

MC KOWNVILLE IMPROVEMENT ASSOCIATION

Annual Meeting

April 30, 1973

Mr. John Purdy, President, called the meeting to order at 8:10 p.m. at Christ Lutheran Church. The Treasurer's Report by Mr. John Esler indicated a balance of \$310.11. Following this report, Mr. Purdy gave a brief review of the activities of the Association since the last general meeting held on December 8, 1972. He mentioned such topics as the recent zoning actions in McKownville (the doctors, the different franchise requests for special use permits, the SUNYA pollution problem, and the most recent issues over the McKownville Water Reservoir).

The minutes of the December 8, 1972 meeting were read and approved as presented.

Mr. Purdy introduced the guest speaker, Mr. Joseph Rose, Chairman of the Guilderland Planning Board. Mr. Rose spoke of his background on his career and activities in the community. He then explained the functions of the Town Planning Board, indicating that it is principally concerned with sub-division of land--regulations of the Town Planning Board--assuming preliminary requirements are met, requests are then turned over to the Planning Board for public hearings. Mr. Rose passed around literature which gave guidelines for requests presented to the Town Board, indicating that these requirements must be met before recommendations are made to the Zoning Board of Appeals, for either approval or disapproval. He also stated that the Town Planning Board is not particularly concerned with individual placement of buildings; rather, items like special use permits for business which must be obtained even though existing land is already properly zoned to establish conformity with matters such as pollution, noise, traffic, safety, etc.

The three major items of concern to the Planning Board are:

1. control of land--sub-division
2. recommendations to the Town Board of zoning requests
3. recommendations to the Zoning Board of Appeals.

He also spoke of the Master Plan for Guilderland, zoning ordinances, sub-divisions, and future growth. Mentioned was the fact that other than Western Avenue there was no major roadways into or out of Guilderland and since development must follow both water, sewer lines, and roadways, this presented a problem. He also indicated that the growth in the area and the fact that the town was attempting to obtain additional water and sewer lines from major contractors as developments were built would add little or no expense to the Town; the general trend for "zero" growth rate by residents in most areas; and finally, that the Master Plan is now under review for revisions, if needed. He indicated that this summer (1973) questionnaires would be circulated among residents to obtain thoughts on this revision.

Questions were raised from the audience on such topics as

1. the need for small, professional buildings in McKownville rather than eating establishments and the like;
2. the question of what was planned for the McKown Road area, with the thought that an apartment complex was scheduled there (Mr. Rose said, "No, there wasn't an apartment complex planned there")

3. what about more parks? (Mr. Rose said that money had not been appropriated for this and it was a matter of finances--he also indicated that the Town had several sites in mind for park areas even though no money was available);
4. the question of major apartment complexes on existing roads and the traffic problem (Mr. Rose stated that the developers had met all Town requirements and they were legally entitled to build);
5. the increasing traffic situation on Western Avenue--pollution--and the various zoning matters in the area;
6. the idea of building a park in the existing McKownville Reservoir area when it is no longer used for water purposes (Mr. Rose stated that this was an excellent suggestion and that he would contact Matt Delaney and incorporate this idea into the Master Plan revision;
7. the up-dating of the Master Plan (Mr. Rose indicated that this process would take at least another six months).

Mr. Purdy thanked Mr. Rose for his informative presentation and attendance. He then turned the meeting over to the new President, Mr. Melvyn Behn. The new officers for 1973 are:

President: Mr. Melvyn Behn
Vice President: Mr. John Esler
Secretary: Miss Alice Torda
Treasurer: Mr. John Davis

Mr. Behn chaired the meeting of the New Board. He asked for audience participation on matters of concern. Ms. Pat Renshaw spoke of the School Board elections. A major item, discussed at great length, was the proposed sale of the land surrounding the McKownville Reservoir to Stuyvesant Plaza by the Town of Guilderland. Mr. Esler reviewed the situation to date and offered the following ideas:

1. if Environmental Conservation does not approve the sale, they (the Town of Guilderland) will have to begin the process again;
2. if Environmental Conservation approves the sale, then because of a diverse opinion on the legality of the sale, court action would be necessary;
3. the consensus of a group of concerned residents in McKownville was that they were ready for court action, if necessary.

