

# A TEN STORY OFFICE BUILDING APPROVED FOR EXECUTIVE PARK

Lewis A. Swyer, president of Stuyvesant Plaza Inc., told the Guilderland Zoning Board of Appeals last Friday night that the tax situation in McKownville is forcing the company to look for ways "to find some more revenue."

He made the statement at a public hearing before the board on a special use permit for the construction of a 10-story office building in Executive Park, the office building complex north of Stuyvesant Plaza shopping center. After the hearing the board voted unanimously to grant the special use permit.

Mr. Swyer said the Plaza expects to pay one-fifth (or \$575,000) of the cost of the proposed McKownville sewage disposal system. When the Executive Tower building is completed, the Plaza complex will comprise one quarter of the assessed valuation of the sewer district, he added later. Stuyvesant Plaza is currently paying \$4,750 per year toward the amortization of the cost of the new McKownville Fire House, Mr. Swyer said.

Located between the existing two-story Executive Park North and Executive Park South, the proposed Executive Tower will be the tallest building in Guilderland. It will be built of steel with glass curtain walls, slate covered columns and copper accents. The front entrance will be recessed, with the upper story overhang creating a shaded walkway extending into a granite block apron. No retail stores, shops or restaurants will be included. Lewis and O'Connor, who designed the other Executive Park buildings, are the architects.

Three elevators will serve the electrically heated and air conditioned structure. Built on a mat foundation, the edifice will have no basement. Each of the ten floors will contain 15,000 sq. ft. of space.

A letter from the Guilderland Planning Board, which had reviewed the proposal, expressed unanimous approval and called the projected land use "ideal."

A McKownville Fire Commissioner and Water Advisory Board member speaking also as a private person said the organizations had an opportunity to go over the plans before the hearing. Fred Abele could "see no objection" to the proposal. "I think it would be a good addition to the community" he added.

Hugh Prytherch, president of the McKownville Improvement Association asked if the Planning Board should not concern itself with the problem of "800 to 1,000 more people coming out on the highway at 5 o'clock." "What steps are being taken" in this regard, he inquired.

Mr. Swyer admitted that the traffic situation is "a matter of extreme and urgent concern." He suggested that the completion of the Washington Avenue extension to Karner Road might help "a little bit" and added the consolation of no traffic on Saturdays, Sundays and in the evening.

James Webster said residents of nearby Providence Street are concerned about the traffic problem. But, he commended Mr. Swyer "on the manner in which he has developed this area."

"I think the board would be well advised to approve of what he has proposed here tonight" Mr. Webster said. Then, noting rumors concerning the project, which had been rife on Providence Street, he asked that residents be kept informed of plans for the area.

Mr. Swyer answered that he had discussed the matter with the fire and water agencies and was always willing to communicate with area residents but hesitated to "pack the audience" and wished that people

(continued on page two)