

# Commercialism Opposed In McKownville Sector

By ELLE PANKIN

Adamant residents in the McKownville section of the Town of Guilderland unanimously expressed disapproval of a rezoning request by an area real estate man this week.

Following an expression of desire to work out an arrangement conducive to both residents and physicians in that same locale, over 130 residents from the McKownville Improvement Association informed the town board they would not be in favor of allowing Armand Quarini to rezone two properties at 1245 and 1357 Western Ave. from residential to commercial.

Quadrini, who spoke Tuesday night in his own behalf, told residents and board members alike he planned to utilize the 1257 property for small offices or maybe a "small bank." The property at 1245 was still of undetermined future use, he added.

**RESIDENT DISAPPROVAL** was not surprising as the large group had come to protest the parking problems and possible property devaluation that alleged "spot zoning of Western Avenue would cause; and to ask the properties of area physicians not be rezoned either.

A compromise through some form of special use permit will be worked out to residents, and physicians satisfaction, but McKownville citizens were most vocal in informing the town they wished to see no more openings for "commercial" ventures in the area near Parkwood and Elmwood Streets.

Quadrini, however, noted during his testimony before the crowd that he, too, was a resident of McKownville and was equally "concerned" for the status of the neighborhood.

**EXPRESSING FORMAL** opposition to rezoning as a toehold to all sorts of commercial ventures along the tree-lined street, Kenneth Johnston, armed with a 267-name petition, spoke strongly from a printed statement of the "commercial needs creeping up Western Avenue" on the north side of the street.

Offering an alternate way of looking at the problem of professional offices, one-time town board and school board member, Michael Hannan of 2 Christian Court, said some commercialism had been considered inevitable a number of years ago.

Hannan said, at that time, board members decided it would

be best if the town encouraged small, contained, professional practices in the large houses along Western, rather than leave the properties wide open for more elaborate businesses like gas stations and hamburger stands.

**QUADRINI'S REQUEST**, as well as those of the doctors and dentist who applied, will be sent for study and recommendation to the town planning board.

Following those recommendations, the town board will decide the fates of each separate application, Town Supervisor Carl Walters said.

Also heard at the Tuesday night meeting was a rezoning request by Gerald Goldie of the developing firm of Go Swift, builders of Regency Park Apartments.

Goldie told those present he wished a one and one-half acre property adjacent to Regency Park shopping center rezoned to B-1 (business) to allow for development of a building to house professional offices.

Plans for the building to conform to the size of the property have not yet been designed, Goldie said. His request was forwarded to the planning board for their recommendation.