

*Flyer delivered to residents within
3 or 4 blocks of the property described*

The McKownville Improvement Association

On Tuesday evening, February 14, an important zoning change will be considered by the Town Board. The zoning change concerns the block of Western Avenue between Brookwood Avenue and Westlyn Court.

This is the block which includes Dr. Esmay's office and the former O'Hanlon's Mobil Station.

The question in this zoning change is, what will the future bring to this block?

The block is currently zoned B-1, local business. The Town Board will consider changing the zoning to R-NB, residential-neighborhood business.

R-NB, the proposed new zoning, permits residences, professional offices (such as dentists), personal service (such as beauty parlors), and mail order sales.

B-1, the current zoning on the block, does not permit residential uses, except boarding houses or motels, but does permit auction sales, banks, car washing stations, equipment rental, funeral homes, print shops, offices of any kind, restaurants, any retail stores or shops, laundromats, and animal hospitals.

All of the current uses of the properties on the block would be acceptable in an R-NB zone, except a service station on the O'Hanlon property.

If this zoning change is defeated, a restaurant or a retail store could move into the O'Hanlon property. Changing the zoning to R-NB would prevent this.

If this zoning change is defeated, Dr. Esmay's property, once he retires, could be turned into a carwash or a fast-food restaurant. Or the whole block could be bought up and turned into a little Cosimo's Plaza. Would you want that to happen? Changing the zoning to R-NB would prevent it.

If you want to prevent intensive commercial development on that block, you should attend the public hearing and speak up in favor of this zoning change. Two members of the Town Board, James Cleary and Donald Cropsey, have voted against this zoning change in the past, and they need to be convinced that you and your neighbors care.

Town Hall, Tuesday, February 14, 7:30 p.m.