

# **Petition to Rezone Three Properties in McKownville**

## **Executive Summary**

**Requested by the McKownville Improvement Association  
December 16, 2014**

**The McKownville Improvement Association is petitioning the Guilderland Town Board to rezone three (3) McKownville properties in the Town of Guilderland. The petition asks the zoning to be changed from the present LB to R10 or R15, depending on the zoning designation that would be relevant given the size of the lot.**

**The properties to be considered are on the following streets: McKown Road, Western Avenue and Schoolhouse Road.**

**The buildings on these properties look like homes. They are used as residences and are occupied. All the properties have well maintained residential appearances. They are next to or across the street from other homes that are equally well maintained and occupied. Neighboring residential properties have not shown a history of being difficult to sell. The properties are part of the residential character of their streets.**

**The McKown Road home is protected by buffers between it and the Pinnacle Place medical building on one side and by a Passonno Paint-owned property on the other. This property and McKown Road needs to remain residential and it should be zoned (R10).**

**The Schoolhouse properties, a home and an adjoining empty lot, sit between Citizens Bank and seventeen (17) residences on the east side of the road. It is necessary to rezone (R15) to keep Schoolhouse Road as residential as possible.**

**The Western Avenue home is on a very small lot (7200 square feet). It backs onto a residence on Brookwood. This lot can not accommodate the designation LB. As a business-site it could not accommodate customer parking except in front of the home. It should be designated R10.**

**A more complete description of each property is included in the body of the text that follows.**

**To: Town Supervisor Ken Runion  
Town Board Members: Paul Pastore, Al Maikels,  
Brian Forte and Patty Slavick**

**Date: December 16, 2014**

**Subject: Petition to Rezone Three (3) Properties in McKownville**

McKownville has a long history.

Homes, farms and other businesses have found McKownville to be a welcoming geographic area for their buildings and families.

Its location on or near major highways has attracted many for numerous decades. It is still very attractive to families and businesses.

Maintaining the balance between commerce and residences has become a concern for those of us living in McKownville as well as others. There is concern that the area may become less attractive for homeowners and more attractive for renters and other short-term users. This would be disastrous for area businesses that rely on a middle-class atmosphere to attract customers and clients as well as for families who make a long-term commitment to a quality neighborhood for raising their families.

For these reasons, the residents of McKownville, through the McKownville Improvement Association, requests the Town of Guilderland to rezone the following properties.

The properties are:

**1. Tax Map Number 52.20-4-4**

**8 McKown Road      presently zoned LB    New zone, R10**

This structure also resembles a residence and is being used as a residence. It is not currently used for LB (Local Business). Intensified use at this site would create further traffic problems in this very busy section of a feeder road to Western Avenue. It should be rezoned to its current residential use.

This home was long been occupied by the owner and is located across from another residential property between Williams Court and Westlyn Place, both residential streets. It is in good condition and is buffered from the neighboring Pinnacle Place medical building by a wide lawn while on the north side a sizable vacant lot buffers it from Passonno Paint. A high buffer shields the home from the Holiday Inn Express to the west.

Other than Pinnacle Place and the two businesses on the Western Avenue corners of McKown Road, there are no other nonresidential property uses along McKown Road.

## **2. Tax Map Number 52.19-2-4**

### **28 and 30 Schoolhouse Road presently zoned LB New zone, R15**

These two Schoolhouse Road properties are near the Citizen Bank property. Except for two office buildings along Schoolhouse and the bank, there are no other non-residential properties along Schoolhouse Road while there are eighteen additional homes along this road. It is primarily a residential street. This structure is being used as a residence. Conversion of this property to a commercial use would damage the residential character of this portion of the road.

This property is not currently used for Local Business purposes and it does not fulfill the required lot size of 20,000-sq. ft. cited in the Town Zoning Ordinance for LB. Both lots together total 20,812 sq. ft. Moreover, it is desirable that no additional commercial properties be located along Schoolhouse Road due to heavy through traffic and difficulty of ingress/egress.

Like Western Avenue, each of the four major highways in McKownville (Western Avenue, Schoolhouse Road, Fuller Road, and McKown Road) is in danger of becoming a venue for more non-residential property uses.

This house is presently occupied and in reasonable condition. It does not display any sign of being difficult to rent or sell and nearby homes on Schoolhouse Road have been sold recently as homes without apparent difficulty.

## **3. Tax Map Number 52.20-4-42**

### **1420 Western Avenue presently zoned LB New zone, R10**

This structure also resembles a residence. It does not fulfill the required lot size of 20,000 sq. ft. cited in the Town Zoning Ordinance to be zoned LB. The present lot size is 10,164 sq. ft.

This brick home, with its circular drive, has a very small front yard and no side yards permitting access to the back for additional parking. Like the other homes discussed in this report, it could not accommodate the required parking for the square footage of the building if it were used as a business. The house is a residence and occupied.

2014

1420  
Western



28-30  
Schoolhouse



8 McKinnon

