

Hearings On Rt. 20 Rezoning Begin May 7

By BRYCE BUTLER

The Guilderland Town Board has published in this Enterprise a legal notice describing the rezoning of 20 parcels at the eastern end of Route 20 and three parcels farther west. A hearing on these rezones is set for Tuesday, May 7, at 8 p.m.

A hearing date for the western portion of the study area has not yet been set.

The rezoning follows recommendations in the Route 20 study undertaken for the town by Manuel S. Emmanuel Associates, urban planners. Modifications of the plan were worked out by the board at work sessions March 26 and April 16. At the second session, Kevin Moss, town supervisor, urged that the first rezoning hearing be held soon. Two developers are rushing to put in projects the present zoning would allow before the new zoning is in place, he said, and the board should move to implement its recommendations immediately.

Both developers had appointments with the zoning board last week. Vincent and Gregory Wolanin introduced plans for an 18,000 square foot, two-story professional building on 2.5 acres next to their Twenty-First Point Club on McKown Road, McKownville. The board made no decision on the project, requesting more data and another meeting with Vincent Wolanin and his attorney, Louis Dempf.

The other developers, Joseph Lucarelli and Salvatore Beltrone, who proposed a 104,200 square foot shopping center near Winding Brook Drive, failed to show up at last week's zoning board hearing. The Town Board put their parcel the same hearing with those to the east.

The rezonings scheduled for discussion at the May 7 hearing areas follows, listed in the order in which they appear in the legal notice:

1) The State University of New York at Albany, presently un-
ned, will be zoned R-15 (residen-
ual, requiring 15,000 square foot
lots). The board admitted it has no
control over the use of this land,
but zoned it in case it ever fell into
private hands.

2-5) The first four residences
facing Hillcrest (numbers 5, 7, 9
and 11) on the east side, behind the
Travel Lodge and Dunkin' Donuts,
rezoned from B-2 (intensive busi-
ness uses) to R-10. This conforms
with the rest of the houses behind
them.

6) McKownville Fire House,
rezoned from B-2 to RNB (residen-
tial/neighborhood business). The
RNB classification allows fire-
houses and the rezone is consistant
with the Route 20 study's intention
of minimizing traffic-intensive
uses along Western Avenue.

7) A service station at the corner
of Boxwood Avenue and Western,
rezoned from B-1 to RNB. The
service station is non-conforming
under both zonings, and under
their successors in the proposed
new zoning ordinance.

8) The adjacent building, hous-
ing Buckley Reporting Service and
an upstairs apartment, will be
similarly rezoned. The use is
permitted by both zonings and
their successors.

9) A residence at 1422 Western
owned by Richard Esmay, D.D.S.,
rezoned from B-1 to RNB.

10) Dr. Esmay's professional
offices, next door, also rezoned B-1
to RNB.

11) Tusang-Barhydt Electric,
1434 Western Ave., rezoned from
B-1 to RNB. A conforming use now,
it will be non-conforming under the
new classification.

12) A service station at the
eastern corner of McKown Road,
from B-1 to RNB. It is non-con-
forming under both classifications
and their successors.

13) A two-family residence at 1
McKown Road, behind the
previous two parcels and facing on
McKown Road from the east,
rezoned from B-1 (local business)
to R-10 to conform with surround-
ing residences.

14) Passono Paints, on the
western corner of McKown Road
and Western Avenue, rezoned from
B-2 to B-1. The business is a
conforming use under both classi-
fications and their proposed suc-
cessors in the new law.

15) A residence at 8 McKown
Road; the first building facing
McKown Road from the west, back
of Passono Paints, rezoned from
B-2 to B-1. It is a non-conforming
use under both classifications and
successors.

16) The Tom Sawyer Motor Inn
and a two-acre lot owned by the
motor inn behind it, rezoned from
B-2 to B-1. The use is allowed under
both zones, but would be non-con-
forming under the LB (local
business) zone proposed to replace
B-1 under the new code.

17) Norstar Bancorp's building,
rezoned from B-2 to B-1. The

**offices that occupy the building are
allowed under both zones and their
successors.**

18) Christ Evangelical Lutheran
Church and two small lots to the
east, from B-1 and B-2 to RNB.

19) The veterinary offices of Dr.
Donald F. Dries, at the western
corner of Western Avenue and
Highland Drive, rezoned from B-1
and R-15 to B-1. This is being done
to make the zoning line conform to
lot lines, one of the goals of the
rezoning project. With a couple of
exceptions, the board has been
successful in redrawing zoning
lines to follow property bound-
aries.

20) A two-family house, four
one-family houses and two vacant
lots between Schoolhouse Road the
the Thruway, rezoned from R-15
and B-1 to R-10. Dr. Anthony
Mastrianni's office residence will
remain in a B-1 zone.

21) The Twenty-First Point Club,
rezoned from B-2 to B-1. The club is
permitted as a special use with site
plan review under both classifica-
tions.

There is no place for it in the
proposed ordinance as it now
stands, according to Kenneth
Runion, the town attorney and one
of the drafters of the new zoning
law. He said that the board would
probably write athletic clubs into
the proposal under local business
(LB) the successor to B-1.

"No one wants to make the club
non-conforming," Runion said.
Discussion of the rezoning proposal
for the western corner of McKown
Road, almost all of which is being
changed from B-2 to less intensive
classifications, focused less on
current uses than on possible uses
if existing businesses are sold.

**Councilman James Cleary held
out for the B-2 zone. Councilman
John Smircich and Supervisor
Moss expressed concern about the
possibility of a bar or a nightclub
on the site in the future if it were
left B-2.**

22) McKown Grove, 8.5 acres surrounding the Twenty-First Point Club on the south and west and also owned by Vincent Wolanin, to be rezoned from B-2 and R-15 to R-15.

Wolanin has proposed an office building, mentioned above, for the site. The office would not be allowed in a residential zone. Here again the board has made zoning lines conform to property boundaries. In this case a provision in the new ordinance would make the office building non-conforming if the lines had been left as they are, splitting the parcel: use of a split parcel must conform to the requirements of the less intensive zone.

23) Vacant land owned by Joseph Lucarelli and Salvatore Beltrone on the east side of Winding Brook Drive, fronting along Western Avenue, and a house on the west corner, rezoned from B-1 to R-15. This is the area proposed for the shopping center mentioned above.

The hearing takes place the night of the Guilderland Town Board's next regular meeting, May 7, and it will be televised on cable channel 8.