

HELLO

PAPER DRIVE

This is the first issue of what we hope will be a fairly regular newsletter, put out by the McKownville Improvement Association to help keep you informed about goings-on in McKownville and goings-on which may affect McKownville.

We hope you find it worthwhile.

If so, you can help us, the officers and board of the McKownville Improvement Association, by joining the Association. The nominal annual dues, \$2.00, helps defray the cost of printing this newsletter and other fliers.

With a little encouragement, we will try to get the next issue out in November.

The Association plans a fall paper drive on the weekend of September 25 and 26. With the cooperation of Norstar Bancorp, a truck will be located in the parking lot of 1450 Western Avenue to collect your summer's worth of newspapers.

Only newspaper can be collected--please, no magazines, cardboard, paper bags.

The paper drive is partly a fund-raising effort for the Association, to help support printing costs and the legal fund. But recycling paper also saves natural resources, and eases the burden on the Town to dispose of the paper as trash. The cost to dispose of a ton of trash in 1980 averaged \$7.44 nationwide.

For more information on the paper drive, please call 482-4173.

PUBLIC AFFAIRS

Zoning on Western Avenue. The block of Western Avenue between Brookwood Avenue and Westlyn Court is currently zoned B-1 (business). With the abandonment of O'Hanlon's Mobil Station, Councilman Smircich has proposed rezoning that block from B-1 to a zoning which would help insure a residential appearance to that block. The Planning and Town Boards considered this proposal in early August, and are leaning towards a rezoning to R-NB (Residential-Neighborhood Business) or R-PO (Residential-Professional Office). Either zoning would permit only very limited commercial use, such as dentists' offices.

A public hearing on changing the zoning to R-NB is scheduled for September 14 at 8:15 p.m. at Town Hall before the Town Board.

SUNYA Athletic Facilities. We met with Supervisor Moss, Councilman Smircich, SUNYA President O'Leary and Vice President Welch regarding possible expansion of the University's athletic facilities. The University hopes to expand its present football/soccer field behind the gym by adding an all-weather surface and spectator stands on the north side, to reach a seating capacity of 3000 or so. This expansion could lead to use of the SUNYA field for high school games, thereby modestly increasing traffic in the area. A more long-range hope is for a fieldhouse, either on the scale of Siena's, or possibly, with city and county support, much larger. Town and Association representatives emphasized their concerns over traffic and parking problems which could arise if such a facility were located next to the gym near Western Avenue. University officials in turn welcomed our concerns at such an early stage and offered some hope that our concerns would be considered if the fieldhouse comes any closer to reality.

THANK YOU

The Association would like to acknowledge with its thanks the particular assistance of two businesses over the years:

The Tom Sawyer Motor Inn, for generously providing its meeting room to the Association for its general meetings and Meet the Candidates nights.

The Norstar Bancorp, for generously providing space in its parking lot at 1450 Western Avenue on several weekends in recent years for the Association's paper drives.

McKOWNVILLE IMPROVEMENT ASSOCIATION BOARD

President, Lindsay Childs, 8 Providence St.
Vice President, Jim Lane, 44 Providence St.
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This issue is edited by Lindsay Childs.

Exit 24 Alterations. The State Department of Transportation has received a federal commitment of \$60 million to improve the Thruway/Northway/I-90 interchange, with construction to take place in 1985-86. One of the two preferred plans involves extending the Northway over Western Avenue to connect with the Thruway by Schoolhouse Road, and a new toll plaza adjacent to Executive Park on the Northway. The other preferred plan leaves the Northway alone and expands the existing Exit 24 toll plaza. At the August 3 Town Board meeting, Richard Carlson of DOT said that the State was leaning towards expanding the existing toll plaza because of probable environmental problems with a Northway toll plaza. This is good news for McKownville.

A public hearing on this proposal is likely next winter.

