

2014

The Guilderland Town Zoning Board meeting on the two houses on Western is at 7:30, Town Hall, Wednesday October 15.

Attend the meeting if you can and speak out about your concerns.

Also email Jackie Suidy with your request to the Zoning Board--that it not grant the requested variance for parking and the variance for rear setback distance and for permission to tear down the house at 1422 Western (the white house) and permission to build a 1500 square foot addition onto 1424 Western.

The 1500 square foot addition is to increase the dental practice from two dentists to ???

Removal of the white house (1422) will negatively impact residences on Brookwood and Westlyn Court as well as the residences on both sides of Western. The white house is part of a string of 4 residences in that section of Western.

In the 45 years I have been a McKownville resident 7 homes have been removed from the south side of Western (two for Dennys/5Guys, another for the vet, two more for Taco Pronto/Starbucks and two more for Sutters/CityLine). Removal of yet another home--1422 Western--makes McKownville less residential and Western Avenue to look more like Central Avenue--a rental home/commercial strip development. **Western Avenue in McKownville was not made more attractive by the removal of any of these 7 homes.**

It is important that 1422 remain as a residence--to change it into a parking lot will further deteriorate the image of Western Avenue.

The 2006 Zoning study which McKownville residents authored is relevant for the discussion of these two properties. It advocated that 1424 zoning be changed to BNRP and 1422 zoning be changed to R-10 residential. The Town Board accepted and praised the study.

There is great benefit to the University at Albany from having a stable residential neighborhood next door to the campus. And there is great benefit to the Town as well from having a stable residential McKownville neighborhood.

The Western Avenue Corridor Study, the new sidewalks on Western, Schoolhouse, Fuller and McKown roads, the redesign of the park/reservoir, the Town's work on improving the storm water discharge system, the Town acquisition of the decayed home at 1257 Western (across from the firehouse) with the clearing of the lot and its park-like appearance and the many other improvements are indications that McKownville needed to be improved or it was going to deteriorate into a "rental home/commercial strip along Western Avenue" (with likely negative effects on nearby properties).

If that happens then the high quality commercial properties in McKownville--Stuyvesant, 1450, etc.-- that are so important for Town property tax receipts, becomes unattractive for shoppers and office renters. Then their profits decline. Then property tax assessments. Then property tax receipts. This would not be a good idea for property tax payers throughout Guilderland.

Further commercial development in McKownville need be halted.

Please--email the Zoning Board and ask that the requested variances--and other requested changes--be denied.