

Don

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Below are some of my thoughts on the Loughlin St re-zone.

-Zoning This is spot zoning which the Mayor has said she opposes. From what I understand the City is currently working on a citywide re-zoning

-Economic The Mayor said on her talk show that this will generate a positive economic impact for both the City and the Town of Guilderland. I will just address the City side of this. Unless this project is fully taxed at market value; *(which the developer already indicated at the public hearing will most likely not be the case since they plan to go to the IDA for tax abatement)*. The city will incur cost for police, fire, street maintenance of Loughlin St which will remain a city street and could be quite expensive to maintain since they propose using porous pavement which requires a lot of maintenance as detailed in the report. There also may be expenses to the school district for children attending Albany Public schools these costs might not even be covered by the tax revenue therefore there may be no windfall to the City.

Also the report has a heading on many of the pages that says "Student Housing" therefore if this is sold to SUNY then unless the City gets a PILOT then there will be no tax revenue to offset these expenses.

-Safety this was raised by Vince at the public hearing but it bears repeating since it impacts Guilderland, and Albany residents. If traffic becomes gridlocked on Fuller Rd there is no alternate way under these plans for Fire, police and EMS to get through to the streets and apartments on the West side of Fuller Rd.

-Water usage on attachment number one I sent you they are using some apartment complex in Glenville as comparable so that they don't have to do additional studies that would be required by the State if they used the normal standard. They don't provide any justification for this comparison such as; does the Glenville apartment have a pool? Are they housing students?

-Drainage Attachments 2-5 on the other e-mail deal with drainage. If I understand it right they propose to disconnect the current drainage and have everything soak into the ground. While this method may work when first constructed based on how they propose to do it I really doubt if it will be functioning ten years down the road. If it does work as stated it will likely saturate the ground water table and make basement flooding in the area an even worse problem.

Attachments 6-8 indicate the maintenance that needs to be done on the pavement and landscaping in order to keep the drainage working properly. If this isn't done it will not work as stated. Also the maintenance of Loughlin St will be a City expense as stated above since it is a city street.

-Traffic Even if you accept the traffic numbers in the report it appears to me that the 113 afternoon peak number on page 9 of the attachment would exceed the "ITE threshold of 100 site generated vehicles on one intersection approach" which determines the need for a detailed off-site intersection analysis. Apparently they get to separate incoming and outgoing vehicles when determining this requirement.