

Hearing to Air Apartment Issue

Guilderland's row over high-rise apartments will come to a head at 8 p. m. today, when the Town Board has scheduled a public hearing on the matter. One group in the town feels that multi-story apartments

which would be permitted by a recommended change in the zoning ordinance, are necessary to house the town's fast-growing population and prevent "suburban sprawl." Opponents of the zoning

change, recommended by the Town Planning Board, fear that in the McKownville section especially, high-rise apartments would gobble up a lion's share of water in the hamlet and would present a fire protection problem.

The McKownville Improvement Association, led by President Hugh Prytherch, has threatened to seek to incorporate the McKownville Fire and Water Districts into a village in order to escape town zoning laws.

Town Supervisor Gordon Robinson has characterized as "premature" the association's statistics, which show that a staggering proportion of the in-

creased storage capacity of McKownville reservoir would be used by one proposed apartment complex. Mr. Robinson points out that all available information on the zoning change will be presented at tonight's hearing.

The Planning Board recommendation involves lowering lot size requirement of 7,000 square feet per dwelling unit to 1,350 square feet in areas where both water and sewage facilities are available, and to 2,350 square feet in areas where water alone is available. If neither facility exists, minimum lot size would remain at 7,000 square feet.

At present, no sewage facil-

ities exist in the town.

Mr. Robinson has said discussion on any specific high-rise apartments — such as one under consideration by two Guilderland men — will not be permitted at tonight's hearing. A separate hearing would be scheduled for any apartment proposal submitted to the town.

Louis Swyer, builder of Stuyvesant Plaza, and real estate man Philip E. Roberts, have said "plans are under consideration" for a high-rise apartment complex on Fuller Road, but are "months away from completion."

Should the two men complete plans for the apartments, they would file plans with the Town Planning Board and await a public hearing under the proposed zoning change.

The town's existing zoning laws, including the minimum lot size requirements, were enacted before water districts existed in the town. At that time, a large lot was necessary to allow room for septic sewage systems. Under the present law, a builder needs nearly an acre of land to construct five apartment units under a single roof.

Meanwhile, the McKownville Improvement Association has cancelled a meeting scheduled for tomorrow night to discuss possibilities of village incorporation.