

*able 4/6/66 See 2/10/65
Karchkowsky refused
to sell or quote any price*

ORDER OF PROCEEDINGS TO FIND SITE FOR NEW FIRE HOUSE

- Late 1960 - Unofficial discussion of Board of Fire Commissioners about need for new site for firehouse. Preliminary feelers to find out if a 100 ft. plot could be acquired to the East of Kings Shell Station. It was learned that this had been sold to Philip Roberts, Realtor
- Jan. 1961 - It was decided to explore four sites
- March 7, 1961 - Meeting of Commissioners it was reported:
 - Site 1 - Socony-Mobil gas station cor. Brookwood & Western Station idle. Tentatively willing to sell according to their representative but this would have to be firmed up.
 - Site 2 - A 100 ft. wide strip on Western Avenue in the plot west of Tom Sawyer Metel. Owner, Philip Roberts said he had plans for the entire plot and could not part with any of the property.
- April 4, 1961 - Commissioners meeting:
 - Site 3 - Crouse property - SW Cor. McKown Rd. & Western said already promised to Tom Sawyer owners but would give the Fire District second refusal
 - Site 4 - Gas station adjoining existing firehouse - Owners, Acme Oil Co. would not be willing to sell
- Jan. 5, 1962 - Contact with Socony-Mobil revealed they will not sell
- Aug. 7, 1962 - Site 5 - Commissioners meeting - Town Board contacted relative to a firehouse site on the Water District land east of the dam
- Nov. 6, 1962 - Louis Carnevale retained as attorney in the firehouse site procurement
- Sept. 1962 - A proposal to grant a right of way through the reservoir land and sell part of parcel to an outside party. Local residents presented a petition opposing this. A motion was subsequently proposed by Councilman Robinson to sell this land to the outside interests
- Dec. 17, 1962 - A hearing was granted relative to the proposed sale of land and right of way across water district lands.
- Jan. 3, 1963 - Crouse property had been sold to Swanson in spite of their promise. Hearing asked of Town Board on Water District property
- Mar. 5, 1963 - Commissioners meeting - Swanson wants at least \$55,000 for Crouse property but will not sell - only wants to lease
mk Road Town Board advised we will have to survey water district property to indicate how much is desired and Water Resources Board will have to approve. Legal action indicated over access road due to Robinsons motion. This property now seems hopeless and looks less attractive due to traffic congestion steadily on the increase.
- Mar. 10, 1963 - Site 6 - Commissioners met with Al Strassburg relative to property Cor. Westlyn place and McKown Road. He will have appraisal made. Site not too good due to poor access from Western but price would probably be better.
- May 15, 1963 - Special meeting of Commissioners with Attorney Carnevale to outline procedure for condemnation.

