

Potter Club  
Fire Hall

No. of employees  
What  
4/16/65

On April 6, 1965 the Potter Club Alumni Association requested the Town Board of Guilderland to change the zoning for two frame houses, at 1248 and 1250 Western Avenue, from residential to local business.

Robert J. Cohen, Attorney for the membership corporation, stated the zoning change was necessary in order to sell the property to Ronald H. Baumann, Associates, a real estate corporation with headquarters in Syracuse.

Fire Commissioner Fred Abele testified the McKownville Fire District wanted this residential plot for a new Fire House, to replace a 1912 building. Earlier the State Board of Fire Underwriters had requested a change in location of the fire apparatus and stated its Arcadia Avenue location was not adequate. The Fire Commissioners have been unsuccessful in their attempts to purchase other land on Western Avenue, over a two year period.

Other residential land could be acquired by the Fire Company, but it would be necessary to evict families to do so. Both 1248 and 1250 Western Avenue are vacant and the Potter Club attorney stated the Club has no intention of renting these houses for living purposes.

Eleven residents of the area to be re-zoned appeared at the hearing to protest the "commercial use" classification.

It appears the Fire Company is willing to purchase this plot from the Potter Club at its present value, determined by independent appraisers, on the basis of its present zoning classification as residential. The Potter Club refuses to sell at any price less than its value on the basis that a "business" classification will be approved by the Town Board.

The Town Board did not take any action on April 6, 1965, but deferred its decision on the zoning change. Consequently, the plot at 1248-1250 Western Avenue continues as a "residential" property.

The McKownville Fire District provides fire protection for 500 homes and more than 1500 people living in the vicinity. There are two large motels and a shopping plaza which depend on this Fire Company for protection.

The undersigned stated at the hearing that the community of McKownville supported the Fire Company in its attempt to purchase the plot at 1248-1250 Western Avenue. It would be detrimental to the best interests of the community to re-zone this plot for business use until the Fire Company is given an ample opportunity to conclude negotiations with the Potter Club.