

Town Board rezones McKownville parcels

GUILDERLAND — The Town Board has approved rezoning 19 of 23 parcels in McKownville in reaction to sprawling business use.

The actions resulted in the shift of zoning from business to less intensive business or residential.

Town Supervisor Kevin Moss said the rezoning was needed to stop "creeping commercialism."

Among actions that may face a court challenge was a move which rezoned property owned by McKown Grove Inc. from B-2, a business zone, and R-15, which permits apartments, to all R-15.

Developer Vincent Wolanin, who owns the 11-acre parcel on McKown Road off Western Avenue, has plans before the Zoning Board of Appeals for a two-story office building.

The office building, which is opposed by neighbors, cannot be built under the

R-15 zone.

5/13/85

Also rezoned was property of Christ Evangelical Lutheran Church and 1484 Western Avenue Realty Corp. from B-1, B-2 (general business) to R-15 and R-NB (residential neighborhood business).

In the only rejected changes, the board turned back a zoning shift from B-1 to the less intense R-NB for four parcels on Western Avenue between Brookwood Avenue and Westlyn Court after no votes were cast by Councilmen James P. Cleary and Richard R. Murray.

The parcels are:

The property of Philip E. Roberts on the corner of Brookwood Avenue; land of James J. and Katherine P. Vanderwal; and a house converted into a dental office and an adjacent house rented to SUNYA students, both owned by Dr. Richard Esmay.