

Albany County Planning Board

June 16, 2016

Filed by Don Reeb for the McKownville Improvement Association

Under State law (GML 239-I), the Board is required to consider the following items—thus you might want to emphasize one or more of them in your remarks to the Board:

1. compatibility of various land uses with one another (example--there are no large apartment buildings in McKownville and the density of the proposed apartments is nearly three that permitted in Guilderland);

2. traffic generation characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed roadways (example--Fuller Road is already overcrowded and 173 the cars coming out of one street will be far greater traffic than comes out of any of the McKownville streets that empty onto Fuller Road);

3. impact on existing and proposed County or State uses (example--the County recently rebuilt Fuller Road at great expense along with the installation of sidewalks on both sides and a turning lane while the State and national governments spent huge amounts to build roundabouts on Fuller and redesign it--all to calm traffic because Fuller Road was already overcrowded);

4. protection of community character as it relates to predominant land uses, population density, and the relation between residential and nonresidential areas (the density of homes in McKownville is about one home per quarter acre--the 173 apartments on 5.6 acres would have a density of nearly 31 per acre);

5. drainage and watershed (example---McKownville is in the process of rebuilding its entire storm water system--with State aid--because of such severe local flooding problems--everyone remembers the recurring newspaper photos of the flooded Fuller Road/Western Avenue intersection);

6. community facilities (example--the overcrowded storm sewers, and roads are well known and will only be made worse by the addition of 173 households and their cars);

7. official municipal and County development policies, as may be expressed through comprehensive plans, capital programs or regulatory measures (example--the Town's 2003 Corridor Study of McKownville's Western Avenue advocated "....continuous process of improvement needed to enhance the safety, comfort and convenience of travel..."---something like 173 autos exiting one difficult intersection is not traffic calming);

8. such other matters as may relate to the public convenience, to governmental efficiency, and to the achieving and maintaining of a satisfactory community environment (example--the policing, fire protection, library access, public school access etc. are each troublesome because the 173 apartments are in a portion of the City isolated from other City neighborhoods).