

### McKownville Shopping Center To Be Built

A new three-building shopping center, with parking space for 300 cars, will be constructed in Western Ave., McKownville, this summer.

The center will house a branch store of the Harry Simmons Co., Inc. which operates a furniture store at 59 State St., Albany. The other two stores will be leased.

William E. Simmons said his father, Harry M. Simmons, and his uncle, Everett Pangburn, are associated in a partnership to build and operate the center at the northwest corner of Fuller Rd. and Western Ave. Mr. Simmons said workmen have started to clear a 250,000 square foot wooded tract of land, with construction starting on July 1.

The land was bought from the McKown Farm Realty Inc.

Mr. Simmons said the furniture store branch probably would carry different lines than the State St. store, featuring contemporary furniture and reproductions.

### Early Start Planned On Shopping Center

Three Albany businessmen hope to start construction within two months on a \$1 million 30-store shopping center at the northwest corner of Fuller Rd. and Western Ave. in McKownville.

William E. Simmons, one of the group, said plans are getting under way following the Guilderland Town Board's unanimous approval of the necessary zoning change.

The project will be undertaken on a 20-acre tract by Mr. Simmons, Harry M. Simmons and Everett K. Pangburn, all of the Harry Simmons Company Inc. furniture store in Albany.

The town board acted July 25 to approve rezoning part of the tract from residential to business. Another part had been rezoned earlier. The action followed a hearing at which the long-debated change was aired again.

A group of McKownville residents had opposed the change on the grounds it was not needed, would open the door to more business in the section, lower property values and increase truck traffic. The group was led by Joan Frisbee, who lives to the north of the project. The developers have agreed to leave a 105-foot buffer zone between the center and her property, William Simmons said.

Other residents of the town favored the project, partly because it would help pay the mounting taxes in the area.

### Legal Notices

#### PUBLIC NOTICE

PLEASE TAKE NOTICE, that the following is an amendment to the Zoning Ordinance and official Zoning Map of the Town of Guilderland, Albany County, New York, duly adopted by the Town Board of the Town of Guilderland, Albany County, New York, on the 25th day of July, 1955, and entered in its minutes.

At a meeting of the Town Board, Town of Guilderland, held at the Town Hall in Guilderland, New York, at 8:00 o'clock P. M., on the 25th day of July, 1955.

PRESENT: John J. Welsh, Supervisor; George Bigsbee, Justice of the Peace; Edwin M. Righter, Justice of the Peace; Frank Polak, Councilman; John King, Councilman.

The following Resolution was duly moved and seconded:

WHEREAS, the Town Board duly called a public hearing for the consideration of the petition of Harry M. Simmons, William E. Simmons, and Everett K. Pangburn, for amendment of the Zoning Ordinance of the Town of Guilderland and official Zoning Map of said Town, and gave due notice thereof as required by law; and

WHEREAS, said public hearing was held by this Town Board at the Town Hall, Guilderland, New York, on the 2nd day of June, 1955, and adjourned public hearing further held by said Town Board on July 25, 1955, at 8:00 o'clock P. M.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Ordinance of the Town of Guilderland and the official Zoning Map accompanying said Zoning Ordinance, duly posted in the Office of the Town Clerk of said Town, be and the same is hereby amended, as follows:

The following land of Harry M. Simmons, William E. Simmons, and Everett K. Pangburn, be and the same hereby is changed from Residential District to Local Business District, which said land is bounded and described as follows:

Beginning at a point on the west line of Fuller Road, which point is distant three hundred ninety-nine and forty-three hundredths feet (399.43') northerly from the intersection of the said west line of Fuller Road and the north line of Western Avenue; and running thence northerly along the said west line of Fuller Road a distance of two hundred fifty-five feet (255'); thence westerly on a line generally at right angles to the said Fuller Road a distance of three hundred eleven feet (311'); thence running northerly generally parallel to the west line of Fuller Road a distance of two hundred twenty-five feet (225'); thence running westerly a distance of eight hundred six and forty-nine hundredths feet (806.49') to the easterly boundary line of lands of Niagara Mohawk Power Corporation; thence southerly along the east line of the lands of Niagara Mohawk Power Corporation a distance of four hundred seventy-four and ten hundredths feet (474.10'); thence running south-easterly in a direction south twelve degrees (12 degrees) twelve minutes (12') east a distance of three hundred feet (300') along the lands of the McKownville Water Works; thence running south-easterly in a di-

rection south twenty-one degrees (21 degrees) eighteen minutes (18') east a distance of three hundred thirty feet (330') along the lands of McKownville Water Works; thence running north a distance of one hundred fifty and forty hundredths feet (150.40'); thence running easterly a distance of five hundred sixty-five feet (565') more or less to the westerly line of Fuller Road, the point and place of beginning.

