

The first one is adjacent to the Drug Store and gas station right on the city line by the entrances to the State University. The first three houses to the west are zoned z commercial and they are going back to residential, as was intended in the Master Plan. One the south side of Western Ave. directly opposite to that, from Brookwood Ave. back as far as the eastern side of Hillcrest, there is a large tract of land zoned commercial. Now there are existing houses in this area and the residences of these houses petitioned the town to rezone it back to residential, They did not want ~~incroachment~~ incroachment of commercial use into the residential streets. The Planning Board in both these cases recommended that the commercial go back to R-10, which is adjacent residential districts.

The next change recommended in McKownville is on the corner of McKown Road. We have an existing gas station on the corner, adjacent to it is an existing commercial use, a Electrical Supply Store, which has been there for a long time. Here we have an extension of the existing B-1 zone to include an existing business. They are the only changes proposed in McKownville section of the town.

We now cross into Westmere and in the eastern section of Westmere the first change proposed/between Lawton Terrace and Gabriel Terrace. This is the area of Friendly's <sup>is</sup> Ice Crean Shop. Directly across from that we have a reality and a skin care building. Between Gabriel Terr. and Lawton Terr. we have a number of applications from the owners of these properties for rezoning. Again we had the existing business but there was no way that the current zone could accomodate any development on adjacent commercial type development on these lots. They were too small individually and again if you look it from the practical point of view, it is very unlikely that any developer is going to come into the town and buy up sufficient lots with may be three or four buildings on it to meet the minmum requirements for the existing zoning, and demolish these ~~buildings~~. But he can go a short way up the road and take part of the 50% zoned <sup>properties.</sup> commercial land that is not developed. So we have to come up with something that is ~~...~~

nin

rhq

**MEMO**

Town of Guilderland

JANE SPRINGER

TOWN CLERK

May 3, 1978

John -

Attached is the best I could do. It's a portion of a very rough draft of material from the tape on the April 4 hearing.

According to Frank Williams, legal notices had to be published on March 30, exactly 7 days before the hearing because this involved amendment to a local law and rules of local laws applied.

