

September 12, 1972

The Planning and Zoning Board and Town Board
Town of Guilderland

attn: Mr Carl Walters,
Town Supervisor

We, the undersigned, hereby submit a petition of 21 pages listing 267 names and addresses of residents of McKownville who object to the request of Mr Armand Quadrini for rezoning of the property at 1257 Western Avenue from R10 to B1. This property is known locally as the Garrison property. We request that this petition and this accompanying letter be incorporated into the minutes of this meeting in toto, so that they become an official part of the record of business pertaining to the request for rezoning of the above mentioned property.

The Planning and Zoning Board and the Town Board of the Guilderland Township will please note that there are four residential properties on the east side of Knowles Terrace and one property on the north side of Western Avenue that border the entire west line of the Garrison property. The names and addresses of the owners bordering the entire west line of the Garrison property as as follows: Kenneth and Opal Johnston, 2 Knowles Terrace; Daniel and Margaret McKinley, 10 Knowles Terrace; Marvin and Zoe Herbst, 12 Knowles Terrace; Irene P. Ronan, 14 Knowles Terrace; and Alice Torda, 1259 Western Avenue. All of these owners of residences bordering the entire western line of the Garrison property are signers of the petition.

The Garrison property on the south line is entirely bordered by Western Avenue. The entire east line of the Garrison property is bordered by the lot and residence owned by John and Frances Benson - of 1255 Western Avenue and they are also signers of the petition.

The Garrison property on the north line is bordered in its entire length by the campus of the State University of New York at Albany. So, there is 100% agreement of all the residential property owners coming into contact with the boundary lines of the Garrison property.

Also, we request that the Planning and Zoning Board note the fact that, of the remaining ~~30~~³⁹ residential residents ~~falling within~~^{655 within} the 500 feet distance from the Garrison property boundary lines (as they will find upon examination of the entire petition), ~~30~~³⁹ owners of these residential properties are signers of this petition.

A few years back the Town Board of Guilderland authorized a survey to formulate guidelines for the future development and zoning of our Town for the best interest of all its residents. The study was begun by the firm of Brown and Anthony City Planners and later the Mathew J. Delaney Consultant Firm was chosen and authorized under Urban Assistance Projects Contracts #38802 and C38803, authorized under Housing Act of 1954 as amended, to complete the report. Considerable federal and local funds were spent to complete this fine survey titled "The Development Plan of the Town of Guilderland and the Village of Altamont." After several public hearings regarding this survey, a Zoning Law of the Town of Guilderland, Local Law #1, was proposed and it was adopted May 27, 1971.

We would like to cite a few suggestions from the Development Plan of the Town of Guilderland and the Village of Altamont that are pertinent to our problems in the residential area from Fuller Road east to the City Line of Albany, bounded on the north side by the State University of New York at Albany and on the south side by Western Avenue (which is also Route 20, leading a short distance to the west to the entrance of two major federal highways, #87 and #90).

From Page 198, under main heading of "Preservation of Desirable Esthetic Features and Elimination of Negative Factors," the plan proposes a "Hamlet development concept which preserves the Old World atmosphere of hamlet residential centers." The area we are discussing, from Fuller Road to the Albany City Line and from the north side of Western Avenue to the south State University campus boundary line, fits this concept.

On Page 166, "Present Trends and Future Needs," the statement is made: "Strip commercial growth has spread in the past along Route 20 in the Hamlet of McKownville resulting in mixed land use which decreases property values. It also causes traffic circulation problems due to

numerous uncontrolled access points of the Highway." (This is more true of the south side of Western Avenue; we feel it has not yet happened north of Western Avenue in the area under consideration.)

On Page 247, "Urging Clean-up, Fix-up and Landscaping Campaigns to Upgrade Residential Areas," statements are made that apply to our case. We want to state that, in the case of the area we have been discussing, that as older homes come onto the market in this desirable location, they are being bought by members of the University staff, others by people who require location close to the State Office Campus and other State government buildings at the Mall, others by people who just love to live in a fine tree-lined and esthetically pleasing neighborhood. We know that many owners have made substantial improvements in these properties, not only maintaining but upgrading the quality of the neighborhood.

We now turn over this Petition and this Letter to the Town Clerk of the Town of Guilderland in complete confidence that the request of Mr. Armand Quadrini for a rezoning of the Garrison property from R10 to B1 will be denied. We feel that it would be a great shock to the citizens of the entire Guilderland area if their elected officials, after adopting such a fine survey of guidelines for the future development and zoning of the area, should within 18 months return to the old methods of spot or strip zoning that results in undesirable mixed land uses.

Sincerely yours,

John H. Benson *Frances E. Benson* *Kenneth G. Johnston* *Opal B. Johnston*
 John H. Benson, Frances E. Benson Kenneth G. Johnston, Opal B. Johnston
 1255 Western Avenue 2 Knowles Terrace

Daniel L. McKinley *Margaret A. McKinley* *Alice Torda*
 Daniel L. McKinley, Margaret A. McKinley Alice Torda
 10 Knowles Terrace 1259 Western Avenue