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[Message as New](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** thoughts**From:** dreeb@albany.edu**Date:** Mon, October 1, 2007 10:53 pm**To:** lswhalen@aol.com**Cc:** james.white@ge.com ([more](#))**Bcc:** davebosworth@hotmail.com ([more](#))**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Bounce](#)

Hi

The Association has been consistent in its policy--more residences, not more businesses along the four major routes in McKownville (Fuller, Western, McKown and Schoolhouse). The Western Avenue Corridor Study and the Zoning Study reestablished and reenforced the policy--not one more inch of property to be taken for roadways, no more businesses on the main streets and certainly none on the 39 or so side streets. This is a community of small residences on small lots. It is to remain as such, if at all possible.

There are about 100 stores in Stuyvesant, on Western across the City line, and in McKownville along Western (with one or two on Schoolhouse and McKown). We do lack a supermarket, but we are not going to get one either and we do not lack for other businesses and services (dentists, other physicians, psychological counseling, eating places--you name it, we pretty much have them all within walking distance of McKownville residences).

If we can move a property use from "business" to "residential" that would be a good thing and though several such were recommended in the Zoning Study it probably will not happen very often.

The residence at 320 Fuller deserves as much protection as my home or the homes on Parkwood West or the homes of the other officers and Board members and everyone else.

The Rubins are nice people and the service provided to University at Albany students is one that has value, certainly, as do other services.

The Rubins choose a poor location for their new building, one with a home already on it, with too little area to provide parking and too much storm water and standing water and no place to put it without causing neighborhood hardship. Someone should have advised the Rubins that the sidelot at 320 Fuller was not built on for a very good reason: it is often underwater.

Other sites on Western, more suitable sites, are available. We broke our policy in 1975 or so when the Shabbos at 316 Fuller was approved but then we thought it would be a very small operation, much like a home occupation

(like a lawyers office in a residence). We are now paying dearly for that decision.

As for a copy of the ByLaws, copies were requested at a Board meeting and delivered at the subsequent meeting. Marty took one and said he would make sure that Laura got a copy. Additional copies are always available, of course, and I will make sure that Laura gets a copy in the morning.

McKownville's policy can be maintained only if our neighbors know what is happening.

But if the Board wishes to recommend a change in policy, then that is terribly important and need involve a discussion with the entire community, just as the community was very much involved when the Corridor Study was put together.

Don

> Hello all,

>

> Please excuse my lack of response. I was on a trip to visit some family in

> Spain for the last few weeks.

>

> My opinion about the proposed plan for the Shabbos House is that with  
> inadequate parking (they requested a parking variance, correct? I am  
> afraid I do not know the outcome of the last zoning board meeting) they  
> should not build a structure of that size and use in the location they  
> have proposed. I do feel however that they are excellent neighbors and  
> that should they find some way to work through the parking problem, I  
> would support the project.

>

> I do not feel the project has been vilified, which is the word Marty used  
> in his email to us. I know however from talking with the Rubins before I  
> left, that they were extremely upset about the letter distributed and they  
> voiced to me the concern that if they were a church, the building would  
> have been built already.

>

> I wonder how we as an organization could have facilitated communication so  
> that all parties feel less like facing off and more like talking to each  
> other?

>

> I know Don Reeb distributed the note in question as an effort to provide a  
> second notice about the upcoming zoning board meeting which the town no  
> longer provides. We however, have never discussed if that should be a  
> function of the Association.

>

> I can see we have plenty to discuss and I would like our By-laws as an  
> organization to be the jumping off point for the discussion. Don, could I  
> get a copy?

