

Board of Directors Meeting

March 1974

Present: Melvyn Behn
 Timothy Cohan
 Jack Davis
 John Esler
 James Dermody
 Verla McCarville
 Margaret McKinley
 Alice Torda
 Andrew Valenti

Guest: Mr. Armand Quadrini

The main purpose of the meeting was a follow-up of our meeting with Mr. Quadrini in December. Mr. Quadrini came prepared with an expansive blueprint of the land, together with a large lay-out of a 3-story medical complex (excluding the ground-level floor) for a professional building to house, as an example, about 15 doctor's practices, 117 parking spaces around the extreme ends of the property, and approximately 20,000 sq. ft. building size, which would include a pharmacy, x-ray offices, labs, etc.--in other words, whatever would constitute a self-contained medical facility. He went on to say that economically and feasibly, the best use of the land would be for a 3-4 story professional building which could be oriented toward a "residential look". He stated that with a plan of this type, common facilities (labs, x-ray, emergency rooms, etc.) could be shared. Mr. Quadrini mentioned the fact that three sewer lines now cross the property and economically he could not develop the land for residential living (1-2 'duplex-type', multiple dwelling units) because it just was not "feasible". After considerable discussion, the meeting recessed for a while. Mr. Quadrini was thanked for his presentation and excused from the rest of the meeting.

The meeting re-convened and discussion centered around Mr. Quadrini's plans. Mrs. McKinley spoke of her discussion with Matt Delaney (master plan) and indicated that Mr. Delaney's thoughts on re-zoning seemed to be that residents should fight attempts to re-zone if they wished the properties to remain residential. Mr. Valenti indicated that a doctor's complex would probably be a 9-5 operation. After a lengthy discussion on the expansiveness of the proposal, Mr. Dermody made a motion "to inform Mr. Quadrini that for the various reasons (i.e., zoning, blacktop, expansiveness, etc.) the McKownville Improvement Association disagrees with the proposals presented". Jack Davis seconded the motion; the Board agreed unanimously.

The next item discussed was the property at One Parkwood Street, owned by Dr. Harff. It was mentioned that he requested that it be used for one-family upstairs while he waited for a decision on the zoning. He also withdrew his request for a variance.

Mr. Behn spoke of a meeting with Mrs. Anderson of McKown Road, 4 State Troopers, Justice of Peace Welch, Carl Walters and the Assostant District Attorney regarding vandalism in the Dillenbeck Street area. The above committee agreed to look into the vandalism problem.

Other items discussed were the sewer improvement areas with the idea of combining them in order to have a uniform sewer rate; the Waverly Place property; the doctors Committee relative to the professional zoning revisions and the request of the Guilderland Chamber of Commerce for a 90-day period to study the problem.

Respectfully submitted,

Alice Torda

Alice Torda, Secretary