

2016

WHY ARE WE EVEN DISCUSSING THIS REZONE REQUEST?

I. REZONE IS A DISCRETIONARY ACT

ENTRUSTED TO YOU AS THE ELECTED BOARD

UNLIKE PLANNING AND ZONING BOARDS

- (1) NOT REQUIRED TO EVEN CONSIDER REZONE REQUEST**
- (2) NO STATUTORY DEADLINE TO ACT**
- (3) NO STANDARD OF REVIEW**
- (4) DISAPPROVED BY ALBANY COUNTY PLANNING BOARD**

II. SELECTIVE ACTION TO FAVOR A DEVELOPER

CITY IS MIDST OF DRAFTING NEW ZONING CODE (EXHIBIT)

ONCE IN A GENERATION; STILL ONGOING

LITERALLY THOUSANDS OF BUILDING LOTS IN THE CITY

BUT, THIS IS SPECIAL TREATMENT FOR HANDFUL OF LOTS

THIS REZONE WAS NOT SUGGESTED BY THE CITY PLANNER

IT WAS REQUESTED BY A DEVELOPER (EXHIBIT)

BUT NOT JUST ANY PROPERTY OR DEVELOPER:

- (1) FEDERAL CRIMINAL INDICTMENT INVOLVING THIS PROPERTY AND THE ORIGINAL REZONING APPLICANT**
- (2) PROPERTY COULD BE ILL-GOTTEN GAINS OF A CRIMINAL CONSPIRACY**
- (3) RESCUING DEVELOPERS FROM AN ILL-ADVISED INVESTMENT**
- (3) TIMES-UNION HAS QUESTIONED THIS BOARD'S CONSIDERATION OF THIS REQUEST**

GIVEN THIS BACKDROP, IT DEFIES REASON FOR THIS BOARD TO EVEN CONSIDER GRANTING THIS REZONE

III. BENEFITS ARE ILLUSORY; DETRIMENTS ARE REAL

TAX BENEFITS OF A REZONE ARE ILLUSORY

APPLICANT IS SEEKING IDA BENEFITS; NO INFORMATION

POSSIBLE PROPERTY, SALES, MORTGAGE TAX RELIEF

ANOTHER SECRET PROCESS

DETRIMENTS OF A REZONE ARE REAL

**(1) REZONE IS BEFORE THE NEW ZONING CODE IS ADOPTED
PREMATURE AT BEST (WHY NOT WAIT UNTIL NEW CODE)**

(2) TAINTED REZONE IS IMPROPER

**(A) WHETHER 5 STORIES OR 10 STORIES; MAKES NO
DIFFERENCE**

**(B) STILL A HIGH-RISE APARTMENT HOVERING OVER
SINGLE FAMILY RESIDENCES**

(C) ALBANY COUNTY PLANNING BOARD (JULY 26, 2016)

DISAPPROVED:

(i) NEGATIVE IMPACTS ON NEARBY HOMES

**(ii) INABILITY OF FULLER ROAD TO HANDLE
INCREASED TRAFFIC FROM REZONE AND
FUTURE SUNY POLY EXPANSION**

**(iii) ADJACENT HISTORIC CEMETERIES ON
BOTH SIDES RESTRICT FULLER ROAD**

**(iv) IMPACT OF IMPERVIOUS SURFACES ON
GROUNDWATER TABLE**

**(v) STORMWATER MANAGEMENT SYSTEM AT
CAPACITY.**

**THIS REZONE PROPOSAL IS ILL-CONCEIVED AND IRREPARABLY TAINTED BY
PRIOR BAD ACTS. IT MUST BE DENIED.**