

# The McKownville Improvement Association

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McKOWNVILLE  
ALBANY 3, NEW YORK

## GENERAL MEETING

March 29, 1976

Tom Sawyer Motor Inn -- 7:45 p.m.

Mr. Esler opened the meeting and gave the Treasurer's Report-- \$335.82 in Savings Account; \$96.38 in Checking Account.

Refreshments this evening--compliments of Golden Krust Bakery.

Mr. Esler indicated that the last general meeting was the "Meet the Candidates Night" in October which was very successful. The minutes of the last meeting were read. A list was passed out to obtain names of residents who would be interested in various activities.

The next item discussed was the McKown Grove Property. Mr. Esler spoke of the Community Development Plan of the Town of Guilderland and the possibility that some funds could be obtained for the McKown Grove by going through this project. Information needed to be obtained on the asking price of the Grove--whether it was leasable--liability insurance--if the Town could give some kind of tax relief to the owners in lieu of selling the property. It was suggested that we investigate several ideas of this nature.

The Incorporation of the McKownville Improvement Association was then discussed. Mr. Esler read a letter which gave the background on the Incorporation process. Mr. Napierski, who has been working of this, suggested that we apply for a "Type A" incorporation. He recommended that a committee be formed and charged with the duty to proceed with the incorporation. A motion by Don Reeb, seconded by Opal Johnston, that "a committee consisting of Timothy Cohan, John Esler and Alice Torda be appointed to work on the incorporation". Mr. Napierski discussed the benefits of incorporating--the right to hold property, limited liability against members, protect individuals in any legal actions.. etc. He said that although these were benefits, they did not necessarily mean requisites. He recommended the incorporation as a benefit to the Association.

John Purdy indicated that he did not approve of the Incorporation and that further discussion and investigation should be made before proceeding with it. If the franchise tax of \$150-\$200 per year applied, perhaps the incorporation was not worthwhile since the Association did not have that much annual income from dues and the expenses outweighed the merits. (The previous motion was withdrawn).

Considerable discussion followed on the merits and non-merits of incorporating; the benefits, costs, liabilities, etc. The previous motion was amended. Don Reeb moved, and Opal Johnston seconded, that

"a committee be appointed consisting of 3 members of the Board (Esler, Cohan, Torda) plus three non-board members to study the possibility of incorporation". No opposition to the motion.

The next item discussed was the McKown Grove property, the Reservoir property, and ways of improving these areas. A suggestion was made that the Middle School Ecology Club could plant trees--the Western Turnpike Rod and Gun Club would stock the Reservoir with fish, and that perhaps the Conservation Dept. would help if it were improved.

Mr. Lloyd Lininger presented to both Laurie DeAlleaumeau and Claire Liedel, Salutatorian and "top honors" students at Guilderland High School this year, \$10 gift certificates for Denby's and a dinner for two at the Tom Sawyer, in honor of their achievement.

General discussion followed on the plans for McKownville to help maintain a residential character. The concern was expressed that certain rental residences which absentee landlords maintained were "sliding downhill" and that some type of zoning or restrictions should be sought to control rental housing which leads to neighborhood blight. Concern was expressed by several members in the audience that various areas were known to exist where these conditions could be observed and that some type of ordinance ought to be enforced. The question raised was how this type of ordinance could be enforced.

Mr. Bruce Nagle, NYS Department of Equilization and Assessment, Mrs. Shirley Royak, Town Assessment Board, and Mr. Bill Smith, from the Assessment Board, spoke on the proposed 100% assessment, equalization rates, appraisal methods and re-evaluation which is forthcoming in the Town of Guilderland. Mr. Nagle explained the State structure of tax rates; Mrs. Royak gave the Town's position and cost factors, time periods and how this was going to proceed. She indicated that it would be a long process, with a minimum of two years for the Town to work on just the new tax maps before even proceeding, and that the State would reimburse the Town on some of the expense. She indicated that the main reason for the appraisal was to more even distribute the tax burden.

Mr. Cohan, Mr. Esler and Mr. Reeb discussed the proposal by the Department of Transportation to reconstruct and widen Western Avenue. It is expected that another lane would be added to Western Avenue to be taken from the North side (residential). Discussion on the desirability of underground utilities followed if the widening was approved. Further information on this project would be available at the next general meeting in May. A show of hands indicated that the majority of residents were not in favor of the widening and that a public hearing should be held before final action is taken. It was agreed that a representative from the Department of Transportation be invited to the next meeting. Any correspondence from residents on this should be directed to Mr. Bill Hennessey, Executive Assistant Commissioner, Department of Transportation (Federal Highway Admin.).

Also mentioned were the culvert problem on Western Avenue and the flooding problems.

The meeting adjourned at 10 p.m.

Respectfully submitted,

*Alice Torda*  
Alice Torda, Secretary