

September 2, 1972

re: Properties located at:
1461 Western Avenue
1451 Western Avenue
1 Parkwood Street

Town Board
Township of Guilderland

Gentlemen:

We the undersigned, petition that the request for special permits and/or rezoning from "Residential"- to "B-1" by the owners of the properties noted above lying on the north side of Western Avenue, in the village of McKownville, be denied.

Although the proposed or present illegal use is for the purpose of professional practice, we believe that such use still constitutes business use, imposing certain difficulties upon the community. We respectfully submit the following:

1. The requests are inconsistent with and contrary to the Town planning ordinances and Master Plan which provide that the subject area be zoned "Residential."
2. Granting these requests would set a precedent, making it difficult for the Town to deny other request for lessening restrictions and/or rezoning properties within the near-by area, creating an adverse situation for neighboring residents along with reducing the value of neighboring properties for residential purposes.
3. Allowance of these requests would aggravate our traffic problems and make difficult, if not impossible to correct a particularly bad situation in the vicinity of the intersection of Western Avenue and Elmwood Street. Present parking by visitors to professional offices makes it difficult and hazardous for pedestrians and vehicles, including school busses and emergency vehicles, for safe traffic flow. Like situations would be manifested at other affected intersections.

It is patent that zoning regulations were formulated for the protection of the entire community. It is also patent that applicants had known or should have known of these regulations when their properties were acquired. In fairness to all then, we urgently request the strictest interpretations of these regulations.

Petition Signatures attached