

Hearings On Rt. 20 Rezoning Begin May 7

By BRYCE BUTLER

The Guilderland Town Board has published in this Enterprise a legal notice describing the rezoning of 20 parcels at the eastern-end of Route 20 and three parcels farther west. A hearing on these rezones is set for Tuesday, May 7, at 8 p.m.

A hearing date for the western portion of the study area has not yet been set.

The rezoning follows recommendations in the Route 20 study undertaken for the town by Manuel S. Emmanuel Associates, urban planners. Modifications of the plan were worked out by the board at work sessions March 26 and April 16. At the second session, Kevin Moss, town supervisor, urged that the first rezoning hearing be held soon. Two developers are rushing to put in projects the present zoning would allow before the new zoning is in place, he said, and the board should move to implement its recommendations immediately.

(section omitted)

The rezonings scheduled for discussion at the May 7 hearing areas follows, listed in the order in which they appear in the legal notice:

1) The State University of New York at Albany, presently unzoned, will be zoned R-15 (residential, requiring 15,000 square foot lots). The board admitted it has no control over the use of this land, but zoned it in case it ever fell into private hands.

2-5) The first four residences facing Hillcrest (numbers 5, 7, 9 and 11) on the east side, behind the Travel Lodge and Dunkin' Donuts, rezoned from B-2 (intensive business uses) to R-10. This conforms with the rest of the houses behind them.

6) McKownville Fire House, rezoned from B-2 to RNB (residential/neighborhood business). The RNB classification allows firehouses and the rezone is consistent with the Route 20 study's intention of minimizing traffic-intensive uses along Western Avenue.

7) A service station at the corner of Boxwood Avenue and Western, rezoned from B-1 to RNB. The service station is non-conforming under both zonings, and under their successors in the proposed new zoning ordinance.

8) The adjacent building, housing Buckley Reporting Service and an upstairs apartment, will be similarly rezoned. The use is permitted by both zonings and their successors.

9) A residence at 1422 Western owned by Richard Esmay, D.D.S., rezoned from B-1 to RNB.

10) Dr. Esmay's professional offices, next door, also rezoned B-1 to RNB.

11) Tusang-Barhydt Electric, 1434 Western Ave., rezoned from B-1 to RNB. A conforming use now, it will be non-conforming under the new classification.

12) A service station at the eastern corner of McKown Road, from B-1 to RNB. It is non-conforming under both classifications and their successors.

13) A two-family residence at 1 McKown Road, behind the previous two parcels and facing on McKown Road from the east, rezoned from B-1 (local business) to R-10 to conform with surrounding residences.

14) Passono Paints, on the western corner of McKown Road and Western Avenue, rezoned from B-2 to B-1. The business is a conforming use under both classifications and their proposed successors in the new law.

15) A residence at 8 McKown Road; the first building facing McKown Road from the west, back of Passono Paints, rezoned from B-2 to B-1. It is a non-conforming use under both classifications and successors.

16) The Tom Sawyer Motor Inn and a two-acre lot owned by the motor inn behind it, rezoned from B-2 to B-1. The use is allowed under both zones, but would be non-conforming under the LB (local business) zone proposed to replace B-1 under the new code.

17) Norstar Bancorp's building, rezoned from B-2 to B-1. The offices that occupy the building are allowed under both zones and their successors.

18) Christ Evangelical Lutheran Church and two small lots to the east, from B-1 and B-2 to RNB.

19) The veterinary offices of Dr. Donald F. Dries, at the western corner of Western Avenue and Highland Drive, rezoned from B-1 and R-15 to B-1. This is being done to make the zoning line conform to lot lines, one of the goals of the rezoning project. With a couple of exceptions, the board has been successful in redrawing zoning lines to follow property boundaries.

20) A two-family house, four one-family houses and two vacant lots between Schoolhouse Road and the Thruway, rezoned from R-15 and B-1 to R-10. Dr. Anthony Mastrianni's office residence will remain in a B-1 zone.

21) The Twenty-First Point Club, rezoned from B-2 to B-1. The club is permitted as a special use with site plan review under both classifications.

