

The McKownville Improvement Association

June 13, 1978


Mr. Carl Walters, Supervisor
Town of Guilderland
McCormack's Corners
Guilderland, New York 12084

Dear Mr. Walters:

This letter is a formal request to you and the Town Board to not create the two new classes of commercial property uses in the Town Zoning Ordinance. In addition, this is a formal request to revise the Master Plan to reduce still further the areas zoned commercial, especially the commercial zones extending along Western Avenue in McKownville.

Commercial blight, like Newman's Pier, Carrol's, West ~~side~~ Shopping Plaza, and the nearby gasoline station are sure signs of an over-extended commercial zone. Moreover, the expectation of very slow increases in population and relative family income in the Guilderland area will result in a net decrease in profitable commercial properties. The lack of budget increases for the University, likewise, will be translated into decreasing student enrollments and university employment and decreasing profitability for commercial space, especially in the McKownville area. The extension of commercial zones, however disguised by new titles, is not advisable, nor should the Town Board miss this opportunity to severely reduce the commercially zoned areas and revise the Master Plan accordingly.

Guilderland needs its farmers, its residences, its well planned industrial areas and commercial nodes. Our future will need an orderly land use pattern also. Therefore, I request that the Town Board take this opportunity to revise the Master Plan in light of the evidence and reasonable expectations discussed.

Sincerely,

Dr. D. J. Reeb
President

5 Norwood St.
McKownville, New York 12203