BE IT FURTHER RESOLVED, that said amendment be entered in the minutes of the meeting of the Town Board, Town of Guilderland, held on the 25th day of July, 1955, and the Town Clerk of the Town of Guilderland is hereby directed to publish the foregoing amendment to the Zoning Ordinance and the official Zoning Map, on the 5th day of August, 1955, in the Altamont Enterprise, which is hereby designated for that purpose, and to post the same on the sign board maintained in the Town Clerk's Office by the Town Clerk pursuant to subdivision 6 of Section 30 of the Town Law, as provided in Sections 264 and 265 of the Town Law, and this amendment to the Zoning Ordinance and the official Zoning Map, shall become effective ten days after posting and publishing.

The foregoing Resolution was duly adopted by the following vote: Aye—5. No—none.

Dated, July 25, 1955.  
MILO H. CLARK,  
Town Clerk.

### STATE OF NEW YORK COUNTY OF ALBANY ss.: TOWN OF GUILDERLAND

I, MILO H. CLARK, Town Clerk of the Town of Guilderland, in the County of Albany and State of New York, and custodian of the records of said Town, do hereby certify that the foregoing is a true copy of a Resolution amending the Zoning Ordinance and the official Zoning Map of the Town of Guilderland duly adopted by the Town Board of the Town of Guilderland at a meeting duly held on the 25th day of July, 1955, said Resolution directing the posting and publication thereof, all as the same appears upon the official minutes of the said meeting on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of July, 1955.  
MILO H. CLARK,  
Town Clerk

### STATE OF NEW YORK ss.:

DEPARTMENT OF STATE I DO HEREBY CERTIFY that the certificate of dissolution of F. J. BROS. INC. has been filed in this Department this day and that it therefrom that such corporation complied with section one hundred and five of the Stock Corporation Law that it is dissolved.

GIVEN IN DUPLICATE hand and official seal of the State, at the City of Albany, this twenty-seventh day of July, 1955.  
SAMUEL LONDON, State Comptroller

By Samuel London, State Comptroller  
Meyer A. Jeneroff,  
St. Albany 7, N. Y.

### THE PEOPLE ss.:

By The Grace of the People

To Attorr York; John names int at-law a MARGAR whose known, ascerta and w late the mer son

8 Feb 1957, Altamont Enterprise, page 12  
special use request announcement

#### PUBLIC NOTICE

Take notice that the Zoning Board of Appeals will hold a special meeting February 15, 1957, in the Town of Guilderland at the Town Hall at 8 p. m. The following cases will be heard:

1. Ernest R. Chesebro of 15 Cornell Avenue, Albany 3, N. Y., requests a variance to the zoning ordinance to build an addition to the present building at 1754 Western Avenue, which is a local business district.
2. William E. Simmons, 35 State St., Albany, N. Y., president of Stuyvesant Plaza, Inc., requests a Special Use Permit to build a Shopping Center at the corner of Fuller Road and Western Avenue, Albany, which is in a local business district.

Dated: February 4, 1957.

ZONING BOARD OF APPEALS  
Marjorie L. Sebast, Secretary.  
Milo Clark, Town Clerk.

(Feb. 8)

26 July 1957, Altamont Enterprise, page 1  
leases planned, contractor hired

### Grant Department Store Planned At McKownville

Leases are being prepared for a large W. T. Grant Junior Department store to be built in Stuyvesant Plaza Shopping Center at Western Ave. and Fuller Rd., McKownville. Carl A. Lermann, vice-president of Picotte Realty Inc., Albany, rental and management agents for the project, who negotiated the transaction, said that the new store will comprise more than 20,000 square feet on one floor, be completely air conditioned and designed for comfort and ease of shopping.

There will be a large fountain and luncheonette section.

The shopping center will comprise about 30 stores, a 20,000 square foot office building and parking for more than 1,500 cars. Canopied walks and landscaping has been planned, said Mr. Lermann.

Most of the leases for the larger units are nearing completion and include two 20,000 square feet supermarkets and F. W. Woolworth store as well as several major chain operations.

Rental negotiations for various types of smaller stores at the center are going ahead.

The general contract for construction has been awarded to L. A. Swyer Co., Inc. and work will start this fall. Completion is planned for early 1958.

