

1969 Annual Meeting
Minutes

The McKownville Improvement Association held its annual meeting on May 8, 1969 at 8:00 P.M. in the Christ Lutheran Church, corner of Highlands Drive and Western Avenue.

The following officers were present: Andrew Valenti, Pres.
Jim Barber, Vice Pres.
Donald Munn, Treas.
Bernice E. Hamme, Sec.

Davis
Directors: Feldman
Hurley
King
Prytherch

The meeting was called to order by Andrew Valenti, President, who mentioned that this was the 45th Annual Meeting. Mr. Valenti mentioned he was slightly disappointed in the attendance.

The minutes of the 1968 Annual Meeting were read and approved. The Treasurer's report was read and approved, with a balance on hand of \$293.61 and that presently as of the close of the 68-69 year there were 75 members.

President Valenti then introduced Mr. Joseph Rose, Chairman of the Town of Guilderland Planning Board.

Mr. Rose called the audience attention to two maps he had displayed and said his Board called this plan "#701 Master Plan". The maps were in color code and showed the plans for the future. Regarding the plan Mr. Rose said he had talked with many professional people, he had been invited to builders' dinners and discussed with realtors types of plans but was left unimpressed until after talking with Brown & Anthony City Planners, Inc.; that they seem to be experts and very cooperative in thinking of the community and its history. There has been a draft of their plan. There have been public meetings but of small attendance when thinking of 50 or 60 people out of around 20,000 in the Town.

The Master Plan is divided into 4 parts: Land Use Plan, Traffic and Transportation Plan, Community Facilities Plan and Public Utilities Plan. Mr. Rose added that the Plan is not a static document, but a guide. It has no legal status, it is advisory. In a couple of months there will be a zoning ordinance adopted and a public hearing at Town Hall. Every segment of the Town has expressed its views and the plan modified and sanctioned.

Mr. Rose proceeded to read from the draft beginning with the Hamlet Concept which concentrates development around the historical nuclei of urbanization in the Town, namely McKownville (including Birchmont and Three Hill Terrace), Westmere, Guilderland, Guilderland Center, Fort Hunter and Village of Altamont. Also at the Town's main highways, Routes 20 and 146, McCormacks Corners, which due to its geographical location has been designated the Town Center and site of the Town's new public buildings.

The plan recognizes the existence of McKownville and will preserve it and reroute traffic. From an economic point of view the Hamlet Concept is also desirable because it reduces to a minimum the necessity for trunk water and sewer mains in providing public utilities. It also reduces the provision and maintenance of new Town roads, since development is not randomly scattered over the entire countryside. Areas for the future are residential, commercial, recreational, industrial. Under present zoning a single family residential lot size, consisting of five different categories ranging from 7,500 square feet to 20,000 square feet has been reduced to three sizes -- 10,000, 15,000 and 20,000 square feet. In addition, residential development permitted in agricultural areas, has been restricted by increasing the lot size from 15,000 square feet to 2 acres.

The Western half of the Town (Voorheesville, Rotterdam-except Guilderland Center-Altamont and Voorheesville Depot) is planned as primarily agricultural with a minimum lot of 2 acres. This is Low Density Residential. Perhaps a large apartment dwelling will be built in Guilderland Center.

East of Voorheesville is Medium-Low Density, lots of 20,000 Sq. Ft. will comply with public health regulations.

McKownville, including Birchmont and Three Hills Terrace, due to its proximity to Albany City has no planned medium-low density areas. Such areas are located sweeping across the southern sector of the Westmere Water District where there are presently no trunk mains, along the south side of Guilderland hamlet and into McCormack Corners. The northern limit of this area is defined in part by the proposed new highway connecting McCormack Corners with McKownville.

Fort Hunter - There are preliminary plans for town houses, five story - perhaps a night club, theater, riding academy, bridal paths, pool or lake. Sixty-five percent of the area would be kept green. Two acres per family unit - the plan would leave Guilderland Center as it is now, but bring the traffic around the backway, preserve the charm, put an artery on the Hurst Road alignment.

A question was asked about a road south of Western Ave. Mr. Rose said it was on the map indicated by the State Department of Transportation; that there was indication of a road from Selkirk to Albany to Schenectady with limited access. It will come about 1000' from the depot and the professional planner was happy because he thought that was where it should go.

It was brought out that single mobile homes into the Town as permanent residence would not be permitted - exemptions are temporary residence on the site of house construction - limited time only.

No new trailer courts are to be allowed.

Voorheesville Depot Area depends on the type of industry the area attracts.

Stuyvesant Plaza - zoning should be changed from local business to general business. It is expandable.

