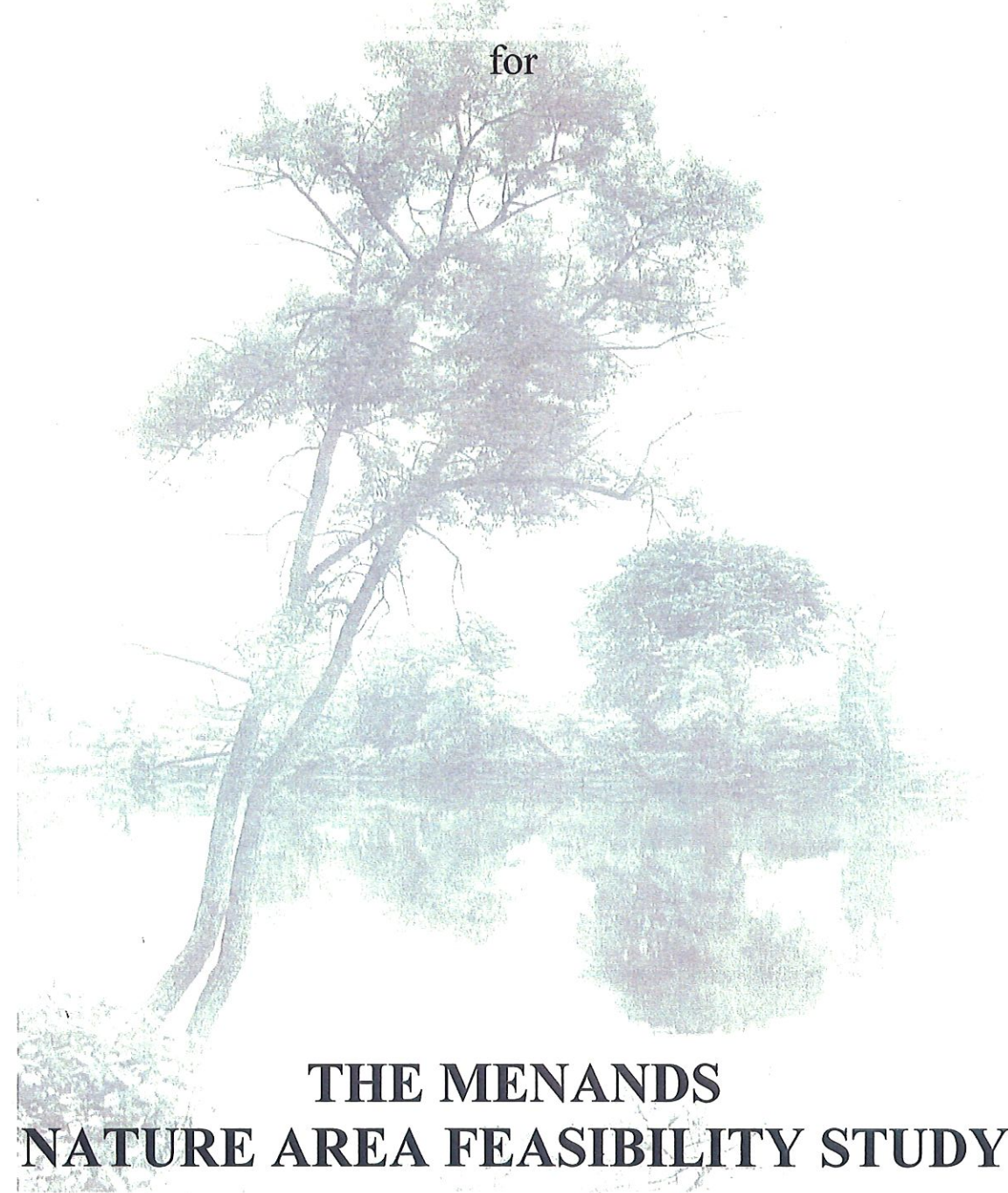


**FINAL
MASTERPLAN**

for



**THE MENANDS
NATURE AREA FEASIBILITY STUDY**

Village of Menands, New York

Photo of Breaker Island between the Little River and the Hudson River, opposite Schuyler Flatts. Photo by Hendrickson, 1908. (Albany Institute of History and Art)

