



Donald Reeb <donreeb@gmail.com>

Re: Time to get back on Task: Clip and Save Links

1 message

cklaer1@nycap.rr.com <cklaer1@nycap.rr.com>

Fri, Oct 1, 2010 at 11:59 AM

To: Donald Reeb <donreeb@gmail.com>

The Town Contracts with E-Code to host it's Town Code.

<http://www.ecode360.com/?custId=GU1600>

Scroll Down to Chapter 280 for the Zoning Code, which will show up further down the page if you scroll after clicking on the Zoning Code button.

Country Hamlets are subsection 280-24.3 (Item #2 if you enter Country Hamlet in the search box.)

Were you able to pull up Town Law Section 272-A from the hyperlink?

The reason the law is written as it is, is that prior to Official Comprehensive Plans the courts considered Town Zoning Codes and Town ZBA's decision history as being the Town's Comprehensive Plan until such time (and if) a Town creates an official Comprehensive Plan based on the process described in 272-A of the State's Town Law. Some Town's went through the process of developing a Comprehensive Plan then put it on a shelf "unapproved" simply as guidance. Many suggested Guilderlands should be only a guidance document.

Guilderland formally approved its Comprehensive Plan, but delayed the follow-on task of updating the Zoning Code to be fully compatible with the Comprehensive Plan, as required by subsection 11 of 272-A. (perhaps because Ken Runion as then Town Attorney was the primary author of the current Zoning Code, with associated "ownership" of the current code)

According to the agenda notice for the Town Board public hearing it doesn't appear the Crossgates is on it.

The current Country Hamlet section of the Zoning Code seems to be limited to "rural" areas of Guilderland ... the compromise by the by is the section that permits increased density in exchange for funding water extensions to unserved areas. The mixed use portions may be what Ken envisions for other "Hamlets."

I just learned that Glass Pond once again has flooded Route 20, the financial numbers of the real cost of relieving McKownville's flooding problems appeared to be insurmountably high in the article I saw.

Is there a strategy for Next Tuesday?

---- Donald Reeb <donreeb@gmail.com> wrote:

> Yes--help--where can I find the Town Code on the internet--or can

> I--are you going to be there on the 5th--and I am swimming when you

> speak about State Town Law section 272-A--huh

>

> Don

>

>

> On 9/30/10, cklaer1@nycap.rr.com <cklaer1@nycap.rr.com> wrote:

>> Tuesday is the public hearing on the Zoning Review Committee's

>> recommendations.

>>

>> If you remember our conversation at the Altamont Fair, I suggested that my

>> big problem with the process being used by the Zoning Review Committee is

>> counter to State Town Law section 272-A.

>> <http://public.leginfo.state.ny.us/LAWSSEAF.cgi?QUERYTYPE=LAWS+&QUERYDATA=@SLTWN0A16+&LIST=LAW+&BROWSER=EXPLORER+&TOKEN=14934176+&TARGET=VIEW>

>> Scroll through to the end.

>>

>> "10. Periodic review. The town board shall provide, as a component of
>> such proposed comprehensive plan, the maximum intervals at which the
>> adopted plan shall be reviewed.

