

To: Albany Common Council

There are solid urban planning reasons for the Common Council of the City of Albany to vote against the proposed re-zoning of Sandidge Way.

Sandidge Way is presently a street of single-family homes and near a neighborhood of one and two storey homes. Yes, there are many high-rise apartment houses in Guilderland but not in McKownville. The new zoning for Sandidge permits apartment buildings higher than two storeys—those are not appropriate for the neighborhood.

The new zoning would permit 173 apartments on Sandidge. Warren Street, the nearest residential street, about twice the length of Sandidge Way, has 28 houses. Something less than twenty-eight one and two storey houses on Sandidge would be an urban planner's recommendation for Sandidge Way.

Fuller Road is already congested with traffic and the proposed zoning for Sandidge will increase Fuller Road congestion and reduce the level of service on Fuller, especially at the Tri-Centennial round about, Executive Park Drive and Western Avenue.

The County planning board has three times advised the City that the proposed zoning for Sandidge is a mistake--and the neighborhood agrees.

Albany City depends on a countywide-shared sales tax (\$34 million vs \$57 million from the city property tax) for an important part of its revenue just as other communities in the county do. Each local government in the county also depends on persons living elsewhere for their work-force, shoppers, municipal workers and so forth. That is each community has a much wider constituency than just those who live in the city or town or village.

The neighbors of Sandidge Way residents—the 15 or so of us who have been to numerous meetings of the Common Council--have repeatedly asked that the permitted height of buildings be more in keeping with the homes on nearby streets and the buildings be more similar in appearance to homes on neighboring streets. Instead, the proposed zoning will permit buildings on Sandidge Way that are more like four and five storey office buildings.

I think there are many urban planners who would tell you that you are making a mistake if you approve the intense zoning for Sandidge Way. You still have the opportunity to pull Sandidge Way out and propose development that better fits into the residential neighborhood. I hope that you do not ignore this request.

Thank you.

Donald J. Reeb  
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