December 2008

**FINAL MASTERPLAN
FOR
THE MENANDS NATURE AREA FEASIBILITY STUDY
Village of Menands, New York**

| Table of Contents: | Page |
|--|-------------|
| 1. The Study | 1 |
| a. Reason for the Study | 1 |
| b. The Study Process | 1 |
| c. Funding Source(s) for the Study | 2 |
| 2. Project Description | 3 |
| a. Existing Conditions of Study Area | 3 |
| b. Significance of Study Area | 4 |
| History/Archeology | 4 |
| Environment | 5 |
| Location and Linkages | 5 |
| c. Opportunities and Constraints | 8 |
| Environment | 8 |
| History | 21 |
| Land Ownership | 23 |
| Community Involvement | 26 |
| d. Proposed Master Plan | 27 |
| 3. Summery of Analysis | 29 |
| a. Issue Identification and Recommendations | 29 |
| Issues to be Addressed | 29 |
| Demands and Needs | 30 |
| b. Prioritized Recommendations for Implementation | 31 |
| c. Identification of Potential Funding and Partnership Sources | 32 |
| 4. Implementation of Plan | 36 |
| a. Development Strategy | 36 |
| b. Recommended Actions | 37 |
| Short Term Actions | 37 |
| Intermediate Actions | 37 |
| Long Term Actions | 37 |

**FINAL MASTERPLAN
FOR
THE MENANDS NATURE AREA FEASIBILITY STUDY**
Village of Menands, New York

Acknowledgements:

Village of Menands

Mayor

Honorable Thomas G. Coates
Paul Reuss

Mayor
Executive Assistant to Mayor,
Director, Economic Development

Village Board

Honorable Megan Grenier
Honorable Timothy A. Lane
Honorable Mark Lansing
Honorable Ronald H. Miller

Steering Committee

| | |
|------------------|---|
| Paul Reuss | Executive Assistant to Mayor, Economic Development Building Department, Code Enforcement Officer |
| Ronald H. Miller | Village Board Trustee Principal, The Hudson Group |
| Kevin Franklin | Village Historian |
| Ivan Vamos | Legislative Director, NYBC AICP (Planning, Trails and Waterways) |
| Fred Cole | General Manager, Capital District Farmer's Market |
| Mike Wyatt | P.E., MRP, NYSDOT |
| Liz Staubeck | Albany County Regional Planning |
| Tim Hurley | Village Resident |

Consultant Team

| | |
|--------------|---|
| Roger Murman | Principal Landscape Architect and Planner J. Kenneth Fraser and Associates, PE, LS, LA, PC |
| Jeff W. Piro | Senior Associate, Landscape Architect J. Kenneth Fraser and Associates, PE, LS, LA, PC |
| Leslie Pultz | Junior Landscape Architect J. Kenneth Fraser and Associates, PE, LS, LA, PC |

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

THE STUDY

Reason for the Study:

The Study area is located within the Village of Menands. It is an ecological refuge that is a source of untapped educational and passive recreational potential. The area encompasses approximately 150 acres and is located in an east-west direction between Broadway (Route 32) and I-787 with Route 378 as its northern boundary and the Route 32 Interchange of I-787 (Exit 7W) as its southern boundary. I-787, located to the east of the study area, parallels the Hudson River and separates the study area from the river.

The Village is seeking to incorporate this area as a passive recreational amenity, in terms of a nature area, with a bike trail link to the Mohawk-Hudson Greenway Trail and to the Town of Colonies' Schuyler Flatts Park. In the long-term, the Village envisions a link to the Erie Boulevard Trail/Bikeway over the Menands Bridge into Troy and also into North Albany.

The Study Process:

After initial coordination and strategic planning with the study committee, the planning process for this study began with a site visit and field observations to better understand the lay of the land within the study area. It was followed up with a collection of tax map information to determine the land ownership pattern. Topographic maps and aerial maps were also collected, as were wetland, soil, site suitability data and information regarding other environmental determinants. These tools were used to help determine the types of activities best suited for the site and, ultimately, the most viable layout for these proposed activities. Design concepts and linkages were then developed, and operations and maintenance issues of the proposed project were addressed.

After the initial start-up meeting, a series of scheduled meetings with the steering committee were conducted to incorporate their insights, concerns and visions for this area. Although a design charrette was originally proposed as a part of the process, the course of this study was modified. The Village decided to modify the study to incorporate and parallel the nature area feasibility study with an ongoing streetscape study that was being conducted along the Broadway corridor, but moreover, they needed to be able to address the issues of their infrastructure system.