- May 15, 1963 - Appraisal of Strassburg and Crouse properties authorized
- June 10, 1963 - Letter to Philip Roberts requesting him to sell 100 Ft of his Western Ave. property.
- June 14, 1963 - Letter from Roberts informing us the land was not for sale. He offered to contact Emma Van Loan relative to land west of Dr. Van Loan's office. Nothing more was heard from him. We later heard this had been sold to the Lutheran Church.
- Oct. 1, 1963 - Appraisals received from Scott on properties in question after much prodding. They were very unsatisfactory as to information given and were rejected.
- Dec. 4, 1963 - Formal offer of \$25,000 made in writing for Strassburg property after conference with attorney
- Dec. 4, 1963 - Formal offer of \$45,000 made to Albert and Kirsh for former Trick Property 5.8 acres (Site 7) behind Stuyvesant Plaza
- Dec. 4, 1963 - Formal offer of \$40,000 offered to Swanson for the former Crouse (Huckleberry Finn) property.
- Jan. 7, 1964 - Commissioners meeting - Authorized Carnevale to contact owners of 1248-1250 Western Avenue (Site 8) to see if it could be acquired.
- Feb. 4, 1964 - Commissioners meeting - Reported that Albert & Kirsh want \$50,000 for former Trick property. Improvement Association passed a resolution by its Board of Directors to support plans for firehouse. Town Planning Board contacted via Ward Wells. We were informed they would back us if we could find a suitable site but could not help us otherwise.
- March 3, 1964 - Commissioners meeting - reported that 1248-1250 Western Avenue is owned by Potters Club and is not for sale
- April 7, 1964 - L.A. Swyer has taken an option on the former Trick land Plot on Corner of Parkwood & Western owned by Serino (Site 9) investigated, for sale at \$21,800. Lot too small to help us.
- May 5, 1964 - Commissioners meeting - reported that Swyer will study if a firehouse can be fitted into his plans for Trick farm. Swyer will contact owners of gas station adjacent to fire house to see if he could persuade them to sell Swyer promised to get together with Roberts to see if they could find us a plot
- June 2, 1964 - Contact with Swyer - no success on Gas station It was decided we cannot wait much longer
- Sept. 1, 1964 - No report from Swyer forthcoming. Upon contact he revealed he and Roberts had plans for all property in the district which they own and could not spare any by sale for a fire house site.
- Sept. 1, 1964 - Contact with Pete Lampman who might be willing to sell his Country Club garage (Site 10). This plot was not too attractive but the price might be good. No definite price could be established.

- Sept. 1, 1964 - Castelli contacted Miss Manville who adjoins the residence next door the firehouse on Arcadia St. with idea of enlarging the existing property. Perhaps we could purchase another residence for a parking lot. This was site 11. She would be willing to sell but cannot until her mothers estate is settled.
- Oct. 28, 1964 - Report of New York Fire Insurance Rating Organization critical of our fire defenses. Especially criticized was our inadequate and antiquated firehouse, incapable of containing any larger or additional equipment and poorly located.
- Nov. 3, 1964 - August Lux, Architect attempted to talk to owners of gas station property adjoining. They do not want to sell and quoted a fantastic front foot price.
- Jan. 5, 1965 - Casatelli reported Domenico property on Fuller Road opposite Stuyvesant Plaza investigated (site 12) They do not want to sell.
- Jan. 22, 1965 - Casatelli met with Potters Slub officers relative to property at 1248-1250 Western Ave. and made them an offer tentatively as we heard they had to sell.
- Feb. 10, 1965 - Abele reported on Red Schoolhouse property (site 13). Owner W. Karichkowski of Troy laughed when we offered to buy it and said he was not interested in selling.
- June 14, 1963 - Site 14 was the property west of Dr. Van Loan's office.
 * Site 15 was the property across from the Filtration Plant which Mr. Roberts said he had been trying to purchase with no results. sSee page 8