Land North of Western bounded by Fuller Road and State Univ. should remain residential with 2 exceptions; the small site between Fuller and Elmwood St. with the medical buildings and the site with gas station and drug store adjacent to the Univ. entrance. These are planned for local business. Other boundaries on the North side of Western would be developed into commercial and industrial land.

Tawasentha Park (110 acres) is now for public use. The Town has acquired it. There is a plan for local people to have stickers on their cars which would permit them to attend free. Nonlocal people would pay 25¢ to park. Tot Lots are planned for various streets including Waverly Place, E. Dillenbeck, Leda Road, etc.

Voorheesville Depot is well equipped for business. The D & H R.R. is there. The company's near are G.E., Scott's paper, Brown's paper and Hercules' Powder Company.

Between the New York State Thruway and Lydius Street it is ideal for plants. Industrial sites can be taken as required by the Town Board.

There are inadequacies at all levels of the highway system in the Town. While the basic structure of the road pattern is good, it has not expanded to meet the demands. McKownville has no collector streets. This results in numerous local streets having access to arterial highways with consequent disruption of smooth traffic flow and the creation of hazards. A new collector street should be constructed from Schoolhouse Road through McKown Road with possible exit onto Russell Road in Bethlehem to provide an alternative to Western Avenue for local traffic circulation. Some ideas of collector streets are not feasible.

There are specific suggestions for eliminating traffic hazards. It is suggested that sidewalks be provided on both sides of arterial highways - also collector streets.

Community facilities include educational, recreational, religious and municipal property. These are dependent upon private enterprise and according to population.

The Town Hall is inadequate. There are plans of building a new one on a new site. Existing firehouses will have to be expanded. Additional fire fighting equipment will be necessary for the new firehouse in McKownville. Everything will be upgraded.

Older stores will be preserved, also classic old homes and historic buildings.

There are duplicates of the draft of the Master Plan at the Town Hall which the residents of the town can read or borrow. Some of the Town's publicity goes in the Altamont Enterprise and some in the Turnpike Record. The Town shares the residents' concern over spot zoning.

President Valenti thanked Mr. Rose for the giving of his time and efforts to acquaint the audience with future plans.

Mr. Fred Abele, Chairman of the McKownville Water Advisory Board, was asked for his report. This Board held 4 meetings during the year and the Chairman attended 1 or 2 meetings a month of the Townwide Water Advisory Board. Mr. Abele filed a full report and also stressed that McKownville not lose its identity. At the City limits the McKownville sign has been taken down. Mr. Abele asked that it be returned. The loss of the sign creates confusion in locating addresses of fires. He also requested that merchants use McKownville in their advertising and that the Improvement Assn. do something to promote the McKownville name.

Mr. Abele's report was received with many thanks for his fine work.

Mr. Valenti then asked for a report from the Nominating Committee to present the slate of officers and directors for 1969-1970. John E. Davis presented the slate as follows:

James Barber	President
John Purdy	Vice President
John K. Esler	Treasurer
Bernice E. Hamme	Secretary (Mrs. G. W.)

Nominees for Board of Directors were: John Feldman, Andrew Valenti, Melvyn L. Behn, Bernard J. Colburn and James A. Dermody. Mr. King and Mr. Davis were appointed as tellers and a written ballot was made. The slate of officers was elected and the following were elected as Directors: John Feldman, Andrew Valenti and Melvyn L. Behn.

A request was made from the floor that each candidate rise and be introduced. This was done.

President Valenti was asked from the floor what the status of the sewer was. He replied that he had spoken to Mr. Thayer, the Engineer and that the engineering report has been approved by the Dept. of Health. It now has to be approved by Audit and Control, then the Federal Supplement is not expected until this Fall. If all approvals are honored, bids will not be ready until this Fall, with construction beginning in the Spring (the latter Mr. Valenti's opinion).

Mr. Hugh Prytherach made a motion that the matter be looked in to regarding sidewalk shoveling on Fuller Road where the students from the University walk to the Plaza. There was discussion as to the responsibility, County or individual. Motion was seconded.

Mr. Feldman related that he had been a member of the Improvement Assn. since June 1936 (43 yrs.) and Mr. Hurley since 1938 (31 yrs.) They were thanked for their endeavors and loyalty.

Mr. Valenti then expressed appreciation to his nominating committee and officers of the previous year. He also thanked Pastor Gerhardt for the use of the Church. He then turned the meeting over to the new President, Mr. James Barber.

President Barber then thanked all for coming and said that he would try to do the same as the previous President had done in the Association. Also to call him if there was anything he could do.

The Treas. invited members to pay their dues and newcomers to join.

There being no further business, the meeting was adjourned at 10:30 P.M.

Bernice E. Hamme
Recording Secretary.