

10 Knowles Terrace
McKownville
Albany, N.Y. 12203
April 14, 1978

Mrs. G. E. Perlee
4 Parkwood
McKownville
Albany N.Y. 12203

Dear Mrs. Perlee:

I am writing to you in reference to the ongoing hearing on the expansion of the Domenico property at 7 Fuller Road. I address this to you as a fellow citizen of McKownville, who knows the area in question. I hope you will give consideration to the following points:

When Mr. Domenico appeared at Town Hall in Oct. 74, he assured us that the Fuller Road property would be used in part as a real estate office, and in part by one dentist, and one dentist only. (I suggest that Mr. Domenico, in building the so-called "one-family house" in that location, did so with the fullest intention of turning it into a commercial property.) Since the Special Use Permit was issued, the real estate office has moved, and that part of the property currently houses a doctor's office.

Now the dentist, Dr. Kotlow, wishes to expand his part of the building. When, Friday last, April 7, in the presence of Mr. Eaple and Mrs. Levens, (Dr. Kotlow's Elmwood Street neighbor). I suggested to Dr. Kotlow that since he wanted to enlarge the building, he might possibly be wishing to include another dentist in his practice, I was told that this might be a possibility, but that the other dentist would be in only during that part of the week when Dr. Kotlow himself would be absent. I maintain that this then would no longer be a single dentist practice. Would this not be a violation of the Special Use Permit? Such situations, as we well know in McKownville, tend to cause expansion, well beyond the parking and traffic capabilities of the area.

In walking over the Levens' property last Friday, it was distressing to me to see how much debris and trash gets blown over from Fuller Road to Mrs. Levens' lot. There was absolutely no physical barrier between the commercial property of Mr. Domenico and the Levens' residential lot. Fencing would greatly alleviate the blowing trash problem. The easement on the eastern side of the Domenico complex was being used for parking, and the easement parallel to Fuller Road was open to parking. This type of easement, as you know, exists in the old "Country Club Highlands" section of McKownville, from Fuller Road to Waverly Place, and is generally fenced on either side. Dr. Kotlow claims that fencing would deny him access to his property. I would suggest that he check with his McKownville neighbors! The fences in no way deny them access to their properties. Has Dr. Kotlow never heard of gates?

One last point: Dr. Kotlow said to me that he did not see why the McKownville Improvement Association was "putting their two-cents-worth in". Perhaps if he lived here he would be aware of some of our difficulties. I have personally tried working alone to get a zoning grievance redressed, when I complained of my neighbor's use of his home for a business, including the parking of three large trucks in the street. My last effort, after being told by the then Town Justice (Welsh) that it was "difficult, for The Town does business with the man", was to write a letter to the Town Supervisor, with copies to the Zoning Board. I got no reply whatever! I am sure that Mrs. Levens feels equally frustrated in her long battle to preserve a property she has cared for since the nineteen thirties.

We are all tired of developers coming in and making a killing at the expense of our land, our homes and our environment. We need your help in making sure that the zoning code is enforced, and that the residential properties in McKownville are not blighted by encroaching commercialism.

I trust that you and your fellow officers on the Zoning Board will give the neighbors of Mr. Domenico a fair hearing in this matter.

Thank-you!

Sincerely yours

Margaret McKinley