County Legislative Reapportionment. The Democrat-controlled County Legislature passed new county legislative boundaries which dismembered McKownville into three districts. The Providence-Mercer-Warren area is in a district with Westmere, Willow Street and all of Colonie south of Albany Street. The rest of McKownville north of Western Avenue is in a district which includes the Albany Pine Bush and the St. Margaret Mary's parish neighborhood, all in the City of Albany. McKownville south of Western Avenue is in a district with North Bethlehem and neighborhoods along New Scotland Avenue between St. Peter's Hospital and the Normans Kill.

All three Guilderland legislators, Anne Rose, Republican, and Anne Gaffney and Tom Callahan, Democrats, opposed the redistricting, and the Guilderland Town Board, three Republicans and two Democrats, were united in supporting the Town's participation in any legal challenge against the new legislative boundaries.

NOTES FROM STUYVESANT PLAZA

McKownville's own shopping plaza is continuing to strengthen its position of quality in the Capital District retail scene.

Peaches 'n Creme opened this month in the former Golden Krust Bakery site. Managed by Nancy DiIanni of Westmere, Peaches 'n Creme is a restaurant offering ice cream, breakfast, lunch and "tea". Its features include Belgian waffles, omelets, numerous special coffees and teas, grilled cheese, quiche, and a peanut butter and jelly sandwich garnished with fruit.

Record Town, next door, is rearranging its store, with a new storefront in progress and an expanded classical music section.

In October two new tenants are expected to arrive. Andy's Sporting Goods will locate between Flah's and Wells and Coverly. Andy's will fill a gap created when Donby's dropped its sporting goods department several years ago. And the well-known Mrs. London's of Saratoga is opening a cafe and bake shop near Honigsbaum's. Mrs. London's will join with the Cheese Connection to give the Plaza an unusually fine array of gourmet foods.

The first two parts of the 1980 United States Census of Population have been published. Here are the population figures:

	<u>Population</u>		
	<u>1970</u>	<u>1980</u>	<u>change</u>
Albany County	286,742	285,909	-606
Guilderland	21,208	26,515	+5,307
McKownville	2,639	2,410	-229
New York State	18,241,391	17,557,288	-684,103

The McKownville figures need some explanation.

McKownville is usually defined as the geographic area between the Thruway to the west and south and the city line to the east and north. It therefore includes Three Hills Terrace and both sides of that portion of Schoolhouse Road from Western Avenue south to the bridge over the Thruway.

The 1970 census tract 146.01 included all of this area except the west side of Schoolhouse Road. However, it also included that part of Guilderland south of the Thruway and east of Schoolhouse Road, and included part of one SUNY dormitory. That larger area, excluding the dormitory, had a population of 2639 in 1970.

The same area, again excluding any dormitory population, had a population of 2410 in 1980, a reduction of 229 persons over the decade.

McKownville's population in 1980, leaving out dormitories and dropping out the persons south of the Thruway but including both sides of Schoolhouse Road north of the Thruway, probably includes about 2100 people, a little less than 10 percent of Guilderland's population (not counting the University).

The 2410 people in 1980 and 2639 people in 1970 were different from each other in several ways: (1) average number of persons living in each household declined; (2) number of persons under 5 years of age increased - from 112 to 175; (3) number of persons over 65 years of age increased - from 256 to 289; and (4) the number of one parent households (including those over 65 years of age) increased - from 64 to 107 households.

The average value of the homes almost doubled, from \$21,800 in 1970 to \$43,000 in 1980, approximately the same rate of increase as for the Capital District as a whole. The number of rental units declined - from 201 to 175.

As more census data comes in, on income employment, commuting pattern, and schooling, it will be possible to describe more completely how McKownville has changed. But from the data available - especially in the age of the population, it appears that McKownville is still an attractive place to raise children (those under 5 years of age did increase from 112 to 175) and a fine place to retire (those over 65 years of age also increased from 256 to 289).

My thanks to Professor Richard Alba of the State University and Robert Scardamalia (ex-McKownville resident) of the New York State Department of Commerce for making the Census data available to me.

