

September 24, 1974

TO: Mr. Carl Walters, Supervisor, and Members of the Town Board

RE: 7 Fuller Road, Town of Guilderland

You have been asked by one of our developers to approve a change in zoning of the subject property from R-10 to B-1. The thrust of the argument in favor of the change has been to "correct the clerical error".

Looking at the other side of the coin, I would like you to consider the following before casting your vote:

1. The Master Plan was shown to the residents of McKownville, and approved in concept by them, without this extension of the business zone. The entire emphasis of the Plan was to preserve the residential character of the north side of Western Avenue, excepting ONLY the then-existing gasoline service stations, drug store, and doctors' quarters. I submit that if the residents were apprised of this newly-proposed change during the planning process, they would have been every bit as vocal then in their opposition as they were at the recent Town Board hearing...and that such a change would not have been incorporated in the adopted Master Plan.
2. The present use of the property is in violation of the Zoning Law and this violation was cited by the Town in 1971 but no action was ever taken to enforce the Law. In fact, the developer was allowed to open an additional office since the first citation was still outstanding. This past May you asked for our sentiments in an "advisory referendum" on the subject of down-zoning in McKownville and we gave you our answer on a resounding "NO"! You then agreed to reject the proposed zoning law revision to enforce the present laws. (Was all our talk and soul-searching in meetings with the committees for the past three years for naught?)
3. If I, or any other resident of McKownville, were to purchase the property in question and then apply to you for a zoning change, would you grant such a request?