

# 23 Guilderland parcels targeted for rezoning

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**GUILDERLAND** — Whether proposals to rezone 23 parcels of land in the McKownville section will translate into 23 grievances will be determined at a May 7 public hearing called by the Town Board.

Supervisor Kevin Moss said opposition from some property owners was expected, but predicted the overall town reaction would be positive.

Among the proposals expected to be opposed is one to rezone the side of the 21st Point Racquet Club on McKown Road and Western Avenue from B-2 to B-1. Under B-2 zoning, a gas station, bar, and office building — sites that generate more traffic than a retail shop, for example — are permitted. They are not allowed under B-1 zoning, a less traffic-intensive area.

Another proposal concerns the rezoning of about four acres of

land adjacent to the club from B-2 to R-15, a residential zone that prohibits apartment complexes.

Both properties are owned by developer Vincent Wolanin, who last week asked the town Zoning Board for a special-use permit to build a 16,000-square-foot office building on the vacant land.

Wolanin's plans were opposed by about 30 residents who claimed they would worsen area traffic and parking conditions. The Zoning Board must consider Wolanin's application under the area's current zoning when it discusses the proposal again May 1.

Another proposal calls for the rezoning of the neighboring Norstar Bancorp Inc. office building and the Tom Sawyer Motor Inn and Restaurant and its adjacent vacant property, all on Western Avenue and McKown Road, from B-2 to B-1.

"The change to B-1 will stabilize the area while not making anyone non-conforming," said Moss, who added that the current establishments would be permissible under the proposed zoning.

The rezoning of a lot on the corner of Western Avenue and Winding Brook Drive from B-1 to R-15 also has been proposed. B&L Industries will present plans to the town Zoning Board next Wednesday to build a 100,000-square-foot shopping center on that site. The center would not be allowed under the proposed zoning.

On Hillcrest Road near Route 20, another rezoning plan would change four parcels from B-2 to a residential zone "to cut back on the size of the B-2 zone," Moss said. "You don't need it."

On Westlyn Court, the board is proposing the rezoning of parcels now in a B-1 zone to a Residential-Neighborhood-Business (RNB) zone that would allow only professional-service businesses such as a doctor's office.

Moss said all the property owners affected by the town's proposal will be informed before the public hearing, scheduled for 8 p.m. in Town Hall.