22) McKown Grove, 8.5 acres surrounding the Twenty-First Point Club on the south and west and also owned by Vincent Wolanin, to be rezoned from B-2 and R-15 to R-15.

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23) Vacant land owned by Joseph Lucarelli and Salvatore Beltrone on the east side of Winding Brook Drive, fronting along Western Avenue, and a house on the west corner, rezoned from B-1 to R-15. This is the area proposed for the shopping center mentioned above.

The hearing takes place the night of the Guilderland Town Board's next regular meeting, May 7, and it will be televised on cable channel 8.

(section omitted)

Planners Okay Route 20 Rezoning

By JOHN ADDYMAN

The Guilderland Planning Board Monday night passed on its blessing for 22 of the 23 parcels the town board more or less wants rezoned, in line with the Manuel S. Emmanuel report.

Of the parcels getting the nod from the planners were two of vital interest to developers — the tract Salvatore Beltrone and Joseph Lucarelli want to use for a shopping center and office building on Western Avenue next to Winding Brook Road, and the parcel Vincent and Gregory Wolanin want to use for a two-story office and professional building on McKown Road (McKown Grove).

The only parcel the planners urged the town board not to rezone was a seven-lot piece on Schoolhouse Road just south of the intersection with Western Avenue. The town recommends the R-15 and B-1 zoning there change to R-10 zoning. But the planners were afraid that would create a new problem, not solve the old one.

“Everything else we’ve done we’ve done to minimize the density of use,” said Planning Board Chairman Phil Bibbo. “We don’t seem to be doing that here.”

Planners Sal Amato, John Purdy, Lindsay Childs and Ray Porter argued that making the area R-10 would invite townhouses and apartments. And Paul Empie, town zoning and planning officer, told the board that any developer would be allowed to put 35 dwelling units to the acre in the new zone.

“This is going to come up again, anyway,” said Childs. And the planners agreed with him to urge the town board not to change the zoning.

The Beltrone and Lucarelli property, which the developers want to use for a 104,000-square-foot shopping center and two 25,000-square-foot office buildings, was changed from B-1 to R-15 under the town plan.

In the McKown Grove proposal, the Wolanins were trying to get approval for a 16,000-square-foot office and professional building, and promised the zoning board of appeals they would comply with any mandates or conditions the board came up with. The zoners

decided not to rule on the development until studies were made by a town-designated traffic engineer, and until EnCon had specified what could be done to redirect a stream that crosses the McKown Grove tract. Attorney Louis Dempf tried to get the zoners to commit to something before the town board acted on the zoning, but last week the zoners demurred.

All of the parcels the planners agreed on rezoning for are in the traffic-sensitive Western Avenue corridor, following the Emmanuel report suggestion to go to a lower density of usage where possible: a large parcel, unzoned, belonging to SUNY was zoned R-15; four lots on Hillcrest were rezoned from B-2 to R-10; the firehouse on Western, from B-2 to RNB; four lots west of Hillcrest from B-1 to RNB; the Caccamo property from B-1 to R-10; the Strassburg property on McKown Road, B-1 to R-10; Passano Paints and adjacent property, B-2 to B-1; the Blendell property on McKown, from B-2 to B-1; the Tom Sawyer Motor Inn property, B-2 to B-1; the Norstar Bancorp property, B-2 to B-1; Christ Evangelical Church and 1484 Western Avenue Realty, B-1, B-2 and R-15 to RNB; the Donald Dries property on Highland Drive, B-1, R-15 to B-1.

The planners, through Empie’s prodding, noted that the RNB and B-1 zones presented a checkerboard structure along Western. Childs again cited the Emmanuel report and the desire to go to the lower-density uses. Planner Joe Bosco philosophized, “Life is but a mosaic, like a Persian rug.”

excerpt from Altamont Enterprise,
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In the meantime, the Guilderland Town Board held a hearing May 7 on 23 proposed rezonings resulting from the Route 20 study. The town board met again Saturday morning, May 11, to consider the rezonings in the light of the hearing and vote on them. Four, not including Wolanin’s, failed to pass the super-majority of the board their contested status demanded. The rest of the proposed rezonings passed unanimously.