

INTRODUCTION

Hershberg & Hershberg, Consulting Engineers and Land Surveyors, were retained by Stuyvesant Plaza as the site and civil engineering planning consultant. The project is the construction of a parking area within a 0.51 acre easement acquired from the Town of Guilderland which adjoins Stuyvesant Plaza. This narrative report supplies a project description for the information of the Town of Guilderland Zoning Board of Appeals. This narrative report is also intended to provide needed information to the Town of Guilderland Planning Board which is required to conduct a site plan review and to report its findings to the Town of Guilderland Zoning Board of Appeals.

DESCRIPTION OF EXISTING SITE AND USE

The site of the proposed parking area is a 0.51 acre easement over lands of the Town of Guilderland known as the McKownville Reservoir. This is known as Tax Map Parcel No. 52.04-2-4 and adjoins Stuyvesant Plaza (1475 Western Avenue) known as Tax Map Parcel No. 52.04-2-8. The portion of the site to be developed is vacant.

DESCRIPTION OF INTENDED SITE DEVELOPMENT AND USE

By Memorandum of Understanding and Agreement dated July 8, 2009 ("Memorandum"), Stuyvesant Plaza and the Town of Guilderland entered into an agreement through which Stuyvesant Plaza contributed up to \$123,317 toward improvements for storm water management, drainage, and the creation of a park along the area of the former McKownville Reservoir. Through this project, the Town of Guilderland granted an easement to Stuyvesant Plaza for the purposes of constructing parking, an area of ingress and egress, and for trash storage. A map depicting the area of the easement was attached to the Memorandum, and a deed conveying the easement interest was subsequently executed and recorded with the Office of the Albany County Clerk.

Stuyvesant Plaza proposes to construct parking for 26 vehicles and provide retaining walls to protect existing large trees from damage. Stuyvesant Plaza also proposes to consolidate existing dumpsters into a trash compactor area, provide walkway connections to the existing trail system constructed around the McKownville Reservoir, and fully pave the area in question.

IMPACT OF PROPOSED PROJECT

There will be no change in the existing hours of operation of any stores in Stuyvesant Plaza. There will be no change in the hours of delivery nor in the frequencies of deliveries. There will be no increase in the number of employees. By carefully configuring the retaining wall, removal of major trees has been avoided.

This parking will allow employees, customers and park visitors convenient parking, consistent with the Memorandum. Also this plan will allow Stuyvesant Plaza to consolidate a number of dumpsters into two trash compactors which will be centrally located to the tenants on this portion of Stuyvesant Plaza. Fencing and landscaping will be provided to screen the view of the trash compactors from the park side.

The maps which accompany this application shows that the proposed improvements fall beyond the applicable steep slope and watercourse set back requirements under 280-29 of the Town's Zoning Laws.

Also a new underground sanitary sewer lateral connection will be made connecting existing tenants who suffer periodic backups to the sewer by gravity. This will be accomplished by a separate easement with the Town, and avoids the need for pump discharge of sewage.

APPROVALS

The proposed project will require review other agencies. A list of which the Applicant believes necessary have been identified are:

Town of Guilderland Building Department

Building Permit

Town of Guilderland Zoning Board of Appeals

Special Use Permit

Town of Guilderland Planning Board

Site Plan Review and Report

CONCLUSION:

The proposed project has been designed to minimize the impact of items addressed herein. It is the engineer's conclusion that this project can be completed with minimum impact on the environment or on surrounding properties.



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