

To: Ken Johnson, Delaware Engineering
From: McKownville Improvement Association (Martha Harausz, Don Reeb, and Jim White)
Subject: Parking lot Proposed by Stuyvesant Plaza
Date: April 1, 2013

If McKownville has to have more of its Park used by Stuyvesant Plaza we would appreciate it if you add these concerns to your list.

New Parking Area:

- *The diagonal parking spaces, west of the parking spots that are a top the walled area, appear to require fill to level it with the roadway. How will that fill end without encroaching on park property?
- *These parking spots should have curbing and possibly "guide wall" fencing.
- *The west end of the Park should be clearly delineated from the parking area that presently exists with the use of metal posts and/or fencing and plants.
- *The parking area should include a "multi-bike" bike rack.
- *Parking area should be sloped away from the Park, for drainage.
- *The implications of the fire hydrant being within the easement area need be explained
- *The easement says "non-exclusive easement for..... parking" and signs for the new parking area should indicate that it is a non-exclusive parking area and that persons may use the area for parking without fear of being ticketed.

Plantings: (should be native and habitat friendly, consult Albany Pine Bush Association for suggestions)

- *All shrubs and trees (caliper three inches or greater) that are to be removed should be tagged and counted and replaced, one for one if they are of equal caliper and more than one for one if they are of smaller diameter (caliper)
- *The century old oak trees on the property should be protected
- *Plantings should be located along the entire length of the wall and along the remainder of the parking areas that border the north side of the Park
- *It is important that the Plaza parking lots and associated dumpsters be as unobtrusive as possible
- *The Park must not be harmed during the construction process.
- *Native plantings and natural materials are preferred, as opposed to use of glaring white plastic fencing and planting that do not support wildlife.

Safety:

- *To improve safety for pedestrians and cars the present cross-hatched island in front of TGIF should be made more distinctive to guide cars around it and give pedestrians a safe island while awaiting cars to pass.

Needed Drawings and Diagrams:

- *Cross-sections of the construction site every 100 feet, or so, should be shown
- *Sketches of the back of the present buildings should be shown as it would appear after it has been refurbished along with the portions of the park that are impacted by tree and brush removal and new plants
- *The area of disturbance outside of the easement area should be calculated and indicated
- *The distance between the parking lot and the trail should be clearly marked.
- *Height of the wall including the fencing on top of the wall should be clearly and proportionately shown.
- *Location of the park trail on the maps should be checked for accuracy

Erosion and Drainage:

- *The paved parking areas should be sloped away from the Park.
- *It should be made clear how Stuyvesant intends to keep its filled areas from eroding into the Park.
- *Erosion of the Park path presently exists, because of run-off from the Plaza parking areas, steps to prevent need be addressed and repair this.
- *Explanation of the handling of the run-off from the dumpsters needs to be given.

Thank you Ken for inviting us to hear your suggestions for changes in the Stuyvesant Plaza parking lot proposal.

- ✓ Trucks / dumpsters / concrete presently labeled
- ✓ # of down ways - a few + Hippo
- ✓ accidents
- ✓ trucks linked to TBIF
- ✓ porous pavement
- ✓ pedestrian crossing - entrance
- ✓ green - trees / landscape quality - trees in park
- ✓ trail - more where?
- ✓ not neutral - curbed islands

~~Peter Barber~~

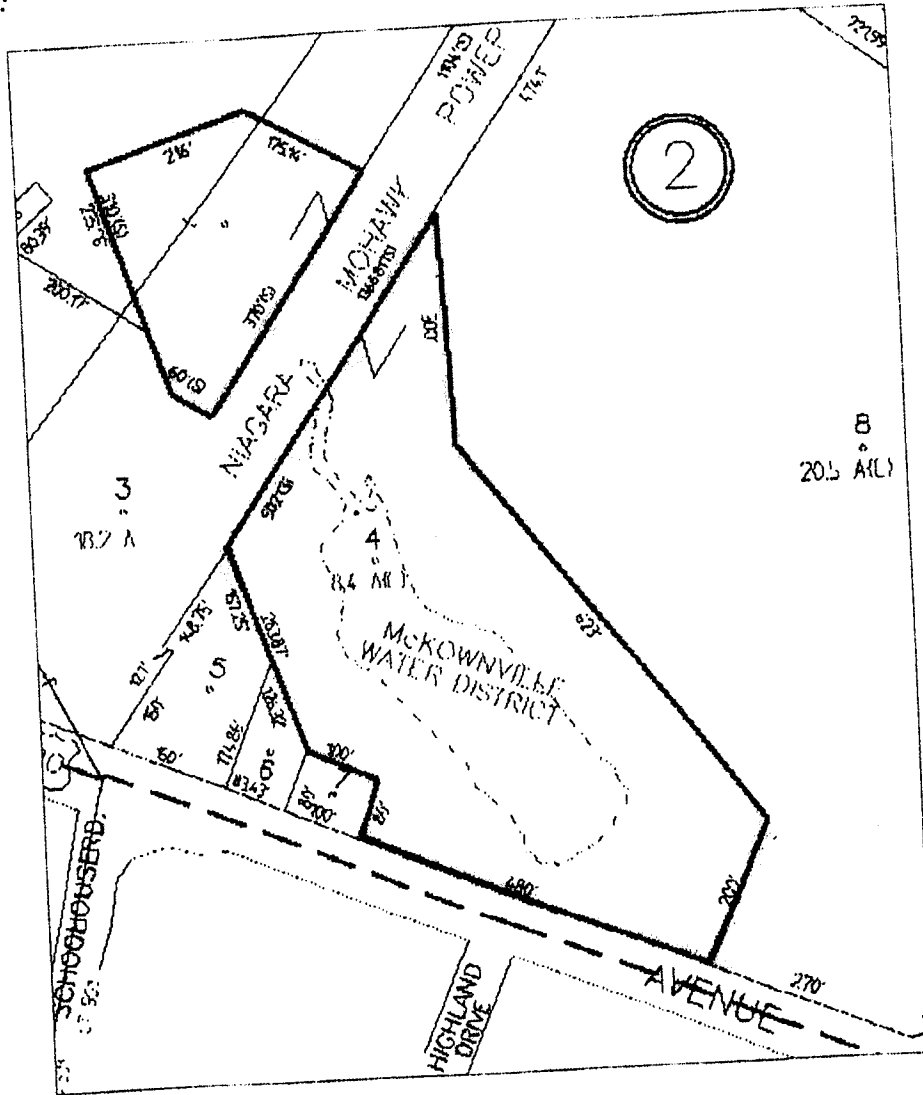
→ Joseph show aspects of West end only - map

Legal Description of the Subject Property

The subject property is located at 1515 Western Avenue in a neighborhood commonly known as "McKownville in the town of Guilderland, Albany County, New York State and is identified as Tax Map No.52.04-2-4.

The subject property consists of 8.4 +/- acres of land per public records.

Tax Map:



402087