

The McKownville Improvement Association

McKOWNVILLE
ALBANY 3, NEW YORK

14 Glenwood Street, McKownville, New York

June 20, 1966

Assessors' Office
Town of Guilderland
Willow Street
Guilderland, New York

Dear Sirs:

Attached for your attention is a letter from Mr. John D. Havern of 1437 Western Avenue, with reference to the North side (rather than the South side as he indicates) of Western Avenue.

At the moment the McKownville Improvement Association is taking no stand on this proposal, either for or against. We do not have statistical data that would be necessary to support or to refute the argument made here.

Very truly yours,

President, McKownville
Improvement Association

McKownville Improvement Association
Town of Guilderland, New York

Gentlemen:

I think that the matter of reduction of assessment of all residential property fronting on Western Avenue be given high priority among those matters to be taken up by the Association and the Town of Guilderland.

For example, when the Zoning Board of Appeals re-zoned the corner of Fuller Road and Western Avenue - now occupied as a cluster of professional buildings - it became business property - and zoning was accomplished contrary to restrictive covenants on the entire area, defined on the map as the Country Club Highlands. This means, for example, that any developer can transform any property fronting, again on this same south side of Route 20 or Western Avenue, to business property because a precedent has been established by the change at Western and Fuller Road.

Because the town has seen fit to effect this change - changing the residential character of this south side of Western Avenue, a downward revision in assessment of all properties is conducive to good order. THIS WOULD BE APPLICABLE FOR AS LONG A PERIOD AS THE PROPERTY WAS OCCUPIED AND USED STRICTLY IN A RESIDENTIAL SENSE.

Reasons:

1. The change that the town has effected in this residential neighborhood, through the years.
2. The effect of classification, the backbone of assessment, renders this logical - the homes fronting on Western Avenue are beginning to sustain damage, through change of character.
3. Tremendous increase in the volume of traffic.
4. Reduction of safety factors accomplished through widening of street.
5. Pending change which will possibly involve another lane - in the McKownville area.
6. There is additional hazard of noise - which accompanies heavy volume of traffic.

It is requested that this matter be given the attention that it deserves - and that the town recognize that reduction in residential assessment might possibly entail increase in assessment of property used as a business - or contemplated - or known to be planned for business usage.

1437 Western Avenue

Respectfully


John D. Havern