
THE VILLAGE OF MCKOWNVILLE: AN IDEA FOR NOW!

1. McKownville should be an incorporated village. Villages have zoning powers, and with zoning powers we can stop the commercialization of McKownville, we can stop Crossgates, we can determine what government services we want to pay for, and we may be able to lower our property tax bills.
2. Zoning controls properly used will prevent McKownville from becoming another "franchise alley" along Western Avenue, Fuller Road, McKown Road and Schoolhouse Road, our main streets. Commercialization of McKown Road and Fuller Road has not gone very far yet and the south side of Western Avenue is not yet completely commercial-- there is still much that can be saved--or that can be commercialized.
3. A village is formed by majority vote of electors within the village boundaries, after 20 percent of the electors present a petition to the Town requesting that a village be formed, along with a payment of \$1000 to cover the costs of the election and associated costs. The Town returns the deposit to the petitioners if the village is formed.
4. A village has a mayor and a board of trustees, a village clerk, a zoning board, a planning board, operates the lighting and water districts, provides other services of its choice, except the fire department services. The McKownville Fire District can remain separate; the fire district would become a department of the village only if the firemen volunteer to do such.
5. Some villages have libraries, youth centers, parks, playgrounds, do their own property tax assessment, have a village court(justice), village police, village sewer plant, and village museum.
6. There are 6.5 miles of village streets in McKownville. Fuller Road and Schoolhouse Road are county roads, Western Avenue is a State road. The village streets will be maintained by contract with either the County, the State, the City, the Town, or a private firm.
7. Besides zoning-planning and local control of development, the major benefit from incorporation as a village would be lower taxes.
8. McKownville's property tax rate for Town(including the general fund, the highway fund, the lighting district, the water district, the fire district and the sewer district) taxes is \$63.933(1980) per \$1000 of assessed valuation, plus \$28.00 per zone A charge for the sewer.
9. With incorporation(in 1980) the Town tax rate would be \$8.801 per \$1000 assessed valuation(plus \$28.00 per zone A charge for the sewer). The village tax rate, if it was ~~\$63.933~~-\$8.801, would be \$55.132, per \$1000 assessed valuation. A \$55.132 tax rate, given estimated village expenditures, would generate a \$74,000 surplus-- more than a \$70.00 reduction in the average homes' property taxes, if all of the surplus which is estimated is used for tax reductions. But, AND THIS IS REALLY THE IMPORTANT POINT, there would not be a tax increase with village incorporation.

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10. In addition to the probability of lower taxes, the Village could seek federal grants for various services it cared to promote, such as a "forest-park" area bordering the Krumkill, title "8" housing for older persons wishing to live in an aptment house in McKownville but whose incomes are too low to pay commercial rents on newly constructed apartments, or "open space". The Village could also reduce property tax assessments under optional tax abatement programs of the State.
11. The mayor and board of trustees for a village are usually paid less than \$1000 each(5 positions = \$5000); the most important administrative position is village clerk. This is an appointed position, and is not required to be full time.
12. The village office can be a small rented office, with village board meetings held in church, school, or other meeting hall.
13. The area of the village need be determined, but it would probably be the area between the Thruway on the south(behind Oak Drive and Dillenbeck), the State University to the north, the City line to the east, and the Northway to the west with a jut-out to include the Crossgates property. The boundaries could be increased or decreased somewhat without significantly changing the estimated revenues and costs.
14. The formation of a village will not be disruptive. That would be counter-productive; one of the major purposes of forming a village is to lessen the chaos caused by Town Hall decisions on commercialization of McKownville. The people of McKownville, with the incorporation of the village, would continue to send their children to Guilderland schools, and have the same access as they do now to the Town park, the Town pool, the Town dump, the Town Justice, the Town police, the Town Hall, the McKownville Fire District services, the sewer services, and the Town Hall. The water would still be coming from the Watervliet reservoir(through Westmere pipes) and the other services will continue. The major chnage will be in local control over zoning and somewhat lower property taxes.
15. McKownville has been severely bombarded by commercial development while being denied requested services; we have suffered from over-payment of taxes for water, over-assessment of our residences, lack of storm sewer services, lack of sidewalks along Western Avenue, Fuller Road, McKown Road and Schoolhouse Road, lack of playgrounds, and threatened by Crossgates, which we were forced to fight without any help at all from Town Hall. Since we are getting little and paying much, we might as well form a village, take control over commercialization, and cut our taxes. A village will enable us to stop Crossgates; and if we can't stop Crossgates, a village will enable us to control the negative impacts of Crossgates on McKownville.

PLEASE NOTE: this proposal is by Don Reeb, and not the McKownville Improvement Association. The Association is providing the forum for the discussion of a Village for McKownville. The information presented herein was developed by Don Reeb, with help from the State Department of Audit/Control. The decision is yours--please come and listen and decide what we should do. All people from the nearby regions of McKownville are invited. COME TO THE MEETING----Tom Sawyer -- Wednesday

June 18,----8:00 PM -- June 18, 1980 -- 8:00 PM -- June 18, 1980

WEDNESDAY

WEDNESDAY

WEDNESDAY

A BUDGET FOR THE VILLAGE OF MCKOWNVILLE --1980

Funds/Services	1980	Property Taxes	1980	Property Taxes
	Town Tax Rates	Village Tax Rates	Town Tax Rates	Property Taxes
	(actual)		(hypothetical)	
1. Gneral Fund	\$8.801	\$0.000		\$8.801
2. Gneral Fund (part town)	0.000	0.000		0.000
3. Guilderland Swer Improvement	28.000 per zone A charge per unit	0.000		28.00 per zone A change
4. McKownville Lighting District	0.760	0.760		0.000
5. Highway Fund	16.765	16.765		0.000
6. McKownville Water District	20.430	20.430		0.000
7. McKownville Fire District	17.177	17.177		0.000
Sub-total	63.933	55.132		8.801
	(plus \$28.00 per zone A charge for Sewer Services)			
TOTAL	\$63.933	\$63.933		

Receipts to the Village of McKownville(1980, estimited)

a. Property Taxes	\$ 240,467.31
b. Other Receipts	
Sales Taxes	122,088.72
Mortgage Tax Share	6,596.34
State Per Capita Aid	16,992.00
Federal Revenue Share	0.00
Water Meter Receipts	33,100.00
Miscellaneous	450.00
TOTAL	\$ 419,694.37

Expenditures of the Village of McKownville(1980, estimated)

c. Water Department	\$ 132,102.00
d. Street Lights	2,255.00
e. Fire District	75,170.00
f. Highway Department	63,362.00
g. General Government	72,000.00
Officers	\$ 2,200
Clerk/Supplies	19,850
Lawyer	5,650
Zoning	2,400
Property rent	5,000
Insurance	37,000
h. Unallocated surplus	74.805.37
TOTAL	\$ 419,694.37