22 Nov 1957, Altamont  
Enterprise, page 9  
additional land purchase

### Additional Land Acquired For Shopping Center Site

Stuyvesant Plaza Inc., operator of the Stuyvesant Plaza Shopping Center to be erected next spring at Fuller Rd. and Western Ave., McKownville, has announced the purchase of an additional seven acres of land at the site.

William Simmons, president of the firm, said the new purchase, west of the original 28-acre site, will permit construction of a parking area that will accommodate more than 2,000 cars.

The shopping center will contain 30 air-conditioned stores and is 70 per cent leased, according to Carl A. Lermann, vice-president of Picotte Realty, Inc., rental agents. The balance of the leases are under negotiation, he said.

The total store area in the proposed center will be 200,000 square feet, Mr. Lermann said.

24 Jan 1958, Altamont Enterprise, page 1 store leases

### 6 Shopping Center Leases Filed; Spring Construction

Six firms planning to operate stores at the Stuyvesant Plaza shopping center at Western Ave. and Fuller Rd., McKownville, have filed leases at the County Clerk's office.

The stores will be operated by Jesse H. Freedman (dry cleaning), Schiff's, Inc., of Cleveland (shoes), Mayer Rosenthal (gifts and cards), Rinaldi Service, Inc., (hair dressing and slenderizing), Western Auto Supply and the W. T. Grant Co.

Construction of the multi-million dollar shopping center is scheduled to begin this spring. Ultimately 30 stores are planned for the center. Empire Markets, American Stores and the F. W. Woolworth Co. also are expected to operate stores there.

The Grant and Schiff's leases are for 15 years each. The others are for 10 years. Schiff's lease will date from May 1 and Grant's from Aug. 1, while the other leases start next fall.

Picotte Realty, Albany, is managing broker for the shopping center and Carl Lermann is renting agent.

27 Jun 1958, Altamont Enterprise, page 7 construction started

### Work Begins On Shopping Center, Western Avenue

Ground breaking ceremonies for the Stuyvesant Plaza Shopping Center at the corner of Fuller Rd. and Western Ave., took place June 18 with Guilderland Supervisor John E. King turning the first shovel full of earth.

Carl A. Lermann, vice-president of Picotte Realty Inc., rental agents, said the opening of the 30-store center will be next spring. Most of the stores have been rented, many to national chains, and financing has been completed. Negotiations are under way with area stores to complete the center.

The project is on a 27-acre site which will include a black-topped lot for parking more than 2,700 cars. All stores will be air-conditioned.

Future tenants include American stores, operators of Acme supermarkets, a W. T. Grant & Company store and a F. W. Woolworth self-service store.

William E. Simmons, president of Stuyvesant Plaza Inc., is the developer, and L. A. Sawyer, president of L. A. Sawyer Company, the general contractor.

4 Jul 1958, Altamont Enterprise,  
page 3; zoning change

#### NOTICE OF HEARING

The Zoning Board of Appeals of the Town of Guilderland will hold a public hearing on July 11, 1958, at 8:00 p. m., in the Town Hall, Willow St., Guilderland, N. Y.

The case of Stuyvesant Plaza Inc. will be heard for the purpose of a Special Use Permit to build a Shopping Center. The location of the property is Corner Fuller Road and Route 20.

FRED R. CUBIT,  
Zoning Officer.

(July 4)

**PUBLIC NOTICE**

**Town of Guilderland**

**Proposed Amendment to the Zoning Ordinance.**

PLEASE TAKE NOTICE, that a public hearing upon a proposed amendment to the Zoning Ordinance adopted on December 17, 1953, as amended, and the Zoning Map accompanying the same, will be held at the Town Office at Guilderland, New York, on July 7, 1959 at 8:00 o'clock, P. M., Eastern Daylight Time until 8:30 o'clock, P. M., Eastern Daylight Time, and an opportunity will be given to those opposed to and those in favor of the proposed amendments to be heard.

1. Owner: Stuyvesant Plaza, Inc.  
2. Request for a Zoning Change from Residential to Local Business, as to parcels A and B hereinafter set forth; and for rezoning from Agricultural to Local Business as to parcel C hereinafter described.