>

> Thanks,

> Laura

>

>

>

>

>

>

>

>  
> -----Original Message-----  
> From: White, James D (GE Infra, Energy) <james.white@ge.com>  
> To: [dreeb@albany.edu](mailto:dreeb@albany.edu); Marty Gnacik <mgnacik@msn.com>  
> Cc: [ndsg02@yahoo.com](mailto:ndsg02@yahoo.com); [tordaa@hotmail.com](mailto:tordaa@hotmail.com); [billmeehan@hotmail.com](mailto:billmeehan@hotmail.com);  
> [knight@atmos.albany.edu](mailto:knight@atmos.albany.edu); [dsmith161@verizon.net](mailto:dsmith161@verizon.net); [trapasso2001@yahoo.com](mailto:trapasso2001@yahoo.com);  
> [eslercpe@aol.com](mailto:eslercpe@aol.com); [lswhalen@aol.com](mailto:lswhalen@aol.com); [sharauz1@nycap.rr.com](mailto:sharauz1@nycap.rr.com);  
> [phaldema@nycap.rr.com](mailto:phaldema@nycap.rr.com); [sfberg99@aol.com](mailto:sfberg99@aol.com)  
> Sent: Mon, 17 Sep 2007 4:36 pm  
> Subject: RE: Please indicate your vote  
>  
>  
>  
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>  
> Folks,  
> I just had a chance to read the attachment and for the most part I agree  
> with it.  
>  
> As a neighborhood homeowners association, we should have a set of  
> principles and goals that the great majority of our neighbors agree  
> with. I don't think we have anything in writing beyond zoning law, but  
> I hear reasonable discussion based on consistent principles at most of  
> our meetings. I think the attached document is consistent with the  
> principles that I have heard over the years.  
>  
> I also believe that the Rubin's are good people doing good things with  
> the operation of the Shabos house. A few of our student firefighters  
> from the University also attend services/events at the Shabos house. I  
> listened while Mrs. Rubin expressed neighborhood concerns at multiple  
> McKownville Association meetings. Her comments were perfectly aligned  
> with the other neighbors with respect to traffic, lighting and the  
> Fuller Rd. work. The Rubin's certainly are just as much a part of the  
> neighborhood as anyone else. I believe that they should be able to  
> reasonably develop their property - that is why I refused to sign the  
> petition last year.  
>  
> Hopefully, we can work to the Rubin's that they have a facility that  
> meets their needs, but does not over build on a small lot and minimizes  
> the effect on the neighborhood.  
>  
> Sincerely,  
> Jim  
>  
>  
>  
>  
> -----Original Message-----  
> From: [dreeb@albany.edu](mailto:dreeb@albany.edu) [mailto:[dreeb@albany.edu](mailto:dreeb@albany.edu)]  
> Sent: Wednesday, September 12, 2007 1:00 PM  
> To: Marty Gnacik  
> Cc: [dreeb@albany.edu](mailto:dreeb@albany.edu); [ndsg02@yahoo.com](mailto:ndsg02@yahoo.com); [tordaa@hotmail.com](mailto:tordaa@hotmail.com);  
> [billmeehan@hotmail.com](mailto:billmeehan@hotmail.com); [knight@atmos.albany.edu](mailto:knight@atmos.albany.edu); [dsmith161@verizon.net](mailto:dsmith161@verizon.net);  
> White, James D (GE Infra, Energy); [trapasso2001@yahoo.com](mailto:trapasso2001@yahoo.com);  
> [eslercpe@aol.com](mailto:eslercpe@aol.com); [lswhalen@aol.com](mailto:lswhalen@aol.com); [sharauz1@nycap.rr.com](mailto:sharauz1@nycap.rr.com);