While always, fundamentally, viewed as a longer term project, concerns for deteriorating infrastructure caused the Village Trustees to take a longer term view of the project. The board determined that their vision could not be realized without outside help. Thus the purpose of this study shifted from that of communicating a

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

preferred concept, to that of communicating a palette of conceptual options that would open the project up to more design flexibility, with the intention of maximizing the project's potential interest to outside groups. A decision was made to use this study to communicate the value of this project as an important node and, resultantly, seek regional partnerships for both construction funding and long term maintenance of the project.

Funding Sources for the Study:

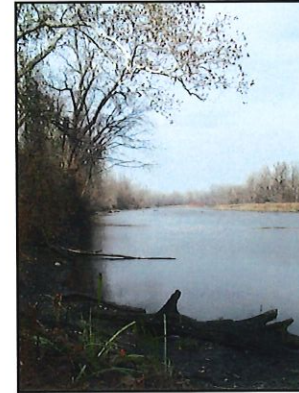
This study was funded by NYSDOS Quality Community grant awarded to the Village of Menands.

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

PROJECT DESCRIPTION

Existing Conditions of the Study Area:

The area is part of the Hudson River Valley Estuary corridor which runs from the mouth of the Hudson River at New York City's harbor northward to Troy, where oceanic tidal action affects the river up to the Troy Federal Dam. The general terrain is an alluvial plain, formed under the influence of the glacial period during the geographic history of this site. It consists of approximately 150 acres of ecological habitat and includes wetlands, ponds and the Little River, which is one of the largest and potentially more significant fresh water estuaries along the Hudson River. The Little River currently flows under I-787, through a culvert, and into the Hudson River. The area is both a tidal wetland area and a freshwater wetland area that includes both open and forested wetland environments. It is a habitat for wetland vegetation and harbors many species of migratory waterfowl. It is also the flyway of the bald eagle.



The Little River

The area, being a tidal wetland, is therefore also a flood plain. The creation of the Sacandaga Reservoir in 1930 however, has somewhat controlled flooding from the Hudson River and therefore flooding of this area as well.



Culvert under I-787

The site also contains areas of potential brownfields (contamination areas) as a result of existing and former industrial rail spurs that served past industrial land use to the north.



Potential brownfield areas along railroad spurs



Pond and Wetland Areas

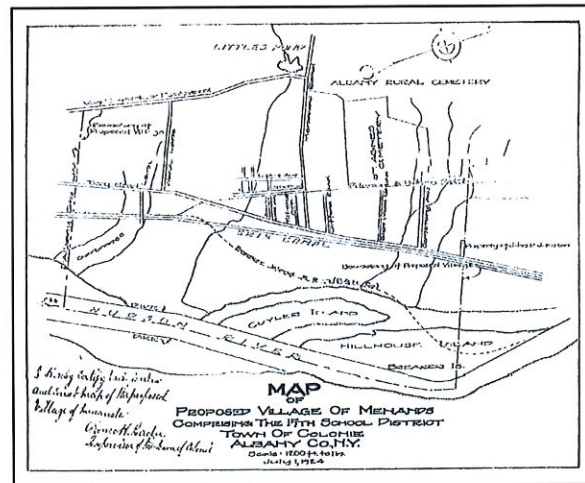
**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Significance of the Study Area:

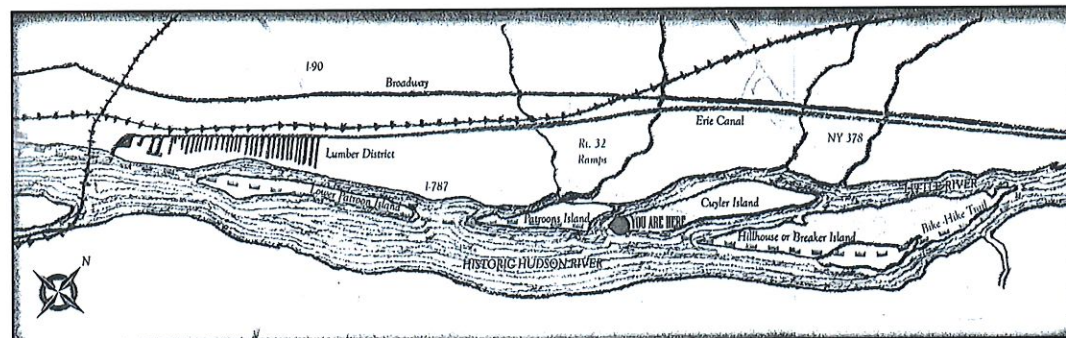
History/Archeology

The Village of Menands is an area rich in archeological history. Its human history extends 6,000 years from early Native American influences to a more recent history that includes the Dutch settlement, the fur trade, the French and Indian War and the implementation of transportation modes such as the Erie Canal system, steamboats and the railroads.

