

LOCAL/STATE

Guilderland boards target Route 20 at

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GUILDERLAND — While the Town Board unofficially decided to discourage further business development on Western Avenue, the town Planning Board proposed ways in which to make the strip more attractive.

The boards held separate work sessions Tuesday night at Town Hall, at which recommendations made in the Route 20 study prepared by Manuel S. Emanuel Consultants were reviewed in detail.

Unlike the Town Board's Route 20 public hearings, which attracted throngs of residents and developers, only nine property owners attended Tuesday's work session, at which they were allowed to participate in the board's discussion.

Moving west from the Albany City line on Western Avenue, the Town Board combed through the town's zoning

map and made recommendations to either maintain current zoning or change it.

Among the recommendations were:

- The expansion of the conference/office/research zone along Schoolhouse Road.
- The extension of the business zone to include all of the 21st Point and Racquet Club and the Tom Sawyer Motor Inn on McKown Road.
- The discouragement of further business development on Western Avenue.

Board member James Cleary said the town had to decide whether it wanted Route 20 to be residential or a combination of residential and business.

"The idea is to cut back on (business development)," board member John Smircich said. The board agreed

businesses had encroached on Western Avenue residences.

Developer Angelo Serafini and Anthony Feeny, a Rapp Road property owner, said they attended the meeting to see how the town intended to zone their respective properties.

Another person, who declined to identify himself, said he was opposed to the town's proposal to rezone the Mobil Gas Station on Western Avenue in McKownville from business to a residential/neighborhood/business zone.

"We can't go along with an RNB classification . . ." he said. "We'd like to see that business status maintained to the utmost."

Meanwhile, the town Planning Board was meeting to review the same study. Board member Joseph Bosco wondered aloud whether the town could give established businesses along Western Avenue tax incentives to landscape their properties.