

in Guilderland

12/30/64

Hearing Set for Zoning Change

The Guilderland Town Board last night set Jan. 11 as the tentative date for a public hearing on a proposed amendment to the town's zoning ordinance which would lessen restrictions on the building of multiple dwelling units and high-rise apartments.

Supervisor Gordon Robinson indicated that he and the councilmen will solicit "all views, pro and con" on the proposed amendment at the hearing.

But it was clear at last night's session that there has already been a great deal of talk—most of it "con"—on the proposed change in the hamlet of McKownville at the east end of the town.

Meeting Arranged

A newspaper report yesterday afternoon stated the McKownville Improvement Association has scheduled a meeting for Jan. 12 to discuss incorporation of the area into a village in a move to circumvent the amendment to the ordinance should it be approved.

The basis of the association's concern appears to be rumors of plans to construct three 14-story apartment buildings in the Stuyvesant Plaza and the effect such construction might have on the hamlet's water supply.

Mr. Robinson and the councilmen stressed repeatedly last night that no formal plans for such a project have been presented to any town official. And Councilman Harold Hughes further said such a project has "not even been discussed informally."

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The amendment was recommended by the town's Planning Board. The present ordinance requires a minimum of 7,000 square feet of land area per family unit.

The amendment would lessen this to 2,500 feet in an area without municipal water and sewage services and to 1,250 feet in an area with the services.

Ward Wells, planning board chairman, said the amendment is designed to benefit the entire population of the town and "certainly is not directed against one small area."

He said there is a need in the town for apartment buildings, and that the planning board feels the town ordinance presently makes multiple-dwelling construction "economically unfeasible."

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Question Posed

Discussion of the matter was prompted by a query from John D. Halvern of McKownville, one of three town residents who attended the town board meeting.

Recalling alleged damage to the McKownville Reservoir at the time of the construction of the New York State Thruway, he said the town had been "grossly negligent" in not seeking compensation from the Thruway Authority.

And he urged that town officials consider carefully any effects the building of apartments could have on the reservoir in the future.

Second Question

A second resident suggested the town make a statement relative to the proposed amendment since "so many people already have definite opinions and misconceptions about this."

To this, Mr. Hughes replied, "We hold public hearings to get

the facts. We can't give out the facts until we get them."

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Five Resolutions From Councilman

Guilderland Councilmen Cadwell Magley pushed the calendar ahead a few days last night and asked his colleagues to consider a packet of new year "resolutions."

Recommending that town officials all think "positively instead of negatively" about the town's future, he urged:

- The setting aside of land in the town for an industrial tract;
- The rezoning of all Western Avenue (Route 20) for business use;
- The rezoning of Karner Road, Carman Road and Route 310 for business use;

procedures in hearings that discourage new business from locating in the town.

"Guilderland is mainly residential," Mr. Magley said, and does not have "the business and industry the towns of Colonie and Bethlehem have to defray the tax burden."

He said Guilderland is at the crossroads of the state and must plan ahead carefully or suffer badly.

With proper planning and effort, he said, "We can put Guilderland on the map as second to none."