The area of study was originally composed of a piece of the mainland and a portion of three (3) Islands that were created by a branching off of the Hudson River into a smaller stream known as the "Bitten kill" or Little River. These three Islands, Patroon (or Pleasure) Island which, in actuality, was a peninsula, Breaker (or Hillhouse) Island and Cuyler Island were venues for various activities throughout history but most especially at the turn of the 20th Century.



Map of original Islands



Map of original Islands

The site was used as fairgrounds during the late 19th Century by the New York Agricultural Society, followed by the Albany County Agricultural Society in later years. They held their annual fairs here. The steamboat company created a landing point at Patroon (or Pleasure) Island to take advantage of the fair's patronage. The fairs eventually evolved into amusement parks. Lagoon Island Park, Pleasure Island Park



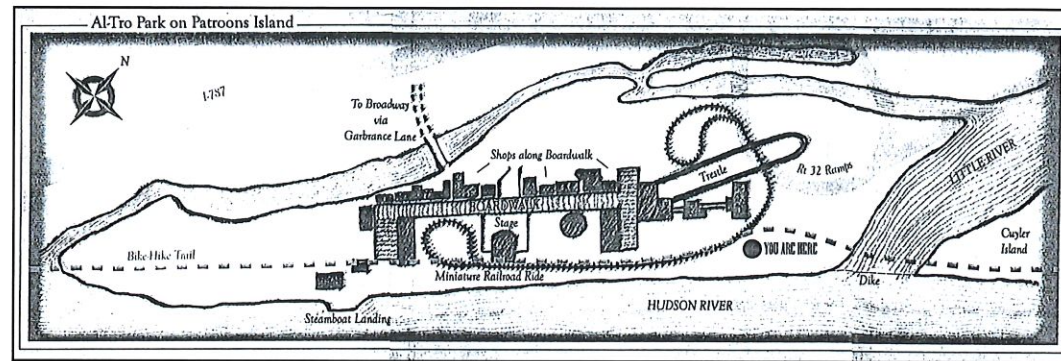
Fairgrounds

MENANDS NATURE AREA FEASIBILITY STUDY FINAL MASTER PLAN

(a.k.a. Dreamland) and Al-Tro Park were all amusement parks built in succession approximately 1885 and 1909. They were complete with a 40' wide x 900' long boardwalk lit with electric lights. They had a 4,000 seat amphitheatre, a dance hall, a concert hall and a roller skating rink that flanked either side of the boardwalk. There were many other amusements including a pony track, a roller coaster and a miniature railroad. It was a park to rival Coney Island and became a notable summer resort. The parks however were eventually lost to flooding and to the onset of the Depression in the 1920s.



Pony Track



Al-Tro Park on Patroon Island

The railroad was also a major component of this area's history. It not only transported people to the fairgrounds, but also transported necessary materials to the Troy Steel and Ironworks Company located on Breaker (or Hillhouse) Island.

Environment

The wetlands, ponds and tidal areas of the Little River are a part of the Hudson River Estuary. These areas serve as a part of the river's natural flow management, flood protection, flyway and aquatic ecological system.

Location and Linkages

The location of the proposed nature area is in close proximity to the regional farmer's market and has the potential to incorporate it as an adjunct to the project, thus enabling the site to have a local as well as a regional draw. With the possible redevelopment of the market, more parking may be obtained for the project as well.

It's location also allows for a potential lineal bike path and trail link to the Mohawk-Hudson Greenway Trail and to the Town of Colonies' Schuyler Flatts Park as shown on the following "Open Space and Recreational Plan" map, which was prepared by others. In the long-term, a link to the Erie Boulevard Trail / Bikeway over the Menands Bridge into Troy as well as into North Albany can also be achieved.

