

MCKOWNVILLE IMPROVEMENT ASSOCIATION

October 12, 1972 Meeting Minutes

Mr. John Purdy, President
Mr. Melvin M. Beyn, Vice President
Mr. John Esler, Treasurer
Miss Alice Torda, Appointed Secretary
Bernice E. Hamme (Mrs. G. W.) Acting Secretary

- All Present -

DIRECTORS: Hugh W. Prytherach
John Davis
Andrew Valenti
James Dermody
Kenneth Johnson (appointed)

The meeting was held at 8:00 P.M., October 12, 1972, at Christ Lutheran Church on Western Avenue, McKownville, and opened by Mr. John Purdy, President. Mr. Purdy introduced the officers, noting the Secretary had resigned because of not being in the area several months of the year and a new one was being appointed, and dispensed with the reading of the minutes of the last meeting as that meeting was held approximately a year and a half ago and mostly pertained to the installation of sewers. That project has been completed. The Treasurer now has \$305.11. Further dues were collected at this meeting.

Mr. Purdy gave as a background for the business at hand a resume of the Town Board Meeting held October 11, 1972. (1) That the rezoning for the Doctors' properties and the Quadrini property was denied. It was at the recommendation of the Planning Board. Mr. Purdy read a copy of the letter from the Chairman of the Planning Board to Carl Walters, Supervisor. The letter pointed up that the Planning Board intends to abide by the Master Plan of Zoning. Mr. Purdy said he understood that Construction Engineers had been hired to update the Master Plan. (2) That an ordinance has been passed indicating there is no parking on the North Side of Western Avenue and 30' in of the northerly side streets. The Highway Department and the Town Police have authority to tag cars.

A question was asked about registering for voting. The reply was that a person can register from wherever he resides rather it be a camp or house. He can register from his place of business, if he resides there and only 25% of the building is used for business.

The next point discussed was the application for a Special Use Permit and a variance requesting a restaurant on the corner of Arcadia Street and Western Avenue (Namely Vincent's Tavern Property, 1238 Western Ave.) The hearing will be held October 13th. A showing of hands was given for volunteers from the Association to attend. The restaurant application, Special Use and variance, was shy 8,000 ft. A deferment was made. The matter of the Kentucky Fried Chicken Drive-in proposed for 1244 Western Ave. was next discussed.

This proposed restaurant would seat 30 or 40 people. It was injected here that a McDonald's restaurant was coming across the bridge from the Thruway, making it seem that there would be too many restaurants in a small area. One of the audience read an article from the September 25th News Week as reasoning against the establishment of a Kentucky Fried Chicken Drive-in - Application was made by Nat'l Management Co. under B2 - Area Code 54. (General Business of the Zoning Law). It was stated that the land encompassed 2,000 feet - 300' depth. There is a petition circulating from Arcadia Street and Brookwood opposing the restaurant. Mr. Charles Parker from Arcadia Street initiated the petition and Mr. Benson of the audience spoke of it and asked for signers. Mr. Andrew Valenti brought out that since it seemed that requirements were met, that the voice of the people would have to be heard against a garish establishment not in keeping with the neighborhood. Mr. Esler read a proposed letter which he was to take to the Town Board Meeting bringing out the architectural design, lighting, traffic problems, noise and odors. He also asks that since there is not a large amount of vacant land available that is zoned commercial, that the Planning Commission consider the over-all development of these properties for businesses that will not be offensive to family residences, and which do not disturb the stability of the neighborhoods or create hazards in safety. Mr. DeWitt Ellinwood made a motion that the McKownville Improvement Assn. go on record as feeling that businesses such as the Kentucky Fried Chicken are inappropriate to McKownville and are likely to create hazards and nuisances. This was seconded by Timothy Cohan of Parkwood St.

Mr. Lloyd Lenegar made a motion seconded by Mr. G. W. Hamme that the McKownville Improvement Assn. request the Town Board to make suggestions to the Town Planning Commission with respect to the use of whatever property they are considering designating the types of property that require permission and those that do not. There being no opposition, Mr. Lenegar offered to draft a letter to the Town Board for President Purdy to sign.

Miss Alice Torta with Mr. Kenneth Johnson described the traffic conditions across from the property proposed for the Kentucky Fried Chicken. Discussion of a traffic light at Arcadia Street followed.

Mr. Purdy, President, said that the whole traffic problem would be taken up at a later date.

Mr. Esler's proposed agenda was:

1. Planning and Zoning.
2. Traffic Safety.
3. Environmental quality.

Residents from the area of Elmwood St. to Fuller Road told of their aggravations with the car-parking situation blocking the carriage ways at Dr. Rissacher's office. Also at Domenico's Realty. President Purdy said this was a civil matter. These roadways lead to private garages on Parkwood St. and Glenwood St. and it was an individual matter - Mr. Esler had spoken to Mr. Domenico.

Mr. G. W. Hamme said he was pleased that the meeting was held. He wondered if there had been more publicity, that even a larger group would have attended. He also felt that certain matters should be brought up and discussed, so the residents would be informed and there would be no misunderstandings. Much trouble arose from misunderstanding, in regard to some of the topics that Mr. Esler has brought out. That he felt that the Improvement Assn. annual meeting should be established and publicized. In times past it has been listened to. Particular subjects should be covered by the Board rather than cover everything. We are becoming a stepchild. Mr. Hamme stated that he felt it would be of interest to have Mr. Fred Abele, Chairman of the McKownville Water Advisory Board and a member of the Town-Wide Water Advisory Board give a brief resume to date.

Mr. Abele then gave an oral report as to why McKownville was purchasing water from Westmere and the McKownville reservoir was in "mothballs" so to speak. He related the problems with the reservoir brought on by the recent construction such as iron content, turbidity and globules necessitating chemical treatment, etc. All of which couldn't be kept up with. Discussion was made concerning the lands of the water district purchased by Mr. Swire. Mr. Abele said forty-eight acres were acquired when opened. There was also a right-of-way acquired by Niagara Mohawk. The land sold was more or less the "wet lands" of the reservoir.

There was a motion made and seconded that Mr. Abele be thanked for his resume to the Assn. This was done. Also a motion was made and seconded that a general meeting be held in the near future.

Mr. John Sickles of 3 Loughlin St., unable to be a member - of the Assn. related his problems with the smoke and pollution at his property from the State University; the people he had contacted - letters written; that the smokestacks should be lowered and the architect did not agree. There was discussion as to what more could be done.

Rev. Arthur H. Gerhardt, Pastor of Christ Lutheran Church, apologized for a confliction of dates with this meeting necessitating the Assn. using the sanctuary. He also related that they had conformed to the standards in enclosing the West Bank of the Krumkill on the Church land easement properties.

Meeting was adjourned at 10:10 P.M. and coffee was served.

Submitted by:

Bernice E. Hamme
Acting Recording Secretary.