

The two properties—1422 and 1424---are the focus--and the 2006 report.

The variances should be denied. Granting them adds to the neighborhood problem of “over development”.

Banked parking (recommended by Delaware Engineering) relieving the dentists from providing more parking—permits the dentists to “fit an elephant into the phone booth”. We do not want the elephant in our neighborhood phone booth.

Tim Esmay’s home—1422---will be the parking lot—parking comes close to Western and it has a dumpster and a snow holding area. There is no place for the dumpster that will not annoy neighbors---the Hogan’s on Westlyn, the Bebb’s across Western or the Joseph’s on Brookwood--therefore—the parking lot is not suitable for a residential neighborhood.

The parking lot seems to me to violate the setback requirements—both towards the south as well as towards the north (Western Avenue)—but no variance was requested for either. It seems to be presumed to be part of 1424 and therefore a "preexisting and non-conforming use" and no separate variance request required---but there are two properties.

The proposed building is a tragedy—it looks like a medical building, not a home.

Guy Gialanella and his wife were arrogant at the McKownville meeting—claiming that they “were broke” and could not afford to make any adjustments to the building or plans. Peter and the ZBA sent them to the McKownville meeting--they did not want to be there and were unresponsive--even to answering the question--would you support the property being rezoned BNRP.

Adding 1500 square feet to the 1424 property is outrageous. Without the addition, the property could house one “professional”—like a real estate broker---and necessary parking. Trying to squeeze ten pounds into a five-pound sack is the problem.

The property needs more landscaping, especially along the rear.

The trees need to be larger, and more of them.

The sidewalk on Westlyn needs to be rebuilt by the dentists.

They are getting a “free” sidewalk along the front that they would have been required to pay for if the State was not in the process of building a new sidewalk along Western.

The windows need to be much larger.

There needs to be a front porch looking structure on the Western Avenue or Westlyn side of the building to make it look more residential.

The roof lines need to be made more residential-like.

Window boxes and shutters need be added.

The curb-cut on Westlyn needs to be removed.

Jim White showed Ken Runion a number of photos/downloads of dentist offices that were more “residential” in appearance.

Concerning the 2006 report---there are ten properties listed therein for rezoning—including 1422 and 1424—five would go from LB to BNRP with five going to R-10 or R-15.

Section II of the 2006 report—Vision—includes—Preservation of Residential Properties. This report was approved by the Town Board—all of it--including the Vision section.

Without 1422--the white house--Western Avenue on the south side would be a "strip commercial development"----this is not acceptable.

The white house—1422—must be preserved.

Keeping 1424 at 2500 square feet would negate the necessity to rip down 1422 and turn it into a parking.

The denial of the 1500 square foot addition (be denying the rear variance) to 1424 would make it impossible for 1424 Western to house two dentists and make 1424 available for a less intense user.

Peter seems to have written off any further discussion of the variances.

Good luck--and thanks.

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Doug is right--is there any path to BNRP zoning once the variances are granted?

Also, there are more properties in the 2006 report concerning rezoning than the 1422/1424 properties and they NEED to be rezoned immediately.

A delay in the ZBA hearing by Peter Barber is one strategy to aid the rezoning of 1422/1424---I hope there are others.

How to stop the variances is beyond me--except to stop anyone on the ZBA from seconding the motion to grant the variances.

Martha asked the question---what does Ken imagine Western Avenue on the south side will look like in the future--that seems like a great question also.

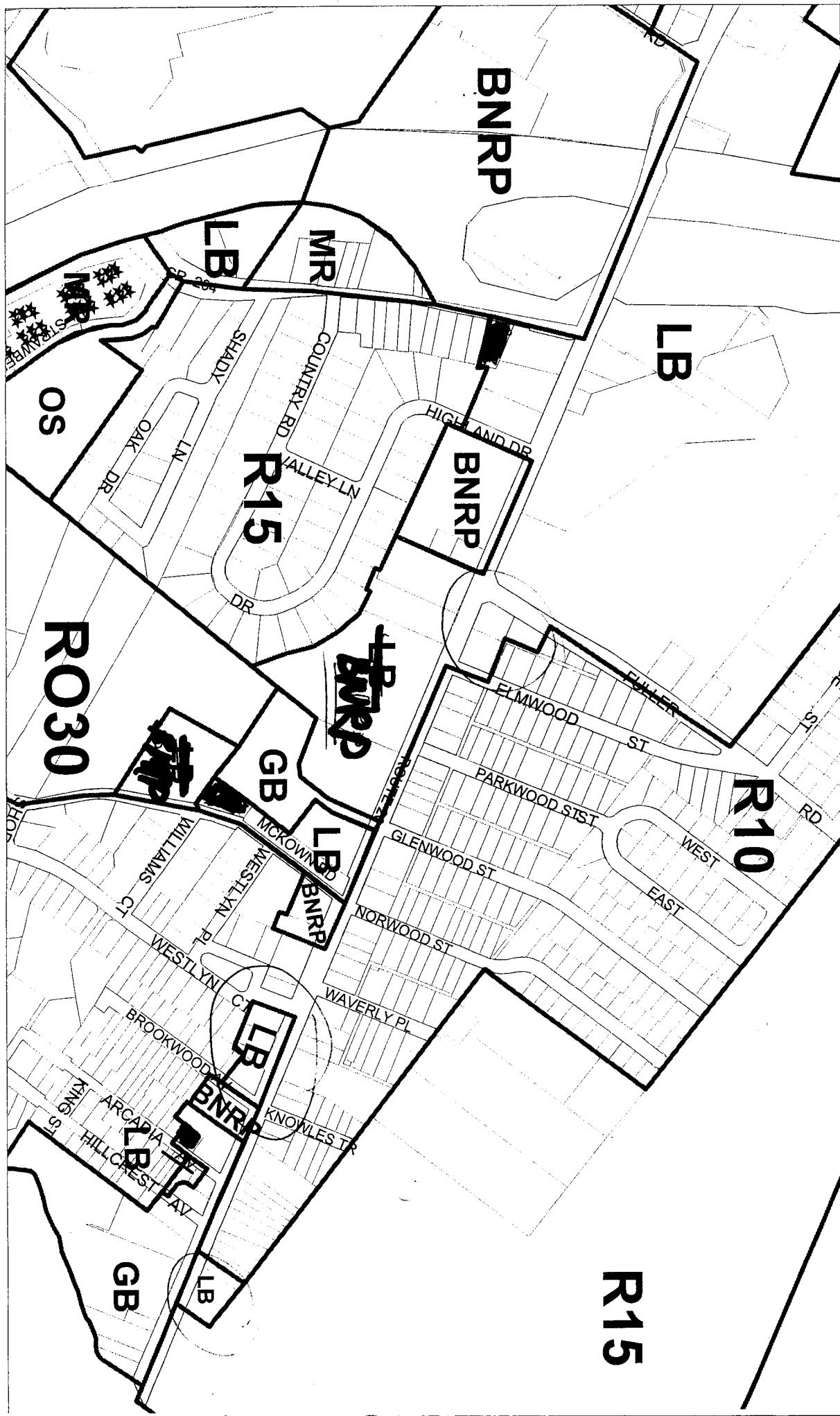
We will have a chance to chat about ideas today before the meeting with Ken. There is a Town Board meeting tonight--does that figure into our plans??

I will call Delaware about the revised time for today's meeting.

Don

1422/1424

2006



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