

MC KOWNVILLE IMPROVEMENT ASSOCIATION

General Meeting

December 8, 1972

The meeting was called to order at 8:45 p.m. by Mr. John Purdy, President of the McKownville Improvement Association. Approximately 30 people were in attendance. The main items on the agenda were:

1. the property surrounding the McKownville Reservoir
2. the financing of the new Sewer System

Mr. Purdy gave a brief review of the past meetings of the Association explaining recent actions by the Association--namely, the problems of the doctors in McKownville and action taken by the Town Board that they must comply with the Zoning regulations; the request of the Kentucky Fried Chicken Corporation for a special use permit (and the fact that the Association has submitted a letter of opposition to this); and the pollution problem of the SUNYA Heating Plant.

Mr. John Esler, Treasurer, gave the Treasurer's report indicating a balance at a previous meeting of \$305.00--income of \$45.00--expenses of \$20.00--leaving a balance of \$330.00 to date. A motion by Mr. Timothy Cohan to accept the Treasurer's Report was made and seconded.

A letter from Mr. Fred Abele was read regarding the property of the McKownville Reservoir. Mr. Eugene Napierski expressed his understanding of the matter, this being that a resolution had been raised at a meeting of the Town for the purpose of granting proprietary interest to Stuyvesant Plaza for the land. He indicated that the Town Board had determined that their purposes were sufficiently strong to allow the Board to act in this way (dating back to 1949). Several questions were raised, among them being what happens to the property without the opinions of the people of McKownville?..what are the feelings of the people?..do they want to preserve that property as a park or some other purpose when the Reservoir is no longer in use?..etc. He mentioned that the Town has functioned as a de facto agency and that they could not do as they pleased.

Mr. Esler stated that the proper method of decisionmaking was by means of a referendum since it is property belonging to the water district and that the conveyance should not go through without a proper hearing. After a lengthy discussion on the matter, Mr. Durwood Brewer of the Town Council gave the opinion that the Town Board was the overseer of the Water District and this decision was made by the Town Board and the members of the Town (Water) Council because Stuyvesant Plaza was having financial problems...there wasn't much future for Stuyvesant Plaza unless expansion was possible..that it was up for sale now... and that there was talk of building a theatre or a restaurant.

Questions were raised from the audience relative to this property and effect on the water quality if this land is sold and developed. Also raised was the fact that Niagara Mohawk had already leased some of their land which surrounds the Reservoir. Mr. Andrew Valenti spoke of the "hardship plea" of the owners of Stuyvesant Plaza.

Mr. Timothy Cohan questioned the necessity of further development in the immediate vicinity of the Reservoir. He asked that the people consider the park value of this land if it will no longer be used as a reservoir and the question of the \$1.00 easement to Stuyvesant Plaza; the intention of roads through the Niagara Mohawk easement; and the idea of value to the people of McKownville if it is worth only \$1.00 to Stuyvesant Plaza. It was stated that the purpose of the easement was for parking and in order to sell the land, Water District permission must be obtained. Mr. Esler gave a brief history of this land, presented drawings of the layout of the Reservoir and the surrounding property, and firmly stated his objection to this sale. He indicated that in conversations with attorneys from the Department of Audit and Control, it was stated that in order for this land to be sold by the Town, it had to be done by means of a Notice and Public Hearing. He also indicated that in 1968 easements were made without a Notice and Hearing, this being done by unanimous consent of Town Board officials.

Mr. Carl Walters of the Town Board stated that based on the laws and the best knowledge of the Counsel the Town can get, nothing illegal had been done. Mr. Napierski asked Mr. Walters what the Town's opinion would be in the matter as far as future planning, and indications were that the Town did not have any intention to have a public hearing on the issue. Mr. Walters also indicated that interpretation of the law was only one man's opinion against another.

Mr. Thomas Quinn (Environmental Services for Albany County) answered specific questions regarding the water supply and the quality of water. He also spoke of present and future plans for the Water district.

Mr. Brewer spoke of expansion in the area and indicated that the Town was not desirous of generally disposing of land. He also mentioned the fact of changing over to another water source--Westmere. After considerable discussion on both sides and an explanation of opinions, a vote was requested on the issue.

The specific vote was on the selling of the property of the McKownville Reservoir--

...those in favor of selling the land surrounding the McKownville Reservoir---1
...those opposed to selling the land surrounding the McKownville Reservoir ---17.

It was mentioned that if this land is sold, Niagara-Mohawk would also sell the adjoining land. A lengthy discussion again followed.

The next major item was that of the financing of the new Sewer System. Mr. Esler explained the background of the sewer districts--the Krumkill and the Normanskill. Several different ideas were presented, some of them being the advisability of proceeding with the sewers at this time, the matter of unavailable aid, and the recent Congressional announcement that provisions were being made for funding in the amount of 75% aid to certain projects--one of these being the Normanskill. He indicated that if contracts were applied for, there would be a chance to obtain some of this federal aid. He mentioned the fact that if the Town Board waited to award the contract until the Federal program could be evaluated, State and Federal aid availability could then be ascertained.

Mr. Esler also spoke of long-range plans for the sewer districts which called for building of a new treatment plant.

Mr. Walters indicated that it would be impossible to give the people a view of all that is happening, that public hearings were held where these discussions took place, and that there was not enough money for all projects.

Mr. Thomas Quinn gave a brief summary of the federal government programs. He advised the Town Board that aid will probably not be available and he recommended that the Town go ahead with the sewer district as planned. He mentioned the fact that this program will probably be funded within the next 18 months, based on need and the priority system.

Mr. Walters spoke at some length indicating that a risk was involved no matter what was done since federal funds were not now available and the cost of the project would increase yearly, and if federal funds were slow in coming the possibility existed that a portion of the project could be cut.

Mr. Timothy Cohan, on behalf of those present, expressed appreciation to Mr. Walters for attending the meeting and expressing his views.

Mr. Cohan raised the issue of the pollution problem of SUNYA, indicating that a continuance of surveillance be maintained and a letter to Environmental Conservation be sent expressing dissatisfaction on the matter.

Appreciation was also expressed to Mr. Durwood Brewer and Mr. Thomas Quinn for attending the meeting and participating in discussions.

The meeting adjourned at 10:35 p.m.

Respectfully submitted,



Alice Torda, Secretary