OPEN SPACE AND RECREATION PLAN MAP

Comprehensive Plan
May 2005

- KEY**
- TOWN BOUNDARY
 - NEIGHBORING JURISDICTIONS
 - ROADS
 - EXISTING RECREATION TRAILS
 - STREAMS
 - RAZES
 - 100-YEAR FLOODPLAIN
 - PROTECTED WETLANDS
 - USFS
 - STEEP SLOPES >15%
 - LARGE UNDEVELOPED PARCELS
 - CEMETERIES
 - SCHOOLS
 - RECREATION AND CULTURAL FACILITIES
 - SUPPORT
 - GOLF COURSES (PRIVATE)

- PLAN USERS**
- POTENTIAL RECREATION TRAILS
 - CONSERVATION AREAS
 - PARCELS OF HIGH CONSERVATION INTEREST

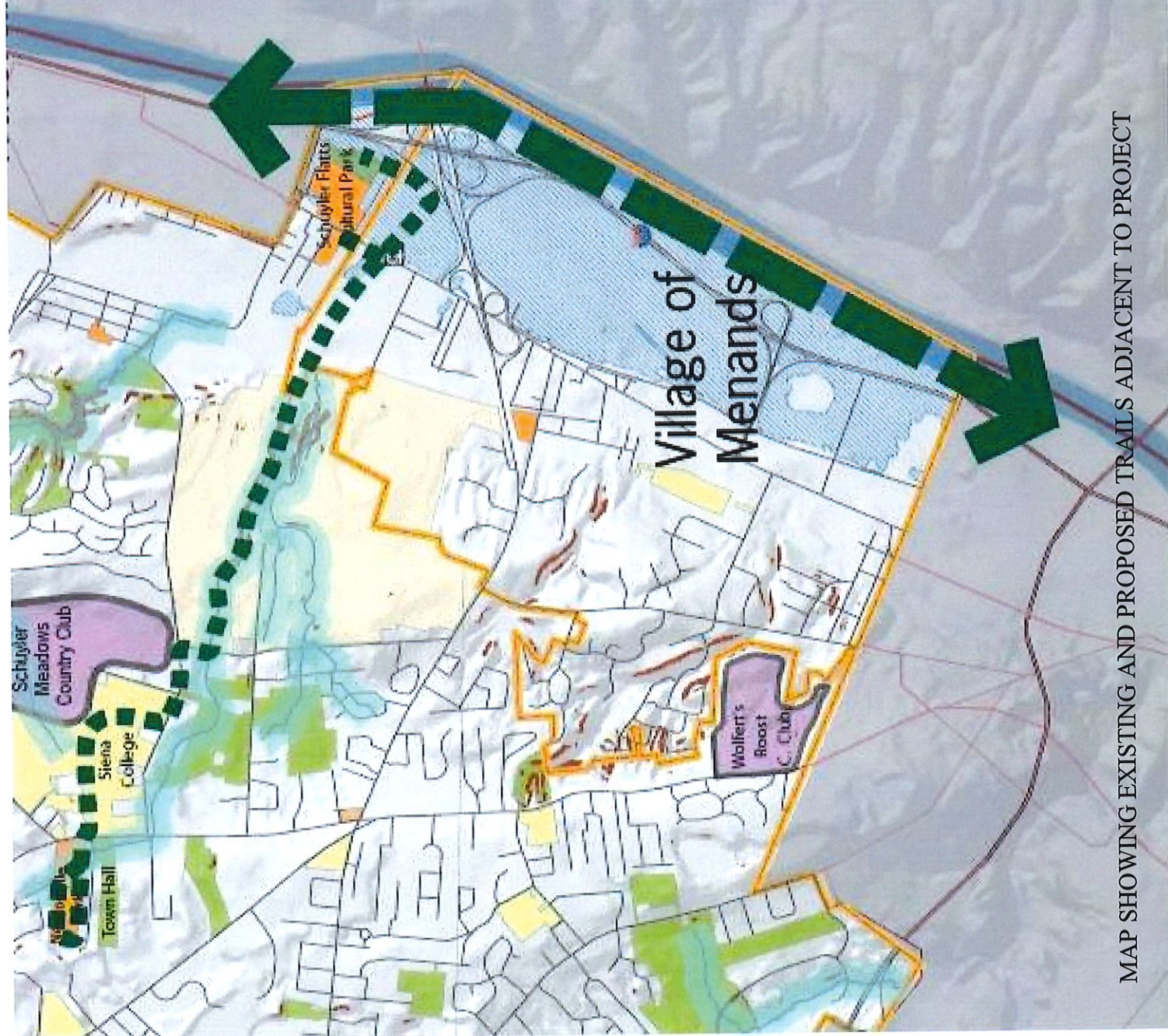
PROJECT PREPARED BY
SARATOGA ASSOCIATES, INC. 4875 ROUTE 146
SARATOGA, NY 12158-1000
PH: 518-584-1100 FAX: 518-584-1101
WWW.SARATOGAASSOCIATES.COM