**PARCEL A: ALL THAT** parcel of land situate in the Town of Guilderland, County of Albany, State of New York bounded and described as follows: Beginning at a point in the West line of Fuller Road said point being twenty-five (25) feet distant on a bearing of South fifty-one (51) degrees, twelve (12) minutes West as measured along the West line of Fuller Road from its intersection with the North line of the lands conveyed by Harry M. Simmons, et al. to Stuyvesant Plaza, Inc., by deed dated June 28, 1956 and recorded on June 29, 1956 in the office of the Clerk of Albany County in Book 1498 of Deeds, at Page 462; thence North thirty-seven (37) degrees fifteen (15) minutes thirty (30) seconds West and running on a line parallel with the North line of said lands and twenty-five (25) feet perpendicularly distant therefrom for a distance of eleven hundred seventeen and nine one-hundredths (1117.09) feet to the East line of the lands of Niagara-Mohawk Power Corporation; thence South fifty (50) degrees seven (7) minutes West and running along the East line of said lands seventy-five and eight one-hundredths (75.08) feet; thence South thirty seven (37) degrees fifteen (15) minutes thirty (30) seconds East, eleven hundred fifteen and sixty-six one hundredths (1115.66) feet to the West line of Fuller Road; thence along the West line of Fuller Road North fifty-one (51) degrees twelve (12) minutes East seventy-five and two one-hundredths (75.02) feet to the point and place of beginning.

**PARCEL B: ALL THAT** parcel of land situate in the Town of Guilderland, County of Albany, State of New York, bounded and described as follows:

BEGINNING at a point in the West line of Fuller Road, said point being two hundred twenty five and seventeen one-hundredths (225.17) feet distant in a southerly direction from the intersection of the West line of Fuller Road and the North line of the lands formerly known as McKown Farm, said point also being the Southeast corner of the parcel of land conveyed by Emma E. Van Loan to Joan P. Frisbee by deed recorded in the office of the Clerk of Albany County in Book 1175 of Deeds, at Page 525; thence North thirty-eight (38) degrees forty-eight (48) minutes West and running along the South line of said parcel of land for a distance of two hundred six and seven one-hundredths (206.07) feet; thence North fifty-one (51) degrees twelve (12) minutes East and running along the West line of said parcel of land for a distance of one hundred twenty five (125) feet; thence North thirty-eight (38) degrees forty-eight (48) minutes West for a distance of one hundred (100) feet; thence South fifty-one (51) degrees twelve (12) minutes West for a distance of two hundred twenty-five (225) feet; thence South thirty-eight (38) degrees forty-eight (48) minutes EAST for a distance of three hundred eleven and seventy-five one-hundredths (311.75) feet to the West line of Fuller Road; thence North forty-seven (47) degrees fifty-seven (57) minutes East and running along the West line of Fuller Road for a distance of one hundred and sixteen one-hundredths (100.16) feet to the point and place of beginning.

**PARCEL C: ALL THAT** piece or parcel of land situate, lying and being at the rear of certain premises abutting the North side of Western Avenue, West of Fuller Road in the Town of Guilderland, County of Albany and State of New York, more particularly bounded and described as follows:

BEGINNING at a point in the North line of the former McKown Farm at the Northwest corner of the parcel of land conveyed by the McKown Farm Realty Corporation to Niagara Mohawk Power Corporation by Deed dated September 4, 1953 and recorded in Albany County Clerk's Office on September 25, 1953 in Book 1374 of Deeds at Page 543 and running from said point of beginning South thirty-four (34) degrees forty-eight (48) minutes West and running along the West line of said parcel of land for a distance of four hundred eighty (480) feet to the North line of the parcel of land conveyed by Emma E. Van Loan to McKownville Water District by deed dated April 1, 1949 and recorded in Albany County Clerk's Office on the same day in Book 1160 of Deeds at Page 193; running thence North fifty-eight (58) degrees fifty-one (51) minutes forty-two (42) seconds West along the North line of said parcel of land for a distance of one hundred seventy five and fourteen one-hundredths (175.14) feet to a point; running thence South seventy-two (72) degrees seven (7) minutes West along the West line of said parcel of land for a distance of two hundred sixteen (216) feet to a point; running thence North nine (9) degrees fourteen (14) minutes East for a distance of seven hundred seventy four and fifty-seven (774.57) feet more or less to a point in said North line of the former McKown Farm and running thence South fifty-two (52) degrees East along said North line of the former McKown Farm for a distance of six hundred forty one and two one hundredths (641.02) feet more or less to the point or place of beginning, said parcel containing, approximately six and four one-tenths (6.4) acres of land.

That the Zoning Map accompanying the Zoning Ordinance be amended as required by the foregoing proposed change.

