

Denny's Restaurant for Guilderland in Limbo

By STEPHEN GOLDSTEIN
Gazette Reporter

GUILDERLAND — The Guilderland Town Board last night deferred a decision on a Western Avenue rezoning request for a proposed Denny's Restaurant until the town Planning Board reviews the proposal.

* * *

At a public hearing on the rezoning request, a representative of the restaurant chain's developer pledged the firm would do anything to improve the site to satisfy the neighbors, but officers of the McKownville Improvement Association presented a petition with 126 signatures of McKownville residents opposed to adding another restaurant to the hamlet.

The California-based chain requests the rezoning of almost half of the one-acre site to neighborhood business from residential to allow a 24-hour restaurant with 149 seats and parking for 65 cars.

The proposed Denny's Restaurant would not resemble the existing Wolf Road restaurant, except in color, said Patrick Cipolla of Bella Vista Develop-

ment Corp., Bowmansville, the site developer.

The restaurant's menu would be of higher quality than that of the Wolf Road site and it would not be a fast-food operation, he said. The restaurant chain would invest \$380,000 in building costs and \$200,000 in interior finishing and equipment. The company would own it because it no longer franchises.

The property, proposed for sale at about \$90,000, would be appraised at about \$600,000 with the restaurant built on it and would generate \$14,000 to \$18,000 per year in town taxes and \$56,000 annually in state and county sales taxes, Cipolla said.

He said the company would plant greenery as a buffer according to the neighbors would preferences.

Dr. Donald Reeb, president of the McKownville Improvement Association, said the proposal presents problems of rezoning a large portion of land, provides for no sidewalks for pedestrians and would generate a large number of left turns by drivers seeking to

enter or leave the restaurant.

He said the town wisely banned left turns into and out of the adjacent bank on Schoolhouse Road, but this property is between others.

Other members of the association welcomed Denny's business, but agreed another site might be better. John Esler, former association vice president, suggested the Planning Board and chamber of commerce help find another site, such as in Stuyvesant Plaza.

* * *

In other business, the board deferred a decision on a proposed two-year contract for the Altamont Fire Protection District at \$8,000 annually until it receives more information from the fire department.

The contract covers about half the proposed fire district budget, since about half of the district lies within the town and the village of Altamont. The contract share, however, reflects an increase of about \$1,000 reportedly due to increased insurance costs, repairs to the firehouse and the expected replacement of fire engines.

The town received approval for part of its application to acquire park land in McKownville and was asked to provide more information in another part of the application for the state Division of Housing and Community Renewal neighborhood park land acquisition program, according to Councilman Donald Cropsey, acting chairman of the meeting.

Budget projections indicate at least no increase and possi-

bly a tax decrease in the town-wide general fund and the highway fund, he said, but increases in special district taxes because of increased borrowing costs and improvements.