SARATOGA ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.
10/17/04 - 10/18/04 - 10/20/04 (REVISED)



TOWN OF COLONIE, NEW YORK



MAP SHOWING EXISTING AND PROPOSED TRAILS ADJACENT TO PROJECT

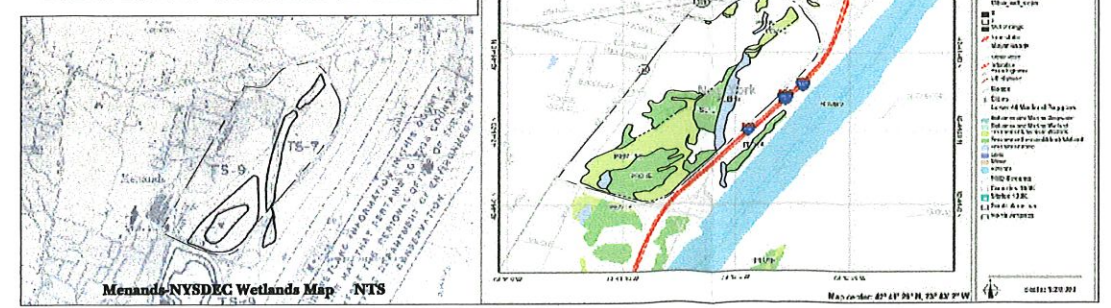


EXISTING CONDITONS
1" = 300'

**EXISTING CONDITIONS
CONSTRAINTS AND OPPORTUNITIES:**

- 1. ENVIRONMENT:**
- A. EXISTING TRAILS / RAILROAD BEDS:**
 - **OPPORTUNITIES:**
 - New Trails and Trail Connections / Respite Areas
 - Reconnection with nearby Communities
 - Funding
 - **CONSTRAINTS:**
 - Brownfield Areas
 - Aquisition of Land / Easements
 - New York State Land Ownership
 - Railroad Company Land Ownership
 - National Grid Land Ownership
 - Village of Menands Land Ownership
 - Residential Land Ownership
 - Safety, Operations and Maintenance Issues / Costs
 - B. WETLAND / TIDAL ESTUARY AREA:**
 - **OPPORTUNITIES:**
 - Wildlife Refuge / Educational Center
 - Reconstruction of Estuary
 - Implementation of Large Size Culvert
 - Reconnection / Access to Hudson Waterfront
 - Culvert for Pedestrian Passage
 - Create a Sense of Place / Destination Point
 - Funding
 - **CONSTRAINTS:**
 - Impacts of Accessibility
 - Regulatory Procedures
 - Pedestrian Access to the Waterfront
 - Culvert for Pedestrian Passage
 - Safety, Operations and Maintenance Issues / Costs
- 2. HISTORICAL SIGNIFICANCE:**
- A. ARCHEOLOGY:**
 - **OPPORTUNITIES:**
 - Reconnection with past
 - Native American History
 - European / Dutch Settlement
 - French and Indian / Revolutionary War Histories
 - Recreational History
 - **CONSTRAINTS:**
 - Impacts of Accessibility
 - Regulatory Procedures
 - Operations and Maintenance Issues / Costs
- 3. COMMUNITY:**
- A. FARMER'S MARKET:**
 - **OPPORTUNITIES:**
 - Enhance Area's Sense of Place / Destination Point
 - Additional Shops / Restaurants / Facilities
 - Create Community Entertainment Area
 - **CONSTRAINTS:**
 - Security and Maintenance Issues

EXISTING WETLAND MAPS



**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Opportunities and Constraints:

Environment

The area is a tidal estuary and freshwater wetland environment and is located within a FEMA 100 year flood zone. It is an ecological habitat for many plant and animal species, most notably migratory waterfowl and aquatic species.

