

# Re/Motel Construction

January 22, 1963

Upon review of the situation regarding the live stream contained in the pipe line running through the "Quadrini" property adjacent to Albany City line for which a Special Use Permit has recently been granted to construct a 60 unit Motel - the "Town Board" will wish to take unlingered but proper action.

This stream is classified as a Live Stream and was so shown on U. S. topographical map survey of 1891. It is so regarded by N. Y. State Highway Dep't in discharging run off waters from Route #20 McKownville.

A number of years ago when a farm was operated on this property by "Helmes" the owner, the stream was contained in a pipe line because it was considered a nuisance. The pipe line was installed by the McKownville Improvement Ass'n with the owner's permission. At that time, and since then, when the pipe line was inadequate to carry off severe storm water, the excess simply ran off over the top of the ground to the Krumkill discharge stream as it had always done before.

When "Quadrini" obtained the property and it became evident that he intended to place earth fill over the pipe line which was in poor condition with broken tiles, the "Town" administration was forewarned by a former officer of the McKownville Improvement Ass'n, that corrective measures should be taken before the earth fill was placed. This, established records will show. No heed was paid to this warning.

Subsequently after the fill had been placed to a depth of from 10 feet to 15 feet, the McKownville Improvement Ass'n protested to the "Town" Administration and requested that the aggravated pipe line be made adequate before further activation on the property. A number of hearings were held before the "Town" Board in the McKownville Fire House and no action was taken which would solve the problem.

Qualified persons with professional training, experience and observation of this and other similar situations, concur in the opinion and recommendation that this pipe line should be made adequate at once and before the property is further developed.

## SUMMARY OF PERTINENT MATTER WHICH MUST BE CONSIDERED BY THE "TOWN" BOARD

This is a live stream irrespective of the existing piping.

As this stream is drainage for a large section of McKownville in addition to Route #20, it must continue to function unimpaired.

To repair or otherwise correct trouble after still further fill has been placed, together with other development, would be extremely costly because the work would have to necessarily be done at considerable depth and under wet conditions.

A new pipe line adequate in every respect should be laid from the catch basin on Hillcrest Ave. to the Krumkill discharge stream.

The "Town" Board created the McKownville Sewer District for the purpose of keeping in repair the then existing drainage pipe lines in McKownville. The costs involved to be charged to the taxpayers in the McKownville Sewer District. It is the feeling of these taxpayers that they should not be called upon to pay for the cost of a drainage problem not then existing and which was created by a private property owner in development for his own personal benefit and profit.

In this situation, as it now stands, a reasonable charge of fifty percent of the cost should be borne by Quadrini, who will block half of the area and is the creator of the problem.

As to the remaining half of the cost, it should be judged most just that the Town pay this amount. However, proportionate to the tax receipts, it would be feasible that the McKownville <sup>Water</sup> District pay one-third of this amount, or one-sixth of the total cost.

This reasoning is given as there have been three specifically known drainage problems in various locations in the "Town" for which the "Town" as a whole expended approximately \$100,000.00 within the past few years, to which the taxpayers in the McKownville Sewer District also contributed in their paid tax bills. McKownville people now have this pending mandated drainage situation which will require \$20,000.00 to \$30,000.00 and feel that the "Town" as a whole has an obligation in connection with the costs involved. It can hardly be expected that the McKownville taxpayers will not strenuously protest if their own problems do not receive equitable consideration.

The taxpayers of McKownville are powerless to act in their own behalf. What needs be done will, I'm sure, most expeditiously be done by the "Town" Board. However, I urge that all fair and serious costing consideration be given in view of fact.

*Quid 380  
1314-85  
-315*

*550 7/10*

Information pertaining to erection of proposed new hotel on the former Helms property on Western Ave.

Estimated approximate value of the Land and Hotel Building ..... \$600,000.00  
 Equalization rate of 22% would produce an assessed valuation of ..... \$110,000.00

Town of Guilderland portion of the tax rate for each \$100.00 of assessed valuation.....\$2.4982.

McKownville Light District present tax rate	\$ .154
" Water " " "	.5772
" Sewer " " "	.2536
" Fire " " "	.3536

*1110  
2.50  
2.50  
2.50  
2.50*

Assuming the property is assessed for \$110,000.00 the above mentioned special districts would derive in taxes as follows.

Light Dist	\$160.40
Water "	<del>414.02</del>
	414.02
Sewer "	278.96
Fire "	398.86
	<u>\$1538.24</u>

Town of Guilderland share \$8,733.80

Assessed valuation of the entire Town of Guilderland \$14,722,643.

"	"	of the	Light Dist	\$1,788,948
"	"	"	Water "	2,099,848
"	"	"	Sewer "	1,045,873
"	"	"	Fire "	2,374,873

The Fire Dist carrying the largest assessed valuation it would be reasonable to assume that the Town of Guilderland collects Town portion of the tax on the largest assessed valuation, such being the case the McKownville area pays approximately 15% of the total Town taxes.

During the past few years the Town of Guilderland has contributed the following sums of money for Drainage in the following area.

Guilderland Gardens	\$9,600.00
Willowbrook	23,600.00
Lynbrook Estates	53,355.00
Total.....	<u>\$86,555.00</u>
Plus Engineering Fees say 10% or	8,655.50
Total	<u>\$95,210.50</u>

The McKownville area contributed approximately 18% of this total or .....\$15,238.00 for which payment no direct benefit derived.

These figures may not be exactly correct but it will give you some food for thought.

Respectfully submitted,  
 John F. Feldmann.