

Rezoning favored T-U 12 2 75 in Guilderland

GUILDERLAND — The town planning board Monday night favorably recommended a McKownville pediatrician's rezoning request to the town board and deferred granting final approval for a 20-lot housing project until proof is obtained its drainage plans will not adversely affect neighboring lands.

In a four to one vote to send the town board its approval of a request to rezone a 2.5-acre parcel of land on the west side of Schoolhouse Road adjacent to the Thruway from residential to business use, the planning board said the request was reasonable considering the hardship the present owner has met in developing the land for residential purposes.

Owned by real estate developer Philip Roberts, the land is under contract agreement with Dr. Anthony Mastrianni, contingent upon the rezoning.

If the town board, which held a public hearing on the rezoning last month, grants the request, it would mean the end of a three three-year zon-

ing hassle between Mastrianni and McKownville residents.

Neighbors of Mastrianni's present practice at 1461 Western Avenue have objected to his medical office he shares with two other doctors, complaining of traffic woes and detriment to the residential character of their neighborhood.

In addition, the zoning board has found Mastrianni in violation of an ordinance which says a doctor must reside in the building where he practices medicine in a residential zone, and currently has legal action pending against the doctor. If the rezoning is approved, Mastrianni will buy the land and construct a new medical complex on Robert's Schoolhouse Road property which he claims is impossible to develop for its current use because of the plot's narrow configuration and its proximity to the Thruway.

The board deferred decision on the proposed Chancellor Park subdivision, an extension of Campus Club Estates until Jan. 5.