

# Zoners delay decision on Guilderland office plans

By PAMELA NEWKIRK  
The Knickerbocker News

**GUILDERLAND** — The town Zoning Board will reserve further consideration of a controversial office building proposal until the state Department of Environmental Conservation (EnCon) determines the status of a stream on the site.

The board made its decision during a meeting Wednesday night. The proposal, presented by McKown Grove Inc., of which Vincent Wolanin is a principal, calls for a 16,000-square-foot, two-story professional office building on McKown Road, next to the 21st Point Racquet Club, which Wolanin also owns.

The building would share the club's 30-foot-wide driveway on McKown Road and house primarily non-medical professional offices, according to Louis Dempf, Wolanin's attorney.

About 30 residents attended an April 17 public hearing to state their opposition to the plans.

Board member Kaye Philips raised concerns about a stream, which she said is a branch of the Krumkill that runs through the property and is protected by EnCon.

That concern was repeated Wednesday night by the other board members and Preston Crans, a McKown Road resident who said there is a potential for flooding at the site. He said he had previously seen water overflow onto McKown Road.

Board member Kathy Fetterling said the site appeared wet when she inspected it this week.

Dempf said his client applied several weeks ago for a permit from EnCon to build on the site. He predicted the entire process would take five to six weeks.

"That stream is captured and piped," he said. However, he added, "we will conform to whatever the requirements are."

Clark Shaughnessy, the architect representing Wolanin, said if EnCon does not grant the permit, "we'll reduce the building area."

Francis Tavani, who chaired the meeting in Timothy Sheehan's absence, said the number of parking spaces required would be determined after EnCon action. Proposed are 106 spaces, which Wolanin said would be supplemented by the racquet club spaces.

In addition to EnCon approval, the board also has requested engineering and drainage plans, a traffic study, and a revised landscape plan.

The 12 residents in attendance Wednesday night said the landscape plan presented did not provide sufficient buffer zones. They added they did not want to look at an office building from their windows.