



Donald Reeb <donreeb@gmail.com>

Fwd: Mixed Use Plus Bonus material and admonitions

1 message

cklaer1@nycap.rr.com <cklaer1@nycap.rr.com>
To: donreeb@gmail.com

Mon, Oct 4, 2010 at 5:42 PM

Bonus material:
I'm still going through some of the web based "supplemental studies"

The "Rural Guilderland Plan" has no mention of either Mixed Use or Home Occupation much less as priority.

NEIGHBORHOOD MASTER PLAN FOR THE GUILDERLAND CENTER HAMLET

Note: the use of the word Hamlet.

"...Appropriately, the residential zoning districts do allow for some diversity of uses, including attached apartments & home occupations. Some minor modifications could be considered, such as allowing detached apartments (such as garage apartments). Currently, accessory apartments must be attached to the main dwelling. It might also be beneficial to allow for some additional mixed-use development (including small scale commercial and multi-family) as part of new development in the hamlet, or to identify additional locations for neighborhood commercial activity (Local Business zoning).

Note: The plan is to use the Rural Hamlet Code (limited I think) for the development to be built (as soon as the housing crisis is over) across from the entrance to Guilderland High School.

The Route 20 Transportation Corridor Study recommends Mixed Use for a future Hamlet that might be situated around the intersection of Dunnsville Road and Route 20, and notes that Customary Home Occupation is a permitted use in the Rural Ag 3 zone.

If there is a plan related to proposing and amending the Zoning Code the route appears to be quite circuitous.



Re: [Fwd: Town Board Agenda 10/05/2010]

From: cklaer1@nycap.rr.com
 Subject: Re: [Fwd: Town Board Agenda 10/05/2010]
 Date: Mon, October 4, 2010 5:23 pm
 To: dreeb@albany.edu

The term Hamlet appears to have official uses and unofficial uses. For instance there is an official "district" called County Hamlet And there is zoning code specific to Country Hamlets. Unofficially like Mckownville there is the Guilderland Hamlet (The area seemingly West of Route 155 North of the Normanskill to the Pine Bush and East of 146, but there is nothing in the Zoning Law specific to Guilderland Hamlet. Westmere and Mckownville are sometimes referred to as "hamlets".

My point being. Getting a definition of Hamlet before you fully understand what the moniker entails may prove to be a slippery slope. Note: there is no Comprehensive Plan recommendation vis a vis hamlets east of the CSX tracks to my knowledge.

----- dreeb@albany.edu wrote:

> Hi neighbors:
 >
 > The zoning law hearing is tomorrow night at Town Hall at 7:30 pm. It
 > proposes to change the home occupation provisions and the mixed use
 > development (store on the first floor and apartment on the second floor)
 > provisions. See the Town Board announcement below.
 >
 > In a recent meeting with Supervisor Ken Runion, it was suggested to the
 > the Association that at a later Town Board meeting there would be an
 > additional zoning law proposal by the Zoning Revision Committee, this one
 > concerning "Hamlets" which would include McKownville and provide for (as
 > yet to be named) exceptions in the Zoning Law for any/all "Hamlets"--such
 > as "mixed use developments".
 >
 > This is important to McKownville since there are several properties on our
 > major streets that are presently residential in use but could become
 > "mixed use developments" thereby lessening the residential character of
 > our neighborhood.
 >
 > For the purpose of the zoning law the "McKownville hamlet" boundaries are
 > the Albany City lines (to the north and east) and the Bethlehem Town line
 > and the Thruway to south and west--somewhat more inclusive than the
 > McKownville Improvement Association boundaries and the McKownville Fire
 > Department boundaries--largely by including what generally is known as
 > "Three Hill Terrace"--the area between Woodscape and Russell Road which is
 > in the Town of Guilderland.
 >
 > See you Tuesday, 7:30 pm, Town Hall.
 >
 > Don Reeb
 >
 >
 > ----- Original Message -----
 > Subject: Town Board Agenda 10/05/2010
 > From: "Town Board Agendas" <guilderlandny_boardagenda@mm.windigicert.com>
 > Date: Wed, September 29, 2010 3:22 pm
 > To: guilderlandny_boardagenda@mm.windigicert.com
 > -----
 >
 >
 > Town of Guilderland
 > Town Board Agenda
 > October 5, 2010
 > Tentative
 >
 >

> Pledge of Allegiance
> Roll Call
> Accept Minutes of September 21, 2010
>
> PUBLIC COMMENT PERIOD
>
> PUBLIC HEARING:
> 7:30 PM - Local Law amending the Zoning Law re: home occupations and
> mixed use development
>
> 1. Consider setting a public hearing pursuant to Section 202 of the
> Town Law in relation to the Guilderland Sewer Improvement District budget.
>
> 2. Consider setting a public hearing pursuant to Section 202-a of the
> Town Law in relation to the Guilderland Sewer Improvement District budget.
>
> 3. Consider formally adopting the County-wide Multi-jurisdictional
> Hazard Mitigation Plan for Albany County (Please note that the plan is
> available for review at the following website: [
> <http://www.albanycounty.com/dpw/public-meeting-docs.asp?id=2080>
>]<http://www.albanycounty.com/dpw/public-meeting-docs.asp?id=2080>)
>
> 4. Consider authorizing Supervisor to sign Collector's Warrant for the
> Guilderland Water District.
>
> 5. Consider entering into Executive Session in regard to a
> disciplinary matter brought against a Guilderland police officer and such
> officer's grievance request for the Town Board to hear the matter pursuant
> to the Collective Bargaining Agreement between the Town of Guilderland and
> the Guilderland Police Benevolent Association.
>
>
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