

The McKownville Improvement Association

McKOWNVILLE
ALBANY 3, NEW YORK

January 8, 1973

Zoning Board of Appeals
Town of Guilderland
Town Hall
Guilderland, New York

Gentlemen:

The McKownville Improvement Association wishes to go on record as opposing the request of the Pizza Hut of North Haven, Connecticut, for a special use permit at 1244 Western Avenue as we have done in the past for the request of the Kentucky Fried Chicken Corporation.

We would like to bring to your attention that the arguments against the Pizza Hut are much the same as those of the Kentucky Fried Chicken Corporation, namely:

1. Increased traffic problems, especially those occurring during the traffic rush hours. It should be noted that many interruptions in traffic flow would result by cars making left-hand turns into the proposed parking lot of the Pizza Hut and by cars pulling into and across traffic lanes. This also presents additional problems to the fire equipment entering and exiting from the McKownville Fire House. It should also be noted that there are school bus stops at the corners on both sides of 1244-1246 Western Avenue. This would, therefore, be a great detriment to the safety of Guilderland residents. Opposition to an establishment such as this has been brought to your attention by the Albany County Planning Commission. Attention should be given to the fact that Western Avenue is the gateway to Guilderland and everything possible should be done to expedite traffic in and out of Guilderland.
2. Odors which would be offensive to residents in the area. It has been determined that despite the claim of the Kentucky Fried Chicken Corporation that food odors would be totally eliminated, the fact remains that they cannot! This has been determined by correspondence with the manufacturers of the equipment for the Kentucky Fried Chicken Corporation.
3. Litter dropped by careless customers would in many instances clutter the property of area residents.

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4. As a result of the nature of this type of business, residential property values would be decreased in all likelihood.

Again, we would like to remind you of the great need for doctors' offices in the area. Since there is a limited amount of commercially-zoned property available, we strongly urge the Planning Board and the Zoning Board to do everything possible to encourage development of businesses which are not offensive to the residents in these areas.

Sincerely,

John Purdy, President
McKownville Improvement Association

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