

September 25, 1972

To: Guilderland Planning Commission

I would like to Thank you for agreeing to let us speak with you tonight concerning the matter of rezoning, (or granting special use permits for), certain properties on the north side of Western Avenue between Elmwood Street and Hannah's Drug Store.

A number of people asked me to convey certain points to you and I have tried to compile them for you in the following list:

1. We feel that the initiators of requests to change the use of these residential properties should be responsible for establishing the need for the change. We feel that this should include evidence that commercial zoned property is not available in the area, and that the conditions set forth in the Town of Guilderland Zoning Law under the special use permits sections should be met.
2. We feel that all of the reasons and arguments given at the time of the adoption of the Town Master Plan (701) are still valid. There is no evidence that the homes on Western Avenue have lost their value as homes. In fact, vacancy is not a problem and several residences on Western Avenue have recently been purchased to be used as homes.
3. The primary reason this area seems to be desirable for commercial use seems to be financial. The fact that this area does not have the necessary services usually required of a commercial development is probably the real reason for this. In particular, the storm sewers on the eastern half of the section of Western Avenue under discussion are already inadequate and are the cause of flooding of basements when only a moderate rain falls. Any additional blacktopping in this area would aggravate this situation. It would seem that to approve of such blacktopping, or possibly requiring it for parking facilities, would mean the Town of Guilderland would be responsible for further damage which could occur.

With respect to the financial aspects, we feel that it is the responsibility of the planning commission to determine the most desirable use of property, and that if the financial aspects are the most important, then there is no need for a planning commission, since this is the way most areas develop naturally.

4. Finally, we ask what kind of "planning" can be involved when serious consideration is given to using properties such as these for business when they are surrounded by residences, they have inadequate access and parking facilities for customers, and they have inadequate space to furnish these necessities for business?

When considering business use of this property, what kind of growth potential is available? What solutions then when the existing situations are not tolerable?

We urge you to not allow the change at this time of our residential neighborhood.

cc: Members of the Town Board

Sincerely yours,
Lloyd Lininger, 20 Glenwood St.