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Subject: Rezoning of Loughlin Street
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The Loughlin Street property should not be rezoned. Its highest and best use is single-family homes—its present use—and not 173 apartments.

The present owners of the homes on Loughlin Street engaged in a foolish attempt to make great profits and now with the investigation by the New York State Attorney General the owners are desperately trying to find some use for the property that will yield them profits—build 173 apartments. (I was told that the number of apartments was not chosen at random but rather is so high because that is the only way the present owners can earn sufficient revenue to pay-off their acquisition cost—which were double the market price for the homes).

What will be the negative impacts?

Five sets—traffic, storm water, damages to the cemeteries and nearby homes caused by construction, rewarding those who seem to have engaged in illegal activities, and destroying perfectly good homes that should have been modestly priced and usable for dozens of years if maintained as they once were---proud middle class homes.

Fuller Road is overburdened with traffic presently. Some 140 households must use Fuller Road to get to and from their homes. Deliveries to their homes must use Fuller Road also. The proposal will further inconvenience the present homeowners on Warren, Mercer, Providence and Fuller streets.

Loughlin Street enters Fuller Road near a roundabout. Its purpose is to cause traffic to flow with few interruptions. Persons exiting Loughlin and heading north cannot see as far as the roundabout because Fuller Road has a rise to the north. In addition, there is no turning lane to the north of Loughlin. Those exiting Loughlin have no “safety” lane to hurry into if a car suddenly appears coming through the roundabout and down the rise. Cars will have to wait for traffic both north and south to be clear before entering Fuller—and then hope.

Presently SUNY Poly dumps storm water into a holding pond near the Guilderland line. The slope of the terrain directed the storm water north to Patroon Creek but it was redirected south during construction. The storm water overburdens the Guilderland storm sewer under Fuller Road and the homes in Guilderland on Warren, Mercer, Providence, Fuller and other nearby streets. To accommodate the excess storm water McKownville’s lovely pond was re-designated from a Class I water pond and turned into a holding pond. McKownville received no compensation for this loss. None. The Loughlin Street property owner will swear that no added storm water will come into McKownville from the apartments but that is not the point. The 11 homes were bought to fulfill SUNY Poly demands and rezoning is being requested without SUNY Poly or the owner being required to compensate McKownville homeowners for the flooding of their basements or for the loss of the pond.

Third. Cemeteries are important. We honor our dead. State law provides special protection to cemeteries. In talking with officers of the cemetery on Fuller Road, they tell of headstones being toppled and cracked from nearby construction, corteges not being able to access the cemetery, having to create new access roads into their cemetery and increased daily maintenance to remove trash blown into the cemetery by passing traffic. For the past 100 years the cemeteries have done what they are supposed to do—care for the departed in their custody—and the cemetery was honored by the Albany Historical Association—the first time such an award was given to a cemetery. Now they cannot easily access their chapel. The cemetery is an asset. It should be protected--and not be damaged further.

Construction will not only add burdens to the cemeteries but also to the nearby homes, of which there are 140 (on Fuller, Warren, Mercer, and Providence). Construction will add to dust in the air. Many persons—especially older persons--suffer from breathing problems. There is at least household living on these streets who may be forced to sell if the air pollution becomes worse.

Economics teaches—quite correctly—(my PhD in economics was earned at Syracuse University and I taught economics at SUNY Albany and other universities for 39 years) that old assets have unique value because they were created by labor that was compensated some years ago.

Like your grandmother's pearls or your grandfather's watch you inherited—no new work is required to use and enjoy the items. Only a fool would destroy them. They are to be cherished not just to honor your grandparents but because they have value from work done and paid for many years ago—and so do the 11 homes on Loughlin Street.

The arrogance of SUNY Poly and the owners of the Loughlin Street properties should not be rewarded with a rezoning that “bails out” a foolish (and possibly illegal) investment.

Finally, it is not clear whether the property owners are attempting to create a dorm for SUNY Poly by proposing 173 apartments—the original proposed use of the property by SUNY Poly before it was advised (ordered?) to re-bid the project.

It would be best if the local governments waited to see what the investigation of the Attorney General uncovers----and if that is not possible, to place limits on the intensity of development—to no more than 22 apartments—the equivalent of about a quarter acre per dwelling unit—about the same density as numerous lots in McKownville.