

To: Guilderland Town Supervisor Kenneth Runion
From: McKownville Improvement Association
Subject: McKownville Drainage Analysis, 2010 Report and
The Formation of a Storm Water Special District
Date: February 20, 2012

I. McKownville Drainage Analysis, 2010

The Delaware Engineering report, McKownville Drainage Analysis, 2010 contains recommendations for storm water drainage improvements in McKownville. It begins by outlining five improvement areas in McKownville, each of which overlap.

Area 1 includes all of Norwood Street and the upper portions of Glenwood and Parkwood together with three holding ponds along the Krumkill—behind the Holiday Inn Express, another more proximate to McKown Road and a third south of Arcadia.

Area 2 includes Waverly and Knowles. A fourth holding pond is considered for 1257 Western, the vacant lot across from the McKownville Fire House.

Area 3 is located on the north side of Western Avenue and north of Stuyvesant Plaza—Providence, Mercer, Warren, Ann and Tracy streets.

Area 4 includes the remaining portions of Glenwood, Providence and Elmwood streets.

Area 5 is located on the south side of Western Avenue and encompasses Westlyn Place, Westlyn Court, Williams Court, Ayre Drive, Brookwood Avenue, Arcadia Avenue and Upper Hillcrest Avenue.

The five areas include nearly all of the McKownville Improvement Association area, exceptions being the property along Schoolhouse Road, the condominium homes near Schoolhouse sometimes referred to as the “CoralBerry development”, and the Woodscape development. (See Appendix B, Conceptual Improvements Map). The Woodscape homeowners association collects homeowner dues to maintain and improve their storm sewers and that may be true for the CoralBerry condominium development area as well.

Proposed improvements contained in the McKownville Drainage Analysis, 2010 report focus on creating not only three holding ponds on the south side of McKownville and along the Krumkill but also creating a third storm sewer line, this one near McKown Road and Norwood Street running under Western Avenue.

Presently there are two lines under Western Avenue--one near Across the Street Pub (1238 Western) and the other near the Western Avenue entrance to Stuyvesant Plaza (1475 Western). The geometry of the land in McKownville has the storm water flowing from northwest to southeast---from the area near the cemeteries on Fuller Road to the areas behind DunkinDonuts—Western Avenue acts as a barrier