Mr. Esler said that legal consultations indicated that approximately \$750. would be needed to obtain a legal hearing. Mrs. Margaret McKinley made the suggestion that some of the Treasury money be used for the legal fee to block the sale of this land. Also voluntary contributions would be necessary. Mr. Esler spoke of opinions he received from the State department of Audit and Control and attorneys -- assuming court action was obtained, results would establish that if the land belongs to the McKownville residents, any sale of the land would have to be made by "Notice and Hearing" and the Town could not sell it otherwise.

Mr. Lloyd Lininger made the suggestion that the McKownville Improvement Association make a recommendation to the Town Board to replace Mr. Hamm on the Water Advisory Board. Mr. Hugh Prytherch made a motion "that the secretary request the Town Board to appoint Mr. John Esler to the McKownville Water Advisory Committee". The motion was unanimously passed. It was also recommended that the McKownville Improvement Association be informed as future vacancies occur on the Board in order that names could be submitted.

The attention of the meeting again turned to the proposed lawsuit for the Reservoir land and the suggestion that more residents should be informed and involved in the matter--the idea to raise money for the legal fees, etc. The basis of the legal action would be that the Town of Guilderland has sold the land illegally and that a public hearing should be held.

Mr. John Whitcraft made a motion "that the officers and newly elected Board of Directors hold a meeting to plan a strategy and that they call another meeting of residents within a month to explain the strategy and implement the plan which was made, inviting an attorney to the meeting to explain the 'pros and cons' of this proposed action". This motion was unanimously passed.

The next item raised was that of garbage collection and the advisability of private versus public (Town) garbage collection.

Mr. Lloyd Lininger wished to go on record "that the Association indicate its disapproval of public collection of garbage". Audience participation indicated that most person were satisfied with present collection methods. After some discussion, it was suggested that the garbage collection topic be deferred to the next meeting so that the issue could be investigated as to additional sites for a land fill, either in or out of the city, and the possibility (or advisability) of recycling.

The topic of water quality was discussed. It was stated that McKownville residents would be on Westmere water within the year. Mr. Carl Walters had previously indicated that residents were presently receiving approximately one-half McKownville water and one-half Westmere water. Causes for poor water quality indicated that water mains needed repair, the frequent opening of mains caused heavy sediments, highway drainage containing salts and chlorides, and the drainage from Stuyvesant Plaza into the Reservoir all added to the poor water quality.

Other items discussed included:

1. restoration of the streets following sewer work--residents were led to believe that sewer contracts called for restoration of streets to original condition prior to sewer work and most of the streets are presently in very poor condition. It was requested that the McKownville Improvement Association pursue the matter to see what could be done to get the work completed at no extra cost since this was a contractual agreement.
2. the matter of blocked roadways off Fuller Road (in back of the Dominico real estate agency); A motion was made and unanimously passed "that the McKownville Improvement Association express its view to the Town Board that the barriers be removed in order that residents may have access to their properties".

3. Mr. Timothy Cohan spoke of the deed restrictions on the doctors and requested the McKownville Improvement Association to express in writing to the Town Board the continued non-compliance by the doctors and what action, if any, has been taken after recent directives by the Town Board concerning the residency requirement.

Results of the Board Elections: (*indicates new Directors)

Directors of 1976:

| | | | |
|---------------------------------|-----------------|--------------------|----------|
| *Mr. Andrew Valenti | (31) | 42 W. Parkwood St. | 482-5376 |
| *Mrs. Verla McCarville | (27) | 4 Norwood Street | 482-7388 |
| *Mr. John Purdy | (25) | 1439 Western Ave. | 489-1719 |
| Mr. Eugene Napierski | (24) | | |

Directors to 1975:

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|-------------------------------|-----------------|--------------------|----------|
| *Mr. Timothy Cohan | (30) | 14 Parkwood St. | 489-8230 |
| *Mrs. Margaret McKinley | (28) | 10 Knowles Terrace | 489-6987 |
| *Mr. James Dermody | (26) | 35 W. Parkwood St. | 438-0951 |
| Mr. Charles Parker | (23) | | |

Directors to 1974

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|-------------------------------|-----------------|-------------------|----------|
| *Mr. James Webster | (33) | 22 Providence St. | 438-0581 |
| *Mr. Stephen Finn | (31) | McKown Road | 482-0957 |
| *Mr. Joseph Griesler | (29) | 8 Mercer St. | 438-1522 |
| Mr. Lloyd Lininger | (14) | | |

A motion to adjourn was made and seconded at 10:45 p.m.

Respectfully submitted,

Alice Torda, Secretary