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# Pine Ridge group opposes mal

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**GUILDERLAND** — The town of Guilderland has a new neighborhood association, thanks to developer Armand Quadrini.

The Pine Ridge Neighborhood Association was formed over the past several weeks in response to the Guilderland developer's proposal to build Tollgate Village, a mixed-use center, at Routes 20 and 155.

The association's temporary chairman, Sol Goldstein of Arlene Avenue, said the group has been formed in the light of "perceived and future threats" of development in their area, referring to Tollgate Village.

Several association members appeared at Wednesday night's meeting of the town's Zoning Board of Appeals, which must grant Quadrini parking and set-in variances before he can begin construction at the site.

Goldstein urged the board to reject Quadrini's application based on inappropriate building heights in the development, referring to two six-story towers in Tollgate Village, one housing offices and the other a motel.

"Speaking for the Pine Ridge Neighborhood Association, we disapprove of this project. We would like to see changes made and would be willing to

work with the developer," Goldstein said.

Quadrini agreed to meet with representatives of the association, which includes an area bounded by Routes 20 and 155, Pine Knob Drive and Alvina Boulevard.

William Kowalski of Marie Avenue, another neighborhood association member, said the construction of the center would "cause site pollution and the removal of hundreds of trees and nesting places of wild birds," but also agreed to a meeting with Quadrini.

Wednesday night's zoning meeting provided the developer with his first public opposition to the Tollgate Village plan, which calls for a 91-room motel, 32 penthouse suites, 24 shops and a six-story office tower. Various architectural styles will be used in the center to create a "village atmosphere," Quadrini told the board.

Quadrini also told the board he would like to purchase the former Robert Hall building at Routes 20 and 155 in the future. But Horst Pogge, owner of the Hometown Hardware store now located in the building, said later that he plans to exercise option purchases he has on the structure — which forces Tollgate Village to "wrap around" the corner lot.

Albany architect Robert Kurzon, who

is working with Quadrini on the proposal, assured residents of the area that the development would have no impact on ground water, and said the effect on traffic in the vicinity would not be great.

The Tollgate Village plan already has gotten the approval of the town's Planning Board and the Albany County Planning Board.

Zoning board member Francis Roberts told the audience last night's public hearing was "just the first cut of a few hearings. We still have a long way to go."

The zoning board will resume consideration of Quadrini's proposal at 9:30 p.m. June 3.

Also at Wednesday's meeting, the zoning board heard McKownville resident John H. Benson withdraw his request for an interpretation of the town's zoning law permitting home occupations for a florist shop he operated in his 1255 Western Ave. home.

Benson told the board he was unable to purchase another established florist shop in the town and, so, would simply close his Sunflower Florist shop.

The board asked Benson to remove the 1255 Western Ave. address from the side of a vehicle which he still owns but no longer uses for business purposes.