

Zoning Board Considers Seven Cases, Grants Four Special Use Permits 1968

It's been marathon night at Guilderland Town Hall on the second and fourth Fridays of the month when the Zoning Board of Appeals meets to sign on various applications in the light of the Town's Zoning ordinance.

On April 28 six cases were heard. A decision was also made on a case for hearing on April 14. Then the board had considered a request from the proprietor of the Westfall Chevrolet agency in Altamont to erect a sign on Route 20 in an agricultural zone.

The board had asked its counsel, Harry DuBrin, for a definition of the difference between "sign" and "billboard." In the memo read last Friday Mr. DuBrin opined that a "sign" advertises a product at the place where the product is sold. A "billboard" does the same thing but is located off the premises where the product or service is purveyed. The Guilderland zoning ordinance relegates billboards to areas zoned "industrial." The board denied Mr. Westfall's application because his sign was judged to be a billboard and billboards are not allowed on property zoned "agricultural."

Semantics were also involved in a discussion of John Quadrini's application for a special use permit to erect 16 new motel units and a coffee shop at the corner of Hillcrest and Western Avenue in McKownville. Whether the coffee shop was not indeed a bakery and a retail outlet—since donuts would be made there and sold by the dozen—was one of the points developed by board members as they questioned Mr. Quadrini and his attorney Matthew Mataraso.

The coffee shop in the plans submitted bore the name "Dunkin Donuts." Mr. Mataraso said this would not necessarily be the name which would appear on the proposed building. However, plans for the motel units and the mode of connection to the existing "Travelogue" motel were not available for the board's perusal. Decision on the application was deferred until preliminary drawings for the 16 motel units could be presented.

The applicant was told he might advertise for another public hearing to determine whether or not there would be any objections to the type

of coffee shop proposed. Board member Albert Brevetti questioned the interpretation which might have been put on the original advertisement by those who read it.

Donald Munn withdrew his application to erect a triplex house on a lot set 150 feet back from Fuller Road. He had asked for a variance which would allow the use of an 11.7 foot strip fronting on Fuller Road for ingress and egress.

Neighbors presented a petition asking that the request be disallowed because it would result in "poor land usage, poor community planning," and produce noise, invasions of privacy and fire hazard and set a "dangerous precedent."

Mr. Munn said he had discussed with the Zoning Board last summer the possibility of improving the land. The triplex plan presented contained a total of four bedrooms. The design, Mr. Munn argued, was similar to that of a one-family split level.

The board indicated that, according to the zoning ordinance, the size of the lot (.56 acres) would not accommodate a multiple dwelling unless a sewage treatment plant was included in the design.

In other actions the board granted special use permits to the following: Carl Bellinger of 65 Northgate Drive for a 16x36 foot in ground swimming pool.

Ramon Fuller of 7 Homes Terrace for a 16x24 foot above ground swimming pool.

Frank Carnevale, for the continued operation of the BOCES Vocational School on Carman Road. (The school is operating in a building which had a special use permit as a supermarket. The Board of Cooperative Educational Services school will move to a new and larger site in Colonie on August 1.)

To Canada Dry Inc. for a painted concrete block and steel warehouse on the property at Karner Road abutting the Albany City line. The warehouse is the first of four buildings planned for the site—two in Guilderland and two in Albany. Fifteen trucks will operate from there. The other structure in Guilderland will be a brick office building between the warehouse and Karner Road.