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*6/12 8AM
WBZ
Mcga*

13 Glenwood Street
Albany, New York 12203
30 September 2010

Dear Guilderland Town Board Members,

This letter is a follow-up to my earlier correspondence of 29 August and Mr. Grimm's email response. I am not sure if Mr. Grimm's email was referring to my letter because the subject line was for Linda, (not Lisa). I have attached this and my original correspondence as word documents and the original emails follow below.

Firstly, I would like to thank the Board for their support of McKownville in recent improvements such as the park at Stuyvesant Plaza, the improved drainage at the Western/Fuller intersection and the new lights and crosswalks.

I recently was forwarded an email with the proposed zoning changes and have sifted through to find more particular language to support my earlier points of concern, as requested by Mr. Grimm. Section III Amendments part A in its entirety is of concern, particularly:

C. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes.

E. Shall not generate traffic beyond that normally expected in a residential neighborhood. Any need for parking generated by such use shall be provided in an off-street area, other than in a front yard.

F. Shall not create noise, dust, vibration, odor, glare, fumes or electrical interference detectable by the normal senses of persons outside the dwelling unit. In the case of electrical interference, there shall be no radio or television disruption outside the dwelling unit or fluctuations in line voltages off the premises

Along with the shopping center definition changes these proposals could truly alter the nature of our neighborhood. I am not a lawyer, nor am I well-versed in all the zoning language, but I believe these points clearly support my earlier letter to the Board.

Any change to the definition of a home business has an expected net outcome of more or fewer lots able to be defined as home-businesses; otherwise, why make a change at all. In looking at home businesses along Western in McKownville, the main purpose is clearly business, with home taking a much lesser role. In my opinion, a business is a business with all its concomitant needs, regardless of an apartment upstairs. This, along with reasons cited in my earlier letter, is why I am concerned with the possibility of changing the zoning definition in McKownville, especially along Western Avenue. I realize that the Board is not zoning for cut trees or more paved yards, but this is much more of a likelihood, if not necessity, for any business (visibility and parking) that might be involved.

There are currently three home businesses for sale in the small section of Western between SUNY and Fuller Rd. If a business has difficulty fitting in to the current zoning law, I suggest locating elsewhere, rather than changing the law. We need to keep McKownville residential in nature, not simply the back lot of a strip mall.

Once again, I thank you all for your hard work and support in keeping McKownville the welcoming neighborhood that it is. I urge the Board to consider the proposals made in 2006 McKownville Zoning Committee report. It was well-received then and its recommendations still hold true today.

Respectfully,
Lisa Stanziano
lstanziano@yahoo.com

--- On Sat, 8/28/10, Mark Grimm <mgrimm@nycap.rr.com> wrote:

> From: Mark Grimm <mgrimm@nycap.rr.com>
> Subject: Response to Linda's zoning concerns
> To: "'L. Stanziano'" <lstanziano@yahoo.com>
> Date: Saturday, August 28, 2010, 12:40 PM
> Hi Linda.
>
> Thanks for sharing your concerns with me.
>
> A good part of the zoning law proposal deals with how home
> businesses will be certified. The cutting of trees and more
> paving is not the result of such changes.
>
> It would be helpful if you could cite specific changes in
> the code that you feel would negatively impact the quality
> of residential life. I would be glad to evaluate and respond
> to those concerns one-by-one.
>
> Thanks again for sharing your thoughts with me. Looking
> forward to hearing from you again.
>
> --- Mark
>
> Mark Grimm
> Guilderland Town Board
>
>
> -----Original Message-----
> From: L. Stanziano [mailto:lstanziano@yahoo.com]
>
> Sent: Friday, August 27, 2010 9:24 PM
> To: runionk@townofguilderland.org;
> mark@markgrimm.com;
> pattyslav@aol.com;
> paulpas@mitw.com;
> wredlich@GMAIL.COM
> Cc: dreeb@albany.edu
> Subject: Comment on change in zoning law.
>
> [Same is attached as a WORD file.]
>
> 13 Glenwood Street
> Albany, New York 12203
> 27 August 2010
>

> Dear Guilderland Town Board Members,
>
> I am writing to express my concern over possible changes in
> McKownville zoning laws that would allow more businesses in
> residential areas. The streets of McKownville are
> vibrant neighborhoods and would be negatively affected by
> further business development in our back yards. My reasons
> include the following:
> • Increased business presence along Western
> will increase traffic congestion as well as traffic
> interruption for turns. • Many of the streets
> off Western are dead ends. Businesses at the top of
> the street will bring traffic for turn-arounds, etc. on
> small side streets which could cause not only a nuisance but
> possible safety issues.
> • Businesses need visibility and
> parking. This would most likely result in cutting
> trees and paving over yards. Loss of mature street
> trees reduces the charm of our area, not to mention property
> values. Cutting trees decreases the sound buffer between our
> neighborhoods and a busy thoroughfare. Likewise,
> further paving over of even small green areas could change
> drainage patterns in an area that already has difficulty.
> • For those living next to proposed re-zone
> areas, property value and quality of life will be negatively
> affected. Having steady neighbors that live next door
> is quite different than a business (of any kind).
> These businesses will be interested in our McKownville
> neighborhoods only as something that lies behind their
> parking areas, dumpsters and outside smoking stoops.
> • Further business development along Western
> benefits the prospective businesses and not the people of
> the neighborhood.
>
> If one drives Western from downtown to Stuyvesant, the
> Avenue is lined with homes, scattered businesses, entrances
> to quiet streets and there is a 30 mph speed limit.
> Once past SUNY the speed limit jumps to 40 mph yet the
> settlement and business patterns are similar. At the
> Nanotech meeting in July we were told to expect a 40 mph
> speed limit on the new Fuller Road. Our McKownville
> neighborhoods, particularly those along Western and Fuller,
> are already feeling like residential life is taking a back
> seat to traffic and to business. Please stand with
> your community residents and voters on this re-zoning.
> Let's not turn Western Avenue into Central Avenue.
>
> I hope that our elected and appointed officials will
> consider the quality of life for current residents and not
> change laws to the benefit of business owners that have
> little or no roots in our community.
>
> Sincerely,
>
> Lisa Stanziano
> lstanzi@ yahoo.com
>
>
> No virus found in this incoming message.
> Checked by AVG - www.avg.com
> Version: 9.0.851 / Virus Database: 271.1.1/3099 - Release