> [phaldema@nycap.rr.com](mailto:phaldema@nycap.rr.com); [sfberg99@aol.com](mailto:sfberg99@aol.com)  
> Subject: Please indicate your vote  
>  
> Hi Marty  
>  
> The recent Board meeting did have a reference from you about Shabbos and  
> from Jim White---no others said anything about the topic. The floor was  
> open for discussion.  
>  
> The position that I have taken in the past could have been questioned by  
> any of those present at the Board meeting--no one did so and what else  
> was I supposed to conclude except that the Association is still opposed  
> to the Shabbos house.  
>  
> As I indicated in my email to you and the other Board members, the  
> neighbors of the Shabbos had no way of knowing that the Shabbos house  
> was on the agenda--the Town does not send out second notices and the  
> website of the Town did not list it--I found out about it by a friendly  
> call. The neighbors deserve to know and the objections stated in the  
> flyer are those that were raised at meetings several years ago.  
>  
> Not everyone has the same objections--Laura, who spoke with me this  
> morning--is still concerned about the parking and the building size,  
> others are concerned about the sidewalk, and as you say you in the past  
> have had objections.  
>  
> The proposed building, to me, is similar to the proposed University  
> building for the Blue House lot across from the fire house--over sized  
> with almost no parking on a lot that has a traditional McKownville home  
> sitting on it. The Association strongly opposed the construction of the  
> University building. Exactly how is this different?  
>  
> If a majority of the Board wants to repudiate its previous objections to  
> the building, that need only be communicated to me and I will of course  
> not submit a statement from the Association.  
>  
> My proposed statement to the Town is attached to this note. Usually I do  
> not have my statements done this far in advance but I have a busy week  
> ahead. It is still in draft stage so I would appreciate it if it was not  
> distributed.  
>  
> Don Reeb  
>  
>> My Fellow Board Members,  
>>  
>> I find myself in a situation that is a bit uncomfortable, but I must  
>> voice my opinion and do so first to all of you before I do so  
>> publicly.  
>>  
>> The letter that was selectively distributed this week is not the first  
>>  
>> time that a letter or a position has been distributed without the  
>> consent of the governing body, we the board. My recollection of the  
>> last board meeting was a unanimous vote on a stance in the negative  
>> against the dental office expansion and no such vote about the Shabbos  
>>  
>> House. Furthermore, I seem to recall that a petition that was passed  
>> around at a packed general meeting (30-40 people) some time ago and  
>> was signed by only two or three people.

>>  
>> Personally, I do not understand why our President decided to  
>> personally distribute this letter or why the proposed project has been  
>  
>> vilified. The Shabbos House has been operating quietly without  
>> incident for some thirty years and we are blessed to have it there.  
>>  
>> Let us not look at what might happen in the future, if they will be  
>> there or if they will not be there in ten or twenty years. Rather,  
>> let us look at their (the Shabbos House) track record as a neighbor  
>> and as a positive influence to the public in general.  
>>  
>> I do admit that when Shabbos House first announced their intentions to  
>  
>> construct their proposed house, I was skeptical; maybe even negative.  
>> Since  
>> then I have found that Shabbos House is willing to bend, willing to  
>> compromise, willing to do what it takes to peacefully co-exist in the  
>> neighborhood it is very much a part of already.  
>>  
>> Now let us compare the Shabbos House to other issues we on the board  
>> are faced with. Unlike the dentist office, there is no combining  
>> lots, unlike the Nano business or UAlbany they are not sticking up  
>> mega complexes that are already profoundly changing our neighborhood  
>> and most of all they are not looking to change the way they do things.  
>>  
>> As to the look of the proposed Shabbos House, at the last zoning board  
>  
>> meeting, they showed that the new house would not look like some  
>> institutional building but rather it would be a residential style  
>> structure (granted larger than the other homes in its immediate  
>> surroundings) but well within the limits of the maximum size anyone  
>> would be allowed, and certainly not out of character with Fuller Road.  
>>  
>> If it is not clear already, I want the Shabbos House to have a new  
>> home, and I strongly urge all of you to see it the way I do.  
>>  
>> As to my first point, I recognize that you, Don, are asked to react to  
>  
>> situations that come up quickly. This is not one of those. And, in  
>> the past I have chosen to stay quiet on issues that I did not have  
>> an opinion on, however, when I am told that I voted on something that  
>> I did not or that the entire board is unanimous when it is clearly  
>> not, or that the entire community shares an opinion, that is not  
>> right. This is why we have a board and the President acts on those  
>> issues that the board agrees upon.  
>>  
>> Respectfully yours, Marty Gnacik  
>>  
>>  
>>  
>>  
>>  
>>>From: [dreeb@albany.edu](mailto:dreeb@albany.edu)  
>>>To: [ndsg02@yahoo.com](mailto:ndsg02@yahoo.com), [tordaa@hotmail.com](mailto:tordaa@hotmail.com), [billmeehan@hotmail.com](mailto:billmeehan@hotmail.com),  
>>>[knight@atmos.albany.edu](mailto:knight@atmos.albany.edu), [dreeb@albany.edu](mailto:dreeb@albany.edu), [DSmith161@verizon.net](mailto:DSmith161@verizon.net),  
>>>[james.white@ps.ge.com](mailto:james.white@ps.ge.com), [trapasso2001@yahoo.com](mailto:trapasso2001@yahoo.com), [eslercpe@aol.com](mailto:eslercpe@aol.com),  
>>>[lswhalen@aol.com](mailto:lswhalen@aol.com), [sharauzl@nycap.rr.com](mailto:sharauzl@nycap.rr.com), [mgnacik@msn.com](mailto:mgnacik@msn.com),  
>>>[phaldema@nycap.rr.com](mailto:phaldema@nycap.rr.com), [sfberg99@aol.com](mailto:sfberg99@aol.com)

