

High Rise Apartments Get

By CAROL SCHLAGETER

The Guilderland Town Board last night approved a zoning amendment which paves the way for high-rise apartments in the town.

The board's vote was 3-2, with Supervisor Gordon Robinson and Councilmen Robert Johnstone and Cadwell Magley in favor, and Councilmen Harold Hughes and James Choules against.

Apparently a movement to make McKownville a separate village, if the change was passed, has lost steam.

Hugh Prytherch, president of the McKownville Improvement Association, some of whose members had proposed the village formation, said:

"There wasn't much support (for village incorporation). We protested as much as we could at the hearing. Our people are still opposed to the extension of this zoning ordinance in the McKownville district."

Mr. Prytherch had contended earlier that the zoning change was specifically aimed at the McKownville area, and residents of that area were opposed to construction of high-rise apartments because they think the water supply is not adequate for such projects.

PROVISIONS of the zoning change establish these minimum lot sizes: 2,350 square feet per dwelling unit where public water is available; 1,350 square feet where both public water and sewerage are available; and 7,000 square feet where neither service is available. The lot size requirements have been lowered.

Approval of the amendment came after an earlier motion by Councilman Choules, asking disapproval, was defeated.

Mr. Magley pointed out that apartments would be feasible in all areas of the town—not just McKownville. Mr. John-

stone said he feels Guilderland needs "all the housing we can get."

Dissenting, Mr. Hughes said adequate public water should precede additional housing, and said the board's action is a case of "putting the cart before the horse."

Mr. Robinson remarked that, if there is not enough water in McKownville for such a project, "something's seriously wrong." He pointed out that engineers have been hired to double the filtration of water at the McKownville Reservoir and increase the reservoir's storage capacity by four times. Individual hearings on all proposed apartment structures would be conducted.

THE BOARD then turned to five public hearings. Cries of "honky tonk" future businesses rose in opposition to some of the proposed zoning changes.

Councilman Magley was the

sole opponent to a tightening of permitted enterprises in "local business" zones. As approved, the measure prohibits filling stations and public garages from such zones.

Action on rezoning from "residential" to "general business" land to the south of Western Avenue, which would be used by Benjamin Mulderry for service and storage of trucks used in his oil business, was deferred for a Planning Board recommendation. Two persons spoke in favor; two opposed the proposal.

In a third hearing, Albert A. Manning, attorney for Mrs. Filomena Palma, explained that "a very substantial national company" is negotiating to purchase property—if it is rezoned—on the corner of Western Turnpike and Venezia Avenue.

The board deferred action on the application for rezoning

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from "residential" to "local business."

Mr. Manning contended that a map filed with the county clerk seven years before Guilderland adopted a zoning ordinance in 1953 shows that Mrs. Palma had reserved the area for commercial uses.

Five persons went on record against the change, with rumblings of discontent from many others. All the opponents charged that when they had purchased houses adjacent to the area their attorneys had not discovered the loophole. Others maintained that their real estate agents promised that the area in question was to be made into a park.

"That's going to be some park," exclaimed one man while others claimed that a future business on the same site could be "honky tonk."

AMONG THOSE opposed to another zoning change were representatives of the McKown-

ville Fire Department. The Potter Club Alumni Association, veterans of a social fraternity at the State University in Albany, sought to have property at 1248-1250 Western Avenue rezoned from "residential" to "local business."

Fire Department officials said they are instituting legal proceedings to condemn the property for use as a firehouse, and oppose the club's efforts to sell the property to a Syracuse realty firm. The Syracuse firm wishes to construct a colonial brick and marble facade building for an "insurance-type" operation.

The board deferred decision after 11 persons spoke against the proposal. One opponent, William Sharkie of Brookwood Avenue, predicted "the beginning of the end of McKownville as the very fine residential area it has been for a number of years," forecasting "a strip de-

velopment just like Central Avenue in Albany."

The board approved rezoning from "agricultural" to "local business" for property on the west side of Carman Road next to the Lynnwood Reformed Church, where a plumbing and hardware store is planned.