

**TOWN OF GUILDERLAND
LOCAL LAW NO. 2 OF 2024
(REZONING OF 1854 WESTERN AVENUE AND
51 & 53 HANES STREET TO LOCAL BUSINESS DISTRICT)**

Be it enacted by the Town Board of the Town of Guilderland as follows:

The parcels totaling 1.24+/- acres located at 1854 Western Avenue (Tax Map No. 52.09-6-2.1), currently zoned as Business Non-Retail Professional District (BNRP), and at 51 Hanes Street (Tax Map No. 52.09-6-2.2) and at 53 Hanes Street (Tax Map. No. 52.09-6-2.1), currently zoned as Single-Family Residential (R15) District, are rezoned as Local Business (LB) District, subject to the following conditions:

1. The maintaining of a non-disturbance area extending 50 feet north of the right of ways of the Hanes Street lots, with the intention of preserving the existing trees to the maximum extent possible.
2. The filing of lot line amendment with the Albany County Clerk that merges the three lots into one lot.
3. Nothing contained herein shall be construed to direct, limit or restrict the statutory, regulatory or other legal authority of the Town of Guilderland Town Board, Planning Board, Building Inspector, Highway Department or Department of Water and Wastewater Management.
4. The Town Clerk shall cause the Official Map of the Town of Guilderland to be amended consistent with this Local Law and made available for public inspection.
5. Upon the filing of lot line amendment with the Albany County Clerk, this Local Law shall take effect upon filing with the New York State Department of State.

This Local Law was adopted unanimously at a public hearing of the Town Board of the Town of Guilderland duly conducted on February 6, 2024.

February 7, 2024

Lynne M. Buchanan, Town Clerk