

The McKownville Improvement Association

May 19, 1980

Mr. Salvatore Amato, Chairman
Guilderland Planning Board

Dear Mr. Chairman:

The Kermani property (KEP) development will be the largest residential development in McKownville for some years to come. Therefore it is extra-ordinarily important that the KEP development be well designed, attractively priced, and include the amenities which minimize the Town's costs over time. Oftentimes the public is forced to pay for badly designed projects, or property that is in-expertly sited. Moreover, developers sometimes fail to include adequate services within the project, such as: street lighting, roads, storm sewers, sanitary sewers, curbs, gutters, hydrants for fire fighting, sidewalks, parks/playgrounds/recreation areas, edge of road plantings, and adequate space for school buses to stop and turn around. The KEP development is large enough to adequately plan for these services and should be required to do so.

Moreover, there are additional costs which the public is sometimes required to bear, costs for services stemming from a project. For the KEP development, these might include the adequacy of the fire department equipment or of the capacity of the water mains or of the ambulance service or of the sewer plant size or of the schools or of the feeder roads. These indirect service costs are of concern to many, but the McKownville Improvement Association is especially concerned about three of these:

(1) the adequacy of the feeder roads, most notably McKown Road; (2) the quality and availability of park/playground/recreation space; and (3) the availability of classroom space, in the Guilderland school system.

McKown Road is not a wide road, nor a well-constructed one. Its bridge is too small; the hills and turns in the road make the road treacherous for cars to pass each other and highly dangerous for pedestrians and bike riders if they happen to be using the road at the time and place that the two cars pass each other. With the paint store approved and the racquet-ball club an apparent success, the road conditions will become significantly more dangerous even without the KEP development. Ayre Drive and Westlyn Court are just as inadequate for a feeder road and do not have the advantage of a traffic light at Western Avenue. Therefore, the McKownville Improvement Association wishes to advise the Planning Board that they should put-off site design approval until such time that a full and careful plan has been developed concerning improvements in McKown Road, including a sidewalk, a bike lane, road straightening, and possibly a wider bridge.

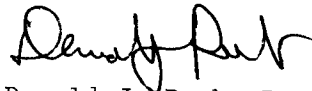
Secondly, the loss of open space can never be adequately compensated, but park/playground/recreation areas are badly needed by the residents of McKownville and this need will be felt by the KEP residents and the other residents of McKownville more severely after the development of the Kermani parcel. The recreation area should be outfitted by the KEP developer and made equally accessible to all McKownville residents.

Thirdly, the Guilderland school system is one which is highly praised by nearly every Guilderland resident. At present, the enrollment is slowly decreasing, and to reduce the cost of the school system, the Guilderland elementary school was closed. The result is that there is little (if any) excess capacity in the Westmere school building, and very little in the Middle school. Therefore, unless the KEP development is phased-in

over a twelve-fiteen year period, serious over-crowding could result, at the very least, and at the worst, the rapid development of the KEP parcel would lead to confusion and chaos in enrollments and enrollment projections.

Therefore, the McKownville Improvement Association always wishes to welcome new neighbors and to make sure that they are as comfortable with McKownville as we are. It is a great place to live, and with adequate planning, it can be kept that way.

Sincerely,



Donald J. Reeb, President

5 Norwood Street

McKownville Improvement Association