

Writer's letterhead

Date

Dear Neighbor, (personalized, if possible)

As someone who cares about our neighborhood and the quality of life in our city, do you know about the terrible decision the Common Council has made?

Do you know that in December the city re-zoned a parcel of land at 41-45 Holland Avenue to allow construction of a suburban, 24-hour pharmacy with a drive-through? Do you know that the original zoning was for an office building? This type of zoning, in which a parcel held by a single owner is rezoned to allow for uses not available to adjacent parcels, is called spot zoning. Spot Zoning is considered the antithesis of good planning. Further, it is illegal in New York.

Do you know that the new re-zoning allows car washes and car dealers to occupy that site next to our neighborhood? C-2 zoning, which the Common Council granted, is a Highway Commercial zone. Think Central Avenue. Before the illegal zoning change the parcel was zoned C-1 which allows dignified office buildings; not tacky used car lots.

Both elected officials and the nearest neighbors opposed the zoning change. So did many others. Numerous neighbors testified at public hearings but were over-ruled by members of the Common Council who were voting under the influence of the developer.

I am working with other neighbors to oppose this zoning change. This issue affects more than just the residents of Holland Avenue — it affects us too.

A new group — Citizens for Responsible Zoning — has been formed to fight this zoning change and to support appropriate development for the site. Citizens for Responsible Zoning is bringing an article 78 lawsuit against the city to stop the spot zoning.

CANA - the Council of Albany Neighborhood Associations and the following Neighborhood Associations: Delaware Avenue, Helderberg, Lincoln Park, New Scotland/Woodlawn, Center Square and Hudson/Park, have all passed resolutions against the spot zoning and in favor of the lawsuit opposing this illegal zone change.

Why am I writing to you now?

I hope you will join me in opposing this illegal and destructive zoning change.

Please contact your Common Council member and voice your opposition to this threatening planning decision. Please also let our Mayor know your thoughts on this issue as well.

We hope you will attend a Common Council public hearing on this issue on March 20 at 7 pm at City Hall and at the Board of Zoning Appeals meeting on March 22 at 5:30. At that time the developer and his lawyer will be asking for variance to build a drive thru on the

Walgreens and a 106 space parking lot at that time.

Please help the cause by making a generous contribution to pay for this lawsuit. We will need \$5,000. We have almost half of that amount raised already. Every contribution is important and is vitally needed.

I will be happy to talk with you about this issue. Here is how to reach me: (your contact info. here)

If you want to stay abreast of this situation, please send an e-mail to Louise@cdclf.org .

Please take a moment now to write a check to Citizens for Responsible Zoning and mail to c/o 27 Summit Avenue, Albany, NY 12209.

Thank you in advance for your support.

Very truly yours,

(your name here)