>> 11. Effect of adoption of the town comprehensive plan. (a) All town

>> land use regulations must be in accordance with a comprehensive plan
>> adopted pursuant to this section.
>>
>> Interestingly there may be only one reference to Crossgates Mall and that
>> has to do with its effect on drainage.
>> The only reference to "malls" in general may be to note there is an ingress
>> and egress problem for the strip malls along route 20 due to the many curb
>> cuts.
>>
>> I also suggest you carefully read the Town Code section on Hamlets... you
>> may find there is much that if applied to McKownville you'd find
>> detrimental.
>>
>> If you need help finding it on the Town's web site let me know.
>>
>> I'm on Task.
>>
>>
>>
>> ----- Donald Reeb <donreeb@gmail.com> wrote:
>>> That is great praise indeed--would it help our neighborhoods for the three
>>> of us--you, me and Hiriam-- write a joint letter to the Enterprise about
>>> our
>>> neighborhoods and their futures and problems--get some publicity about the
>>> issues so that people want to participate?
>>>
>>> Don
>>>
>>> On Wed, Sep 29, 2010 at 9:56 PM, Marcia Scott
>>> <chuckscatlady@nycap.rr.com>wrote:
>>>
>>>> *Thank you Don. You are Guilderland's angel!*>>>>
>>>> ----- Original Message -----
>>>> *From:* Donald Reeb <donreeb@gmail.com>
>>>> *To:* cklaer1@nycap.rr.com
>>>> *Cc:* Marcia Scott <chuckscatlady@nycap.rr.com>
>>>> *Sent:* Wednesday, September 29, 2010 9:19 AM
>>>> *Subject:* Re: To all those interested
>>>>
>>>> Hi
>>>>
>>>> One---Ken Runion met with the Association Board and suggested that HAMLET
>>>> be
>>>> a new section in the zoning ordinance--McKownville has defined its
>>>> borders
>>>> and you should do the same--the idea is that "hamlet" would be used
>>>> like--"this law concerning the mixed used zoning would apply to all
>>>> areas
>>>> except hamlets in Guilderland"--that is, hamlet would permit the kinds
>>>> of
>>>> exceptions that McKownville wants.
>>>>
>>>> Two--type in hamlet, new York into Google and get the Wikipedia list
>>>> of
>>>> hamlets.
>>>>
>>>> Three--the October 5 meeting of the Town Board will not include hamlet
>>>> but
>>>> Ken said the zoning revision committee would continue to meet and
>>>> include it
>>>> soon--maybe later in the month.
>>>>

> >> > Four--I ceraintly want your neighborhood association to stay alive.
> >> >
> >> > Five--a topic like "hamlet" would attract interest--but so would
> >> > "sidewalks, storm water, speed limits, zoning enforcement".
> >> >
> >> > Hope this has been helpful
> >> >
> >> > Don
> >> >
> >> > On Sun, Sep 26, 2010 at 11:40 AM, cklaer1@nycap.rr.com wrote:
> >> >
> >> >> Marcia,
> >> >> I'd like to see the Association continue to meet. I think things may be
> >> >> slow because due to the financial crisis and the housing crisis
> >> >> development
> >> >> pressure on the Guilderland Center area seems to have subsided.
> >> >>
> >> >> I think I have a conflict Tuesday night.
> >> >>
> >> >> I'd check with Don Reeb to get some idea of the topics that seem to
> >> >> draw
> >> >> the largest number of participants.
> >> >>
> >> >> ---- Marcia Scott <chuckscatlady@nycap.rr.com> wrote:
> >> >> Hi Everyone,
> >> >> To all of you who may be interested in still keeping together a
> >> >> Guilderland Center Hamlet Association please email me back to tell me
> >> >> your
> >> >> interest. Please also reply if you feel we should keep the group
> >> >> together.
> >> >> Kelly has stepped down as chair person because she felt there was a
> >> >> lack of
> >> >> interest in the group. Before we hold the next scheduled meeting
> >> >> (Sept. 28
> >> >> at 7:00 p.m.) I will need a show of interest in the group. If you all
> >> >> feel
> >> >> we should stay together as a group, please consider yourself or someone
> >> >> that
> >> >> could be chair person for the GCHA. I will email you back to let you
> >> >> know
> >> >> if there was enough people interested. We will have a open forum for
> >> >> this
> >> >> next meeting if I get enough interest.
> >> >> If you'd rather call me on the phone please do so 861-6850
> >> >> I personally think the group should stay together. Numbers are
> >> >> important when we have issues in our very own neighborhoods. We have
> >> >> experienced this in the past and I'm certain that will be for the
> >> >> future as
> >> >> well.
> >> >> Sincerely,
> >> >> Marcia Scott
> >> >>
> >> >>
> >> >
> >
> >