>>>Subject: Sabbos house is back  
>>>Date: Sat, 8 Sep 2007 16:34:42 -0400 (EDT)  
>>>  
>>>Hi  
>>>  
>>>About 73 copies of this announcement was distributed by me today. The  
>>>Sabbos is coming back up at the Zoning Board hearing on September  
> 19th.  
>>>The Town usually does not send out second notices and therefore it is  
>>>likely that most of the neighbors do not know about the Hearing,  
>>>especially since the Town seems not to give out its Hearing agendas on  
>  
>>>its website as it once did.  
>>>  
>>>The announcements were distributed to all of West Parkwood and all of  
>>>Fuller (that is in Guilderland) and the five or six homes closer to  
>>>Fuller Road on Elmwood, Providence, Mercer and Warren.  
>>>  
>>>Don  
>>>  
>>>McKownville Improvement Association  
>>>Founded 1924  
>>>  
>>>The Chabad Center, 320 Fuller Road, is coming back up again for  
>>>decision, on September 19, 2007 at Town Hall. The current proposal is  
>>>essentially unchanged-approximately 10,000 square feet of building  
>>>plus front porch and back deck and 5 parking spaces (plus one  
>>>handicapped space) and 30 "promised" spaces on the SUNYA campus. The  
>>>green space is minimal-a few feet around the sides and back, with a 35  
>  
>>>foot set back and a 19 foot lawn on part of the south side with a  
>>>driveway on the north side. The storm water system is the big change.  
>>>Albany County refused to give permission to use the already over  
>>>capacity drains on Fuller so the proposal is to construct a "water  
>>>recharge basin" under the rear of the property to hold all of the  
>>>drainage coming off the roofs and parking lot etc. The County remarks  
>>>include "...it will need to be monitored regularly..." to make sure it  
>  
>>>continues to function. This could be a major problem.  
>>>  
>>>You should plan on calling Don Cropsey, 356-1980-ext 5-at Town Hall to  
>  
>>>give your comments about the proposal. Your comments might well  
> include:  
>>>(1) the oversize non-residential building in a residential area; (2)  
>>>the inadequate and uncertain parking spaces; (3) the destruction of a  
>>>useful residential building; and (4) the high maintenance storm water  
> system.  
>>> The  
>>>Hearing file can be reviewed at Town Hall, second floor, building  
>>>department.  
>>>  
>>>This is an election year. Town Supervisor Ken Runion and Town Council  
>>>members David Bosworth and Michael Ricard are up for re-election as is  
>  
>>>Todd Gifford, the highway superintendent who is also the storm water  
>>>administrator for the Town. You might want to get in touch with each  
>>>of them. Letters to the editor (Altamont Enterprise, Times Union,  
>>>Guilderland

