

NOTICE

June 1973

TO ALL RESIDENTS OF MCKOWNVILLE-BIRCHMONT WATER DISTRICT

1. The Guilderland Town Board is in the process of selling 0.6 acres of your Water District property to Stuyvesant Plaza for \$2,500. In May of this year this land was appraised for \$12,000.
2. N.Y. State Law requires prior to sale a legal notice and public hearing for water district lands valued in excess of \$1,000. The Town attorney disputes this section of Town Law and has said the Town Board can dispose of your property as it wishes.

In 1958, when Stuyvesant Plaza requested the first sale of your water district property for their Western Avenue entrance, Supervisor King requested and received a legal opinion from the State Comptroller on how to handle sales of this property. This procedure (i.e. notice and hearing) was followed for the first sale of land to Stuyvesant Plaza. The last two sales and an easement for 1.5 acres for \$1.00 were not handled this way.

3. WHY SHOULD YOU BE INTERESTED?

1. This encroachment and others onto the watershed of the reservoir has seriously affected the quality of the water.
2. Since the sales have been for far less than their value and the \$1.00 easement for 1.5 acres in 1969 is absurd, your water tax bill has not been reduced as it should have been.
3. This land was given to you by Mrs. Van Loan in 1949 and the residents of McKownville should have a voice in its use, NOT the entire Town. There are at least two future options if it is to be abandoned as the Town has suggested.
 - a. This is your equity when and if we join the Westmere Water District as the Town has suggested and will affect your future water tax bill. If the Town Board continues to sell it off at below market value, there will be nothing left for you to have equity in.
 - b. Left as it is for a park with skating in the winter.

4. WHAT MUST BE DONE?

1. The Town Attorney has said we must take the Town Board to court if we disagree with his opinion of the law. Our legal counsel has said we have a very good case for establishing our ownership of the land and that all sales in excess of \$1,000. market value must have a public notice and hearingSO....we must go to court.

5. WHAT CAN YOU DO?

1. Call any of the Officers of the McKownville Improvement Association to answer any of your questions.
2. Send a contribution to help defray the legal costs to:
Mr. John Davis, Treasurer, WATER-McKownville Improvement Association,
12 Mercer Street, Albany, N.Y. 12203. We hope to receive \$10.00
from each family.
3. Attend the next meeting of the Association on MONDAY, JUNE 18, 1973
at 7:30 p.m., at Christ Lutheran Church, 1500 Western Avenue.
Our proposed legal counsel will be present to explain the situation.

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PLEASE REMEMBER-- THIS IS YOUR LAND --- This is YOUR Association--

A L L A R E W E L C O M E!

President	Mr. Melvyn Behn	489-8015
Vice President ...	Mr. John Esler	438-1197
Secretary	Miss Alice Torda	489-3613
Treasurer	Mr. John Davis	438-5872
Board Member.....	Mr. Timothy Cohan	489-8230