

A-E 6/3/77

## Rezoning Hearing Set For June 16

A study of rezoning along parts of Western Avenue and Carman Road will be unveiled at an informal hearing at 8 p.m. June 16 at Guilderland Town Hall.

Matthew Delaney, the town's planning consultant, was authorized by the Town Board last month to resolve the problems of several rezoning requests on Western Avenue and Carman Road.

The area is zoned residential in some parts and commercial in other parts. Because of the growth of businesses along the two roads, the residential area has become less attractive. Several requests for rezoning on different parcels have come to the Town Board and Planning Board.

Although the details of Delaney's study were not available, Planning and Zoning Coordinator Harold Crouse said it would include new zoning classifications. Commercial rezoning might include restricted commercial uses that would not generate very much traffic, Crouse said.

Rezoning with restricted classifications is called "step down" zoning, where residential zones abut professional office building zones and they, in turn, abut zones allowing retail sales businesses.

Compatible zoning is theoretically achieved by the concept. Residents would not have to put up with as much noise or traffic-related problems if they live near a commercial zone that allows only professional offices as opposed to a busy shopping center, for example.

The rezoning study includes nearly three miles of Western Avenue frontage, from the Northway west to Gipp Road, and about two miles of Carman Road frontage, from Western Avenue to Old State Road.

One problem that could affect the rezoning is the State Department of Transportation's plans to widen Western Avenue. Widening the road would affect setback requirements for proposed homes or businesses and may be a problem to existing buildings.

During the hearing, Delaney is expected to present his study to the public and hear any comments. Changes may be made according to the public's suggestions. The Planning Board will review the study and make its recommendations to the Town Board.

When the study reaches the Town Board level, the board must hold a public hearing on the rezoning proposal before acting on it.

Notes of Hearing:  
- Attended by <sup>Dick</sup> Reeb, Kalish,  
John Ester, Alice Torda,  
Mrs Levins (Elmwood St.), Opal  
Johnson, & Margaret McKinley  
from McKownville.

Also in attendance were 6 to 8  
other residents from other areas.

- Contrary to this article, the  
subject of the rezoning was ALL  
of Western Ave., from City Line,  
out.

- As explained by Delaney, this would  
permit continuous requests for rezoning  
to this "intermediate" category. He  
would then review the situation, and  
make an appropriate recommendation.

- I suggest that we:

a. Vigorously oppose this intermed-  
-iate category as incompatible with  
our residential area.

b. Vigorously oppose the idea of  
Delaney sitting in judgement on  
what appears to be legalized  
"spot zoning".

J. Ester