
TOWN OF GUILDERLAND TOWN BOARD

Public Hearing

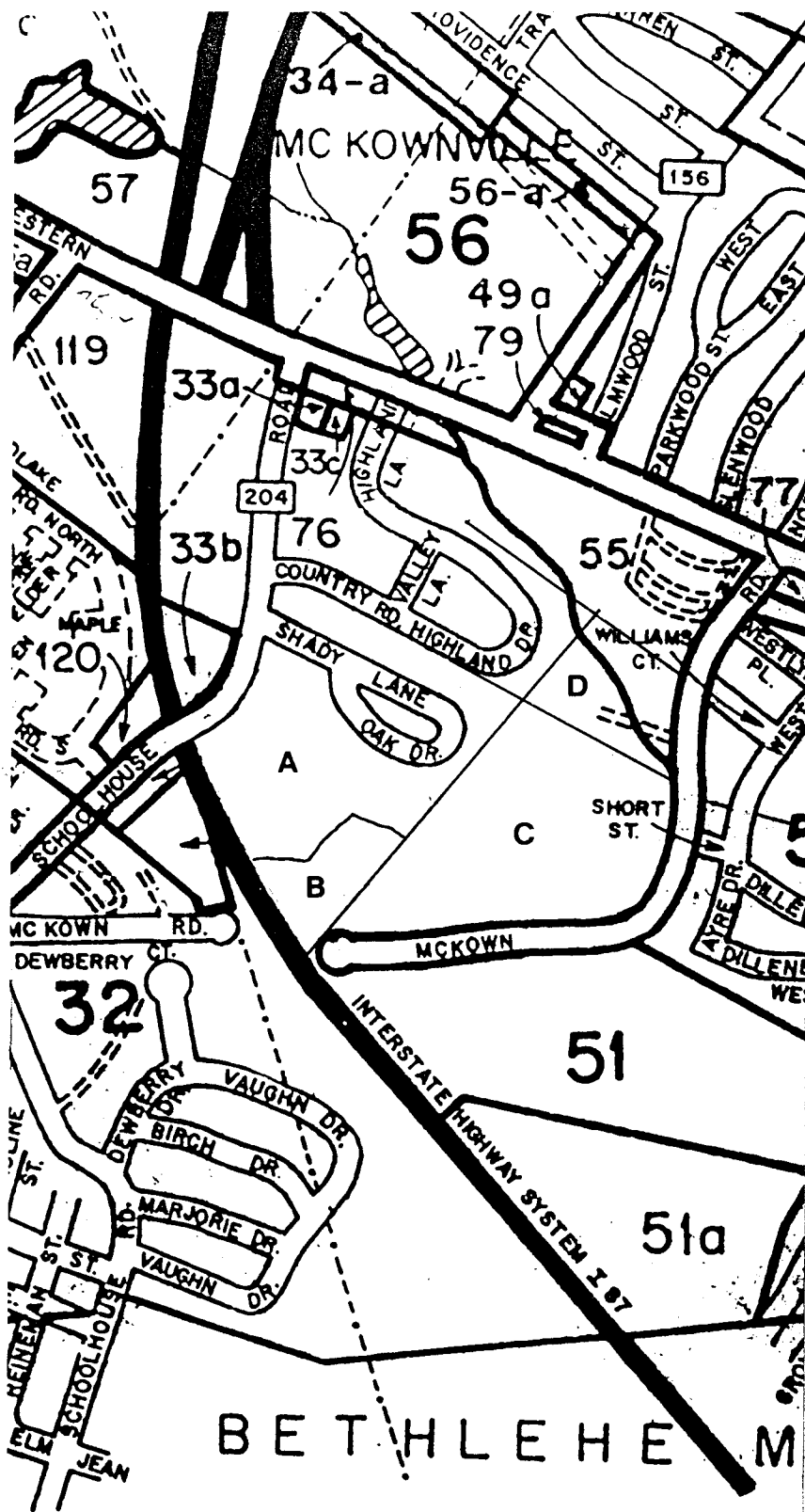
TUESDAY, MAY 8, 1984 ■ 7:15 PM

Guilderland Town Hall

Rezoning of 177 Schoolhouse Rd. from Residential R-15 to Residential/Business R-B

If you are interested in the Schoolhouse Road-McKown Road area, are concerned about what is happening in this area, then attend this meeting.