PROCEEDINGS TO ACQUIRE 1248-1250 Western Avenue for Firehouse

- Jan. 7, 1964 - Commissioners meeting - Attorney Carnevale was authorized to investigate the property at 1248-1250 Western Avenue. He subsequently reported they were owned by Potters Club Alumni Assoc. and were not for sale. They would like to ask \$75,000 for the property, which they had purchased in 1962 for \$40,000.
- May 15, 1965 - Procedures for condemnation outlined by Attorney Carnevale to the Board of Fire Commissioners. This is permitted by Section 176 of Town Law. It was felt at this time that all efforts to acquire land without using this power should be exhausted first.
- January 1965 - It was learned that the 1248-1250 Western Avenue property could not be used for the purpose for which it had been purchased and that the owners were interested in selling.
- Jan. 22, 1965 - Casatelli met with Mr. Bell and Mr. Olmholtz of Potters Club Alumni. They expressed a desire and need to sell. A tentative offer of \$45,000 was made. They claim to have a possible buyer for \$69,000. A joint meeting of both Boards was to be arranged.
- Feb. 2, 1965 - This meeting was reported to the Board of Fire Commissioners and a tentative meeting with Potters Club arranged for Feb. 10
- Feb. 9, 1965 - Mr. Bell cancelled the meeting
- Feb. 12, 1965 - Mr. Bell when contacted said the delay was because some members did not want to sell. He was informed of the Boards power of condemnation. Mr. Carnevale was contacted to arrange a meeting with their attorney.
- Feb. 25, 1965 - Meeting was held at Attorney Coan's office in Schenectady. At this meeting Coan posed as attorney for Potters Club but did not reveal that he was also a member. Present also were Attorney Carnevale, Commissioners Abele, Casatelli, Robert Olmholtz and Robert Bell of Potters Club. They claimed to have offered the property to Philip Roberts for \$70,000. Mr. Roberts is claimed to have offered only \$63,000. Mr. Coan offered the property to the Fire District for \$65,000 but might consider \$64,000. We offered \$55,000 based on the Potters Club purchase price and informed them we would proceed with condemnation. This was confirmed in writing.
- Feb. 9, 1965 - At a special meeting the Board of Fire Commissioners authorized Commissioner Casatelli to proceed with condemnation if negotiations failed
- Feb. 25, 1965 - A visit to Mr. Roberts office after the meeting with Coan we informed him of details and that we would proceed with condemnation and asked him to withdraw his offer to clear the way for sale. He informed us "He would not stand in the way of the Fire District" and would withdraw his offer next day.
- March 1, 1965 - Property appraised by Gray at \$50,000 vindicating our offer
- March 2, 1965 - Carnevale informed potters Club looking for compromise

- March 9, 1965 - Mr. Roberts negotiated for sale of property to Mr. Bowman of Syracuse
- March 18, 1965 - Condemnation papers signed by Clifton Oliver, Chairman of Board of Fire Commissioners
- April 6, 1965 - Town Board held a hearing on rezoning the 1248-1250 Western property for Bowman. They were informed by the Board of Fire Commissioners of the condemnation proceeding now started and asked to defer action pending its outcome. The rezoning was also opposed by various residents of McKownville. At another meeting the Town Board rezoned the property without further question thereby creating the problem now besetting us.
- May 24, 1965 - Bond resolution and referendum approved by Board of Fire Commissioners.
- ~~XXXXXXXXXX~~ May 28, 1965 - Zoning Board of Appeals held a hearing of granting a permit and a side variance. They were informed in writing of the condemnation proceeding and asked to defer action pending its result and the pending referendum. The vote was to defer action.
- June 11, 1965 - Zoning Board of Appeals held another meeting and without having informed this Board reopened the case. This with the referendum only a few days away. Mr. Coan at this meeting made false statements to the effect that the Board of Fire Commissioners did not have the right to condemn and that the condemnation proceeding had been denied, that we had made an illegal offer. That we had turned the property down for \$63,000. See minutes of the meeting. We were not represented to defend our position. The Board granted the permit and variance.
- June 14, 1965 - Supervisor Robinson in the newspaper appealed to all voters of McKownville to reject the bond issue
- June 15, 1965 - The referendum was approved overwhelmingly 357 to 64.
- June 14, 1965 - Meeting held at office of Philip Roberts in a last ditch effort to negotiate. Mr. Coan reported the land sold to 1250 Western Corp. for \$67,000 which could not immediately be verified.
Property actually sold to 1250 Western Corp. No money changed hands. Bank took first mortgage, Potters Club the record.
- Sept. 1, 1965 - Meeting at Tom Hall - Called by Supervisor Robinson. asking Board of Fire Commissioners to attend. No purpose given, Robinson could not be reached and his secretary knew of no further details. At the meeting were Coan and Roberts who ran the meeting kkk actually. The Commissioners, not being represented by Council declined to discuss the matter and left.
- Oct. 28, 1965 - Condemnation of property approved by the Judge and three Commissioners of Appraisal appointed.
- Dec. 3, 1965 - Hearings started, also Dec. 13, 14, 20, 21, Jan. 4 and 5
- Jan. 19, 1966 - Attorneys presented their summations. Testimony introduced by their witnesses to prove the property worth \$140,000.