

McKownville Improvement Association
Founded, 1924

To: The Zoning Board

From: Don Reeb (president McKownville Improvement Association 489-3909, 5 Norwood Street)

Subject: 1436 Western Avenue

Date: May 26, 2008-05-27

It is terribly important that the property at 1436 Western be made to look better. It is located at the corner of McKown Road and Western Avenue. These are two of the five streets (Northway, Fuller, Schoolhouse, Western and McKown) in McKownville that can be used to travel to other communities. These five streets attract thousands of users every day. Therefore that corner creates one image of our small (one square mile and about 4,000 people) neighborhood.

The applicant should undertake, along with those shown in the drawings, the following improvements:

- completion of the sidewalk across the Western Avenue side of the property
- paving of the lot with a substance that permits water to percolate through to the gravel and earth below
- removal of the archaic sign standard on the northwest corner of the property—it is assumed that it will be replaced with something that is far more attractive and conforms to the Town's sign requirements
- plantings at curbside, as well as closer to the building which the applicant's drawings show, that will enhance the eye appeal of the property and these should include both shrubs and trees.

Mr. Scalise is to be commended for undertaking a business while the economy is exceedingly troubled. We wish him well and hope that he succeeds.

It is a wonderful bonus that Mr. Scalise is planning to make the property more attractive. The requested add-ons, while they will add to his cost somewhat, also will add significantly to the goodwill the neighborhood will extend to the new business owners. And the goodwill of your neighbors and possible customers is not unimportant, as any businessman knows.

I will be traveling for the coming week and will not be able to attend the next Zoning Board hearing.

Thank you.