

2017

Good Morning/Afternoon/Evening Council Member _____.

My name is _____ and I am a resident of Guilderland and I am calling about the Sandidge Way rezoning application. The Dawn Homes proposal, to allow for 173 apartments and 303 parking spots, is a poorly conceived and poorly researched idea.

The destruction of 11 homes and construction of 173 apartments and 303 parking spots would create many problems for the rest of the community. Here are some of them:

TRAFFIC:

- Both left and right turns in and out of Sandidge Way are treacherous now – adding 303 cars makes turning unthinkable;
- There is no way to create a holding lane heading north out of Sandidge or a safe lane for bikers;
- Pedestrian safety will be jeopardized;
- School buses will be another addition to traffic problems, imposing longer wait times for traffic as motorists stop for the school bus as it is picking up children at Sandidge Way; and
- Use of the three cemeteries near this street will be made more difficult.

WATER CONCERNS:

- Storm water flooding and a high water table is a problem. The construction of six large buildings, the elimination of trees and green space will worsen the storm water/high water table problem.

The applicants' studies on both traffic and water were incomplete and failed to look at Fuller Road and the neighborhood to the south of Sandidge Way. The professional planners on the Albany County Planning Board recognized this and disapproved the application.

ZONING AND QUALITY OF LIFE CONCERNS

- The six high rise buildings are not in line with the 900 homes in McKownville that do not exceed 2-stories;
- The two remaining homes on Fuller Road that are in the City and near Sandidge Way will see their property values diminished by this Apartment complex; and
- The developer claims that people working at the nearby educational institutions will occupy some of the 173 apartments and will walk to work. This overlooks the 900 modestly priced homes in McKownville. State employees own many of these homes and the expansion of SUNY Poly has not brought an influx of SUNY Poly employees to McKownville.

CONCLUSION

- None of the 11 Sandidge Way homes should be demolished, they should be resold as individual single family homes and the zoning should not be changed;
- This street has historical significance;
- This street was isolated from the City and McKownville gladly embraced the residents and we are fighting to preserve this valuable section of our neighborhood;
- This rezoning application was not the original intended use for Sandidge Way. Columbia Development and SUNY Poly wanted to expand the SUNY Poly campus but has abandoned it altogether, as chronicled in the Albany Times Union. This proposal by Dawn Management is an attempt to rescue an investment that went very bad.

The McKownville neighborhood does not welcome the destruction of the 11 Sandidge Way homes and the proposed 173-unit apartment complex. I ask you, as a citizen concerned about neighborhoods, to NOT rezone Sandidge Way. Can I count on you as a NO vote?