming can be addressed through partnerships with NYS DOT and close communication with neighboring stakeholders in the area: U Albany, CESTM, Harriman Redevelopment Project.

Natural areas such as the former McKownville Reservoir and the Krum Kill Creek running behind businesses on the South Side of Western Avenue can be used to create public green space.

Zoning recommendations are but one part of the vision that residents share for this part of the Town of Guilderland.

Walkable Neighborhood

The McKownville Corridor Study (MCS) calls for certain improvements in pedestrian crossings on Western Avenue which are being implemented. Sidewalks are already planned for and budgeting completed.

Mixed Use Residential and Commercial Development

More rental properties on Western Avenue
New Urbanism parcel to be developed according to the "country hamlet" zoning code (or another that we define for our part of Town)
Senior housing
Use of IDA
Commercial development limited to South Side of Western Avenue

Architectural Standards to encourage Human scale development

12' lampposts

other height limits

Residential like development of business establishments

Traffic Calming

Lower speed limit to 30 mph.

Pursue this with DOT.

MCS identifies this as a potential option.

Egress and Ingress from Holiday Inn and Prime Care Physicians

Gateway

Some residents brought up the similarity between Western Avenue in Pine Hills in Albany, NY to the stretch of Western Avenue in McKownville. To preserve the residential quality of this part of the road, set backs of businesses are particularly important. Plantings including street trees and flower beds could improve the appeal of this section of Western Avenue.

Signs

Adequate signs when entering Guilderland from Albany, and signs signaling the hamlet of McKownville would add not only to the identity of the Town as a whole but also to the neighborhood of McKownville. Is there a sign for Altamont?

Historical Structures

See listing