Dated: June 17th, 1959.  
(SEAL)  
**TOWN BOARD, TOWN OF GUILDERLAND,**  
MILO H. CLARK,  
(June 19) Town Clerk.

(Nov. 7-Dec. 12)

**TOWN NOTICE**

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Guilderland, County of Albany, New York, at a special meeting thereof, held on the 28th day of October, 1958, duly adopted, subject to a permissive referendum, a resolution, an abstract of which is as follows:

The leasing by the McKownville Water District of 0.2465 acres of land fronting on Western Avenue at the outlet of the reservoir as heretofore advertised and the granting of a right-of-way of same by said McKownville Water District to Stuyvesant Plaza Shopping Center to be used for ingress and egress together with the duty for maintenance thereof on said Plaza of said right-of-way and the maintenance of a tiled overflow drain from the McKownville Water District reservoir and the landscaping and maintenance of said area, for the consideration of Five Thousand Five Hundred Dollars, to be paid to said McKownville Water District by said Stuyvesant Plaza Shopping Center.

Dated: October 28, 1958.

By order of the Town Board of the Town of Guilderland, New York.

MILO H. CLARK,  
Town Clerk.

(Nov. 7)

Altamont Enterprise 21 August 1959, page 4

### Bank Plans New Branch In Stuyvesant Plaza

Approval of Federal and state banking authorities has been obtained by the Mechanics and Farmers' Bank of Albany to open a new branch office at Stuyvesant Plaza Shopping Center, Western Ave. and Fuller Road, McKownville. The announcement was made by Douglas W. Olcott, bank president.

The center will open in the fall with 30 leading stores. Construction by L. A. Swyer Co., Inc., is now nearing completion. Date of the bank branch is to be announced later.

Olcott said, "We look forward to furnishing complete banking services which heretofore have been unavailable to residents and business firms in this rapidly developing area. We feel our modern facilities in this convenient location will fill a real need in the community."

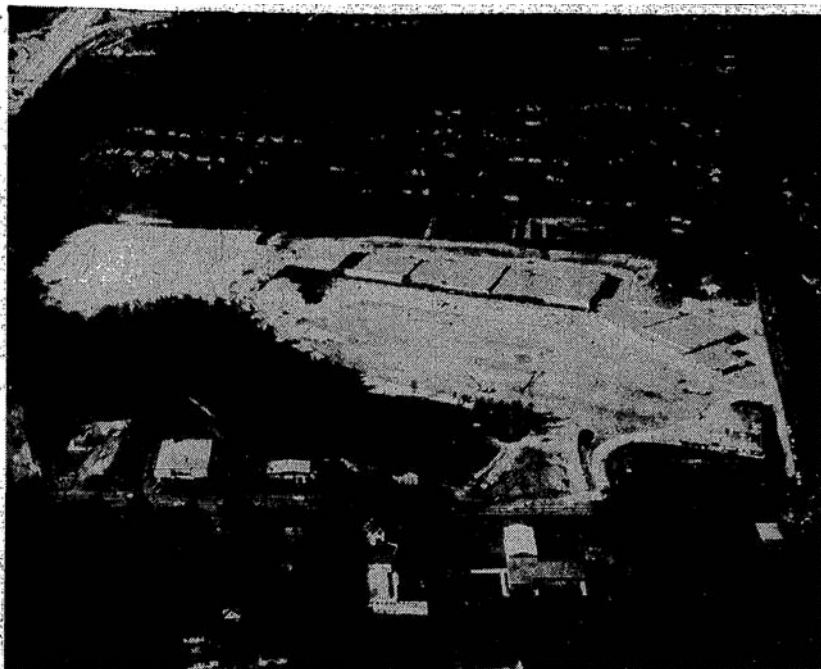
The new office will be completely staffed to handle checking accounts, savings accounts, personal loans, business loans and other bank services, Olcott said.

An important feature will be a night depository for the convenience of bank customers.

Mechanics and Farmers' now has two offices, one at 63 State St., in downtown Albany, and another at 1040 Madison Ave., in the Pine Hills section. It is one of the city's oldest commercial banks, having been chartered in 1811.

Lewis A. Swyer, president of Stuyvesant Plaza Inc., said "the banking services offered by M. & F. will be a most important factor in the success of Stuyvesant Plaza as a one-stop shopping center for western Albany and its suburbs."