The Town has received a formal request from Quackenbush, Wagoner & Reynolds, P.C., 74 State Street, Albany, NY to rezone a large tract of land at 177 Schoolhouse Road from Residential R-15 to Residential/Business R-B. (See map and zoning comparison).



Vacant Land Between Schoolhouse Road and McKown Road:

- *A. Strawberry Lane, Inc.—14.3 acres
- B. Margerie Kissinger—1.9 acres
- C. Dr. Frank Campione—25.4 acres
- D. McKown's Grove—8.5 acres

TOTAL ACRES: 50

*Present request for zoning change.

Any person interested in more information may purchase from Town Hall:

Zoning Map \$
Zoning Code Book \$

Detailed tax maps are on file in the Town Assessment Office showing in detail lots and boundaries.

This sheet shows a comparison of R-15 Zoning to R-B Zoning compiled from Town Zoning Book.

Residential Uses:

	R-15	R-B
Detached one-family dwellings	P	P
Multiple dwellings:		
(a) Duplex	P	P
(b) Triplex, Quadriplex	X	X
(c) Townhouses (normal density cluster design)	P	P
(d) Townhouses (10 units per acre)	.	X*
(e) Multifamily over 4 units (apartments, cooperatives, condominiums) 2½ stories, 3,500 sq. ft. per units	.	X*
(f) Multifamily over 4 units (apartments, cooperatives, condominiums) highrise 1,250 sq. ft. per units	.	.
Boardinghouse	X	X
Dwellings with professional office (Section VIX)	.	X
Dwellings with professional office, personal service and or mail order sales (Section VIY)	.	X
All other residential uses	X*	.
General Uses:		
Agriculture, not including the keeping of fowl or farm animals	P	P
Agriculture, including keeping of fowl and farm animals	X	X
Agriculture, swine or hog farms	X	X
Cemetery	X	X
Church, other places of worship, or religious instruction, parish house, rectory, convent in connection with school	X*	X*
Crematory	X*	X*
Cultural facility (art or exhibit gallery, museum, community building, auditorium)	X*	X*
Golf course, country club, atheletic field	X	X
Hospital, nursing or convalescent home, sanitarium	X*	X*
Institutional or philanthropic use	X*	X*
Municipal building, libraries and fire stations	P*	P*
Private and membership clubs other than golf courses and country clubs	.	.
Private, public or parochial schools	P*	P*
Public recreation buildings and grounds	P*	P*
Public utility building servicing neighborhoods excluding offices	X	X
Public utility buildings including offices and storage	.	.
University, college, seminary, convent	X*	X*

Accessory Uses:

	R-15	R-B
Home occupation	P	X
Accessory uses customarily incidental to any of the uses mentioned herein, and on the same lot	P	P
Accessory uses customarily incidental to any of the uses mentioned herein and not on the same lot	X	X
Stables for horses for noncommercial purpose	X	.
Swimming pool	P	P
Business Uses:		
Airport	.	.
Amusement arcade	.	.
Auctions	.	.
Automobile sales and service	.	.
Automobile salvage	.	.
Banks	.	X
Bar, nightclub	.	.
Bowling alley	.	.
Car washing station	.	.
Commercial parking lot	.	.
Conference center	.	.
Dancehall, skating rink, billiard hall	.	.
Designed local shopping center	.	.
Designed neighborhood or regional shopping center	.	.
Drive-in movie theater	.	.
Equipment rental sale	.	.
Farm animals, sale	.	.
Farm machinery, sales and service	.	.
Farm produce, processing and/or sale of meats, poultry, vegetables, fruits, eggs and dairy products produced on premises	.	.
Funeral home	.	.
Garden center and nursery	.	.
Gasoline filling station	.	.
Hotel, motel	.	.
Mail-order sales	.	X
Kennel	.	.
Newspaper office, printing shop	.	X
Office building-highrise	.	.
Office general	.	X
Office professional	.	X
Personal service, barber, beauty salon, shoe repair	.	X
Public garage	.	.
Radio, television and other electrical transmission station/towers	.	.
Restaurant	.	X
Retail business or service, not specifically mentioned herein	.	X
Retail stores, shops	.	X
Riding academy, stables	.	.
School conducted for profit	.	X
Self-service laundry	.	X
Theater (excluding drive-in) concert hall, public assembly	.	.
Veterinarian office, animal hospital	.	.
Wholesale business/service not specifically mentioned	.	.

P—Use permitted by right.

X—Use permitted only upon special use permit.

*—Use permitted subject to site plan review by the planning board