

# Guilderland board pushes rezoning

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**GUILDERLAND** — The Town Board is proposing the rezoning of some 100 parcels along Western Avenue from the state Thruway to Kraus Road.

At a three-hour work session at Town Hall that attracted eight residents Tuesday night, the Town Board, in many instances, proposed making business zones less intensive while strengthening residential areas.

The exceptions were certain areas in which the board proposed to beef up the business districts, particularly east and west of Rapp Road.

Many of the rezoning proposals were made in the Route 20 planning study prepared by Manuel S. Emanuel Consultants of Nyack, which already has resulted in the rezoning of 19 parcels.

The board is proposing to rezone the area from Chapman Drive to Lehner Road on the north side of Western Avenue to B-1, a less-intensive designation than the current B-2 business zone. That would affect Mabel Magley's Mobile Home Park, a gas station, a funeral parlor, a church and a pizza parlor.

Concerning the McDonald's restaurant and a gas station on the south side of Western Avenue between Chapman Drive and Church Road, the board proposed to rezone the current B-1 business area to B-2. Under the proposal, the Albany Hebrew Tailor's cemetery on Western Avenue, which is not currently zoned, would be rated R-15, a residential zone, while the entrance of Cossages Mall, which is designated for conference/office/research development, would be changed to B-2.

On Gabriel Terrace, the current site of the Berwick Ltd. Tack &

Tennis sporting goods store and Friendly's Restaurant and future site of a Wendy's restaurant, the board proposed rezoning the three parcels from residential to B-1, while maintaining the low-density residential zone to the north.

With the town's proposed realignment of Johnston Road with Rapp Road, the board had reservations about rezoning parcels east and west of Rapp Road — which currently is zoned conference-office-research — but decided to rezone the area west of Rapp Road to B-1 and east of it to B-2.

"If that connection doesn't go through, this isn't going to work," Councilman John Smircich said. He suggested the rezoning in that area should be contingent on the completion of the road work, a recommendation to which the board agreed.

The realignment would be the responsibility of whoever develops the vacant land in the vicinity between Gabriel Terrace and Paden Circle Road, Smircich said.

South of Western Avenue, from Ardsley Road to Johnston Road, Smircich was successful in pushing for a change from B-1 to residential-neighborhood-business to "give up a little retail use."

The area currently is the site of a professional office building that houses real estate and doctor's offices.

On the corner of Johnston Road and Western Avenue, where developer Vincent Wolanin proposed the Market Square shopping center, the board agreed to maintain the B-1 zoning, except for a small portion that would be rezoned R-15 under the proposal.

Although the board proposed the rezoning of some 100 parcels, according to town Counsel Kenneth Runion, due to time constraints, only those between the Thruway and Johnston Road will be discussed at an 8 p.m. public hearing June 11.