Altamont Enterprise 21 August 1959, page 9



**NEW SHOPPING CENTER**—This is an aerial view of the Stuyvesant Plaza Shopping Center under construction at Western Ave. and Fuller Rd. for a November opening with 30 stores. Fuller Rd. is to the right and Western Ave. runs from left to right in the foreground. The Fuller Rd. alternate connecting with the Northway is at the upper left. A Howard Johnson restaurant, the first shopping center tenant to open, can be seen at the corner of Fuller Rd. and Western, lower right. The McKownville Reservoir, center foreground, will be landscaped where it runs into the center.

Times-Union Staff Photo by Kelenberg

## New Stuyvesant Plaza Opens At McKownville

Stuyvesant Plaza Shopping Center officially opened at 10 a. m. Wednesday amid glittering ribbon cutting ceremonies, special sales and opening week prizes.

State Industrial Commissioner Martin P. Catherwood headed the official guest list for opening of the 30-store center at Western Ave., and Fuller Rd., McKownville.

Miss New York State, Bonnie Jo Marquis of Long Island, also was on hand for the ribbon-cutting.

Other dignitaries at the opening ceremonies included Town of Guilderland Supervisor John E. King; Earl D. Rhodes, president of Greater Albany Chamber of Commerce; Russell H. Johnson, president of the Stuyvesant Plaza Merchants Association, and a delegation from the Western Turnpike Area Business Association.

Paul Flanagan of radio station WPTR was master of ceremonies of the morning event, which also included a tour of some 18 stores that were ready for business.

The invocation opening the ceremonies was given by the Rev. Arthur Gerhardt, pastor of Christ Lutheran church, which is opposite the new shopping center on Western Ave.

Miss New York State was present through sponsorship of the Pepsi-Cola Albany Bottling Company. She is a student at a dramatic school and was one of the finalists in the Miss America Pageant at Atlantic City.

Here are the details on the new shopping center:

**Owner** — Stuyvesant Plaza Inc., Lewis A. Swyer, president; Clifford E. Picotte, vice president; Carl A. Lermann, secretary-treasurer. All are Albany residents.

Mr. Swyer heads the L. A. Swyer Company Inc., the firm that was general contractor for the center.

Mr. Picotte is associated with his brother, Bernard F. Picotte, in building and real estate firms. Their father, the late John D. Picotte, established the business.

Mr. Lermann is vice president of the commercial department of Picotte Realty Inc. He handled the leasing of stores in Stuyvesant Plaza Shopping Center and also negotiated the original purchase of the land for the site of the center.

**Location** — The 30-store center is on the northwest corner of Western Ave., and Fuller Rd., in the Town of Guilderland near the western Albany city line.

The center is on a 28-acre site within a half-mile of the Thruway exit; it adjoins the Northway exit.

**Size** — An L-shaped one-story building which is 1,400 feet long houses stores of the center. There is a total of 170,000 square feet of space within the structure. A separate restaurant building which faces Western Ave., is also part of the center. The restaurant, a Howard Johnson enterprise, was opened in June.

**Parking Space** — Parking facilities around the center will handle up to 2,500 automobiles. Separate employee parking facilities are provided in the rear of the center. Parking spots are marked clearly in yellow. The whole area is lighted from overhead poles.

**Architecture** — Contrasting red and black brick is used for effect. Glass is used extensively on the store fronts facing the parking areas. The L-shaped shopping center is of masonry and steel construction.

**Construction** — More than 1,200 men and over a dozen contractors began work on the center approximately one year ago.

**Other Details** — The center has a canopied promenade along store fronts; outdoor telephone booths, benches and patio-type flower boxes. A public address system for piped in music is also provided.

John A. Mohan, 36, of Voorheesville, is superintendent of Stuyvesant Plaza Shopping Center. He formerly was employed by Walter S. Wright Jr., building contractors, of Delmar, and also has been an independent home builder-contractor. Mr. Mohan was born in Albany and graduated from Vincentian Institute.

Kenneth Thorn, now a Voorheesville resident, is the manager of the Western Auto Supply store at Stuyvesant Plaza Shopping Center. A native of Rhode Island, he has been with the firm since 1949.

## Hails New Shopping Center

Guilderland Supervisor John E. King said this week he and the town board are extremely happy with the opening of the new Stuyvesant Plaza Shopping Center at McKownville.

"It's a benefit and convenience for our town residents and something that has been badly needed," he said.

"It also appears all businesses will employ Guilderland residents. This results in a favorable picture for town people," he added.

He said that taxwise this additional industry is very beneficial to the town but especially "beneficial to the residents of the McKownville area because the Plaza is in the McKownville water, sewer, light and fire district."