

MCKOWNVILLE IMPROVEMENT ASSOCIATION

Board of Directors Meeting

October 26, 1972

8:30 p.m.

1. Mr. Purdy called the meeting at 8:30 p.m. at the home of Mr. Melvyn Behn. He gave a brief summary to the results of the Town Planning Board meeting relative to the requests for re-zoning of the properties of Dr. Mastrianni, Dr. Rissacker, and Dr. Harff. He stated that it was the recommendation of the Planning Board to reject these requests for re-zoning and that the Planning Board intended to abide by the Master Plan. Mr. Purdy indicated that it was the intention of the Planning Board to hire Mr. Delaney to review the Master Plan in order that those portions which needed change could be up-dated and dealt with accordingly. Final changes to the Master Plan would be discussed at open public hearings.
2. Discussion followed on Dr. Harff's intention to maintain his residence at One Parkwood Street. Mr. Purdy indicated that he had heard that Dr. Harff did intend to maintain this as his residence. A short discussion followed on the requests of the Kentucky Fried Chicken franchise and Mr. Yezzi's request for the restaurant.
3. Mr. Esler suggested that the Association develop a position statement on zoning in relation to which areas should be re-zoned and the types of commercial establishments which could be permitted within residential areas and present it to the Town Board. Items for consideration would include traffic problems, safety, access roadways, pollution, and the like. In line with these items of consideration, the following standing committees were appointed:
 - 3.1. Committee on Zoning -- to deal with matters pertaining to the Master Plan, current zoning, future zoning
Mr. Melvyn Behn
Mr. Kenneth Johnston
Mr. Hugh Prytherch
 - 3.2. Committee on Traffic and Safety -- to consider matters pertaining to traffic problems and possible solutions, safety factors, and the like
Mr. John Davis
Mr. James Dermody
 - 3.3. Committee on Environmental Quality -- to consider matters pertaining to water, sewage, garbage disposal, air pollution and and other related issues
Mr. John Esler
Mr. Gene Napierski
Mr. Andrew Valenti

4. Mr. Esler requested that additional Directors be appointed to the Board until new elections take place. Currently there are six Board members out of a total of nine. Mr. Esler and Mr. Valenti were asked to seek three additional nominees for membership on the Board. A reference card listing current Board members, addresses, and telephone numbers will be sent to each member of the Board.
5. The request of the Kentucky Fried Chicken franchise was again brought up for discussion. Mentioned was compliance with zoning laws in relation to the factor of adjoining unoccupied property owned by the same lessor, thus increasing the square footage required to meet zoning specifications. It was stated that this firm be required to meet this zoning regulation if the request is granted by the Town Board. Mr. Esler indicated that he examined the State Department of Transportation traffic accident record on Western Avenue since the erection of Dunkin' Donuts. He said that there was a definite increase in accidents near this establishment and that undoubtedly this would also hold true if the Kentucky Fried Chicken franchise was granted. Mr. Johnston showed Board members the letter which he received from the firm which was supposedly furnishing the filters for Kentucky Chicken. This firm indicated that they manufacture no filter which would totally eliminate offensive odors as had been stated by the proposed establishment--entirely contrary to their statement!
6. The suggestion was made to draft a letter to the Town Board in the form of a position statement by the McKownville Improvement Association, requesting a moratorium on future requests for re-zoning of this type until the Master Plan is reviewed. Mr. Purdy stated that until the Town Board receives the recommendations of the planner, the McKownville Improvement Association cannot take an active part for in-put and consultation. However, once this review has taken place, the Association would then have time for reaction and in-put. The Zoning Committee could then meet with the planner before any open hearings would be held on the issue. in order to review those items pertinent to McKownville.

It was also suggested that the Town Board be requested to send to the Chairman of the Zoning Committee copies of the requests for re-zoning as they were submitted in order that the Association be aware of these requests prior to public notices of hearings.

7. Mr. Esler presented the following additional matters for discussion and thought:
 - 7.1 The suggestion that either the Town or Stuyvesant Plaza take responsibility for clearing the sidewalks on Fuller Road in the vicinity of the shopping center.
 - 7.2 The traffic problems over Highland Drive due to the increase in traffic over Schoolhouse Road. The suggestion was made that perhaps Schoolhouse Road could be widened for a short distance to Western Avenue to help eliminate the traffic congestion in this area.
 - 7.3 The installation of a traffic light by the firehouse due to increased traffic on Western Avenue.

- 7.4 The problem of air pollution by the State University Power Plant as expressed by residents in the immediate vicinity of SUNYA. It was suggested that the McKownville Improvement Association write a letter to Commissioner Diamond (Department of Environmental Conservation) and to Chancellor Boyer (Central Office, State University) expressing concern and requesting action on this long-standing problem.
- 7.5 The topic of a new housing development on McKown Road and the need for providing a "buffer zone" to the residential homes in this area.
- 7.6 The matter of blocked alley-ways -- in particular, by Domenico's Realty. The thought was that this was a matter of private concern and should be dealt with by the individual persons concerned.
- 7.7 The matter of the sale of the property adjacent to the McKownville Reservoir -- Mr. Esler stated that no notice or hearing had been held for this sale, that no record could be found of an easement or the property to Stuyvesant Plaza; the problem of the culvert near the Reservoir--that this had been installed without a permit and that the sewer line crossed the Reservoir without a permit; and that the land was given to Krumkill without the knowledge of the resident of McKownville.
- 7.8 Each Director was requested to solicit new members for the Improvement Association. Membership cards were given to those present for this purpose.
8. It was the consensus of opinion that the Board meet once each month, on Wednesday. Members of the Board will be notified of the date and time of the next meeting.
9. The meeting adjourned at 10:45 p.m.

Present:

Mr. John Purdy, President
Mr. Melvyn Behn, Vice President
Mr. John Esler, Treasurer
Miss Alice Torda, Secretary

Mr. John Davis
Mr. James Dermody
Mr. Kenneth Johnston
Mr. Hugh Prytherch
Mr. Andrew Valenti

Absent:

Mr. Eugene Napierski

*Respectfully submitted,
Alice Torda, Secretary*