

Having walked the property a few minutes ago it is clear to me that:

1. if there is to be an addition it should be in front of 1424--like you sketched
2. if, like at Hansens and Passonno's and other buildings along Western, cars are permitted to enter by going over a sidewalk and exit by backing- up over a sidewalk, there are potentially 7 more parking spaces on the Westlyn side of the building--and 3 more if three parking spaces go into the front yard on the Westlyn side----making a total of 20--- using your sketch.
3. the basic intent of the applicant is to have sufficient room to have more than two dentists and two hygienists--focus should be on their long run plan, not just what they are using to get "their feet in the door".
4. removal of the white house (1422) will negatively impact Western, Brookwood and Westlyn Court residences and place in harms way the residences on the north side of Western as well. In the 45 years I have been a McKownville resident 8 homes have been removed from the south side of Western (two for Dennys/5Guys, another for the vet, another for Passonno's, two more for Taco Pronto/Starbucks, two more for Sutters/CityLine).
5. there should be no driveway entrance from Western
6. it is important that 1422 remain as a home--to change it into a parking lot is horrible
7. the 2006 Zoning study which McKownville residents authored is relevant for the discussion of these two properties. It should be available from the Town clerk. I have attached an email version but it is not the copy that was accepted by the Town Board. Jan probably has that copy since she did the minor revisions that Ken requested prior to the Town Board meeting.
8. there is great benefit to the University from having a stable residential neighborhood next door to the campus--and there is great benefit to the Town from having a stable residential neighborhood--but there is a tipping point--when a residential area becomes trashed and the commercial area, that is so important for property taxes, becomes unattractive and less profitable as well. (The McKownville fire district boundaries--which are identical to the McKownville Improvement Association boundaries--provides 8 percent of the Town wide property tax base but it is, at one square mile, less than 2 percent of the Town geographic area. **We are the cow that is providing the milk).**

2014