

McKownville Office Building Request Gets An A

12/27
A rezoning application by Philip E. Roberts, which would place another office building near the Stuyvesant Plaza, was presented last night at the Guilderland Town Board meeting.

Louis Swire, owner of the Stuyvesant Plaza, represented Mr. Roberts in the rezoning request. The property in question has frontage on Fuller Road, and is currently zoned residential. The request is for a change to small business classification.

In arguing the case for the change, Mr. Swire emphasized 5.82 acres would be used only for the construction of one office building. He also said several companies have approached him for office space, including two insurance companies, and a state agency.

First opposition to Mr. Swire's plan was voiced by Hugh Prytherch, president of the McKownville Improvement Association, who claimed that any further entrances and exists on Fuller Road would substantially aggravate the traffic problems on the road.

Mr. Prytherch suggested an extension of Schoolhouse Road would relieve traffic congestion if Roberts request was granted.

Mr. Swire acknowledged that the present traffic situation on Fuller Road is serious, but the completion of the arterials, which will reroute much of the traffic on the Northway exten-

sion, will greatly reduce present traffic problems, he said.

More detailed opposition to the rezoning request was presented by Fred. B. Abele, a McKownville fire commissioner.

In a two-page letter addressed to the board, Mr. Abele criticized the proposed change on several grounds. Originally, he said, the area in question was specifically designated as a buffer zone between the Stuyvesant Plaza and residential areas beyond. Mr. Robert's request would destroy this buffer, he said.

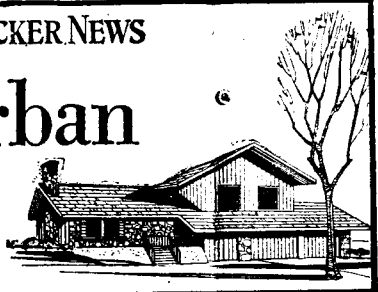
"The adjacent Fuller Road and Providence Street property is all grade 'A' residential and need not be rezoned commercial unless its residents so desire, all arguments by developers and real estate operators to the contrary. Let us face it, their sole purpose is financial gain, not the good of the community," Mr. Abele continued.

"Residents of the area are entitled to protection from creeping commercialism inspite of what other sections of the Town may think (in terms of what they may lose on the tax base). If they cannot be built in this location, the developers will find another location nearby."

While asking the board to deny the rezoning application, Mr. Abele asked Mr. Roberts to submit a revised application

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with the following restrictions interfere with surrounding residential: leave unrezoned areas around the property to act as buffers; limit any building permitted on this property to one story height so as not to in-

in the community of McKownville with benefits accruing to themselves as well as to residents of the district."

In other town business, Supervisor Carl Walters issued a warning to parents of young ice-skaters.

Someone's youngsters are skating illegally on a pond at the McKownville pump house, and, worse, they are abusing their luck by committing acts of vandalism.

The town Supervisor also told residents who petitioned for an appeal to a zoning

ences.
Mr. Abele concluded by inviting Mr. Roberts and Mr. Swire to make the changes he asked, "to prove their interest