

December 16, 2014, Don Reeb, zoning hearing.

The three properties are similar—LB zoned at present, R10 or R15 zoning requested.

They are homes and look like homes and are attractive and not very expensive—assessed value less than \$150,000

They are occupied and have been occupied for many years

They are located on streets where no parking is permitted on the streets at any time

These streets are very busy with traffic—one is a state highway, one a county highway and the third is a cut-through street for commuters from Slingerlands/Delmar/Elsmere. Turn-ins or turnouts from the property need exhibit extra caution.

1420 Western—the lot is 10,164 feet and the home is 1279. The lot is too small for LB zoning and customers for a BNRP or LB permitted use would need to park in front of the building since the side yards are too narrow for cars to access the rear yard. R10 zoning is requested.

28-30 Schoolhouse—is zoned LB and R15 zoning is requested. It is one of 18 homes along Schoolhouse. A circular driveway on the adjoining lot was added to aid those exiting the property. The lot does not fulfill the requirement of 20,000 square feet for LB zoning. There are no non-residential properties on that side of Schoolhouse Rd.

8 McKown—is a split-level home built in 1954. At 1300 square feet, it does not fit the 20,000 square feet requirement of LB zoning. It is buffered from one next-door neighbor—Pinnacle Place medical building---by a well-kept lawn. The other side has a large vacant lot owned by Passonno Paints. Pinnacle Place is the only non-residential property on McKown Rd.

It is important for the Town of Guilderland to preserve older less expensive homes for potential residents. They are needed for young families—starter homes—as well as for long-term residents.

With 900 homes in McKownville—counting these three---and no vacant land to build more, it is important to preserve the homes in our walkable hamlet that exist.

McKownville is NOT anti-business—it is trying to protect and preserve the homes and vacant land that exists in McKownville.

Residential

\$ with no

available empty lots

every ~~one~~ was repaired

business usually means

one less residence!

2014

1420
Western



28-30
Schoolhouse



8 McKown