-Don Reeb

FROM THE TREASURER

The Association's routine expenses, incurred mainly from the printing of meeting announcements and other special bulletins, are covered by an annual dues of \$2 for a family membership. If you have not yet had a chance to donate your dues for this year (5/82 -5/83) please plan to give it to the officer or board member most convenient to you. Their names and addresses are listed elsewhere in this newsletter. I will forward your membership card as soon as possible.

The Association's Lawyers' Fund was begun last year to receive contributions to help defray the costs of various legal challenges to the proposed Crossgates Mall. Contributions to the Fund so far amount to \$828.00. This has been augmented by the proceeds from two paper drives totaling \$120.24. If you wish to make a contribution, please drop it off at my home (1 Norwood St.) or give it to any officer or member of the board.

Checks should be made payable to the McKownville Improvement Association.

THANK YOU!

--Steve Witha

The McKownville Improvement Association and Concerned Citizens Against Crossgates have led the opposition to the Crossgates Mall, first in extended public hearings before the State Department of Environmental Conservation and the Town Zoning Board of Appeals, and more recently in the courts. At the present time the Association has four suits pending.

A suit against Commissioner Flacke of the State Department of Environmental Conservation claims procedural abuses in the State permit process. The Appellate Division of State Supreme Court recently ruled in favor of the State, 4-1, in this suit. The case will be appealed to the State's highest court.

A suit against the Town Zoning Board, claiming procedural abuses by the Board in the process of granting Pyramid a Special Use Permit for the Crossgates Mall, was dismissed by State Supreme Court Justice Kahn, and is being appealed to the Appellate Division.

A suit against Commissioner Flacke and others for failing to enforce the rules and regulations protecting the McKownville Reservoir was dismissed at the Supreme Court level but is being appealed to the Appellate Division. The case will be argued this fall.

A suit against the Town Board for improper public notice before changing the zoning on the Crossgates site in 1978 was dismissed recently by State Supreme Court Judge Prior. An appeal is under consideration.

The record of success of these suits has not been good yet. But all we need to do is win one, to create substantial difficulties for Pyramid. And all of these activities--the hearing efforts, the opposition at all levels, the court battles--have tended to make the various agencies deal more carefully with the Pyramid applications, have forced expensive changes in Pyramid's plans, have continued a level of uncertainty in their ultimate ability to build which has hampered their search for tenants, and above all, has pushed their proposed construction plans farther and farther into the recession.

We may end up losing all the battles and winning the war.

The Association and Concerned Citizens join in thanking all of you who have helped sustain the opposition effort, both financially and otherwise, over the past four years. The Crossgates legal fund is currently very low and needs help. We are at the point where we are asking our attorneys to perform services without being sure we have the money to pay them. If you can support the legal effort one more time, please send your contribution to Steve Witham at 1 Norwood Street, Albany, 12203.

REAL ESTATE NOTES

The real estate ads see McKownville as a very desirable place to live.

On August 1, Roberts Real Estate ran an ad for houses for sale in the Times-Union. Of the 30 houses listed, two were in McKownville. Only nine of the 30 listings praised the location of the home. The house at 10 Westlyn Place was listed as being in an "excel. area". The ad for the house at 2 Providence Street said "terrific lot & area!" An ad for a house in Latham cited the North Colonie Schools; an ad for a Colonie house noted "convenient village area"; a home in Delmar cited "conven. area". A Slingerlands home, a Campus Club Estates home and a new home in Delmar were in "prime" areas, and one new house in Delmar was in an "exclusive area" and listed for \$159,900.

By August 14 the Providence Street house was described as in a "prime" area.

Roberts knows McKownville--their office is across from Denny's.

DATES TO REMEMBER

September 8	SUNY registration for the fall semester
September 9	Guilderland Schools begin
September 14	Town Board public hearing on zoning of O'Hanlon site
September 23	Primary Election Day
September 25-6	Paper Drive
October 16	Community-University Day, SUNYA
November 2	Election Day
November 20	McKownville Fire Department Turkey Festival