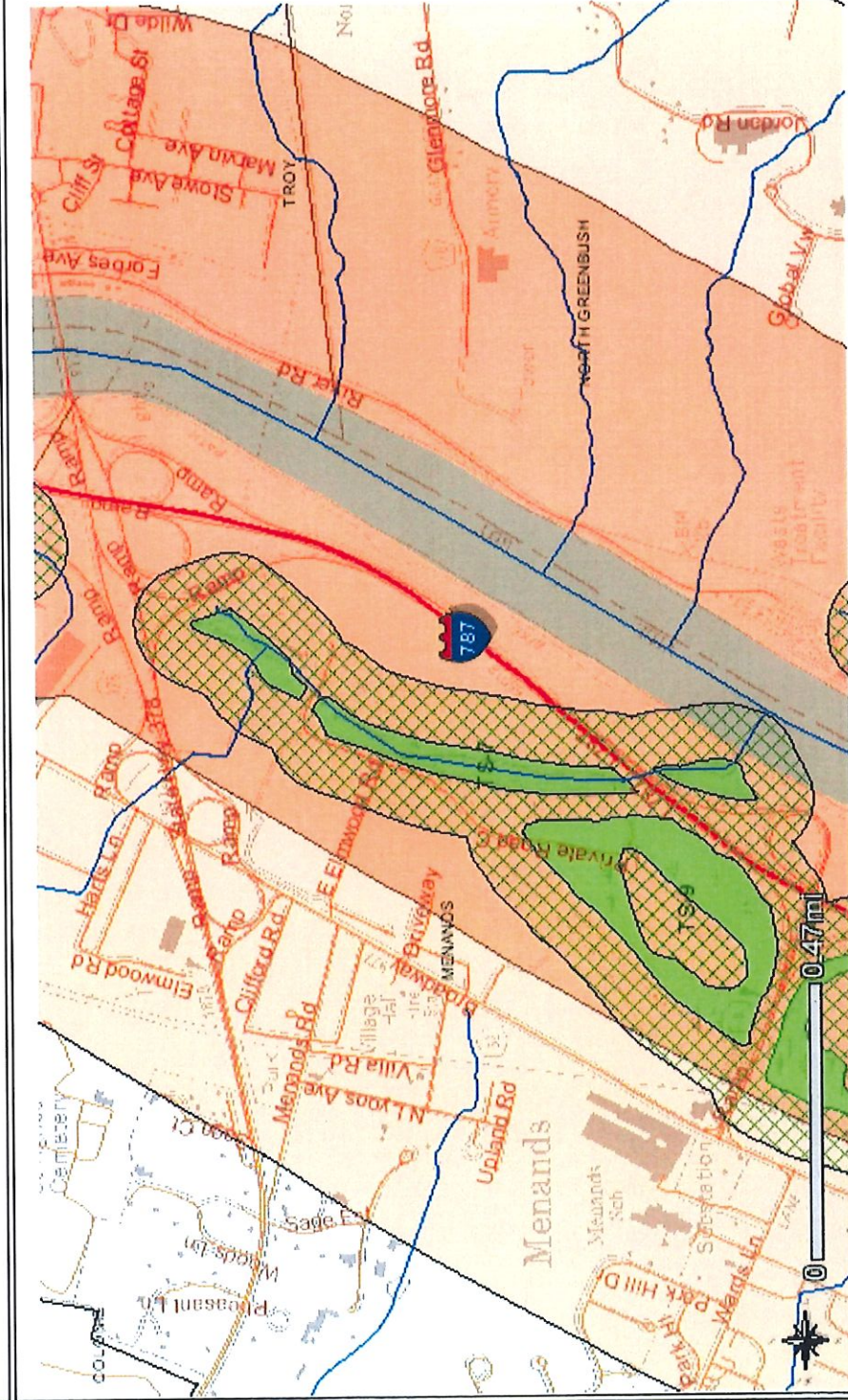
Opportunities

1. It's uniqueness lends itself to environmental, educational and passive recreational opportunities.
2. The soils in this area are very favorable for the specific use of pathways and trails
3. Existing pathways and roads that can be incorporated into the design project.
4. Existing culvert under I-787 that can potentially provide access to the Hudson River.
5. Funding opportunities due to it's wetland and estuary category.
6. Create a destination point and give the area a sense of place.

Constraints











1. Potential brownfield areas along the railroad corridor
2. Regulatory procedures due to wetland impacts
3. Existing Culvert under I-787 is too small for unrestricted access.

Menands Wetland Communities Map



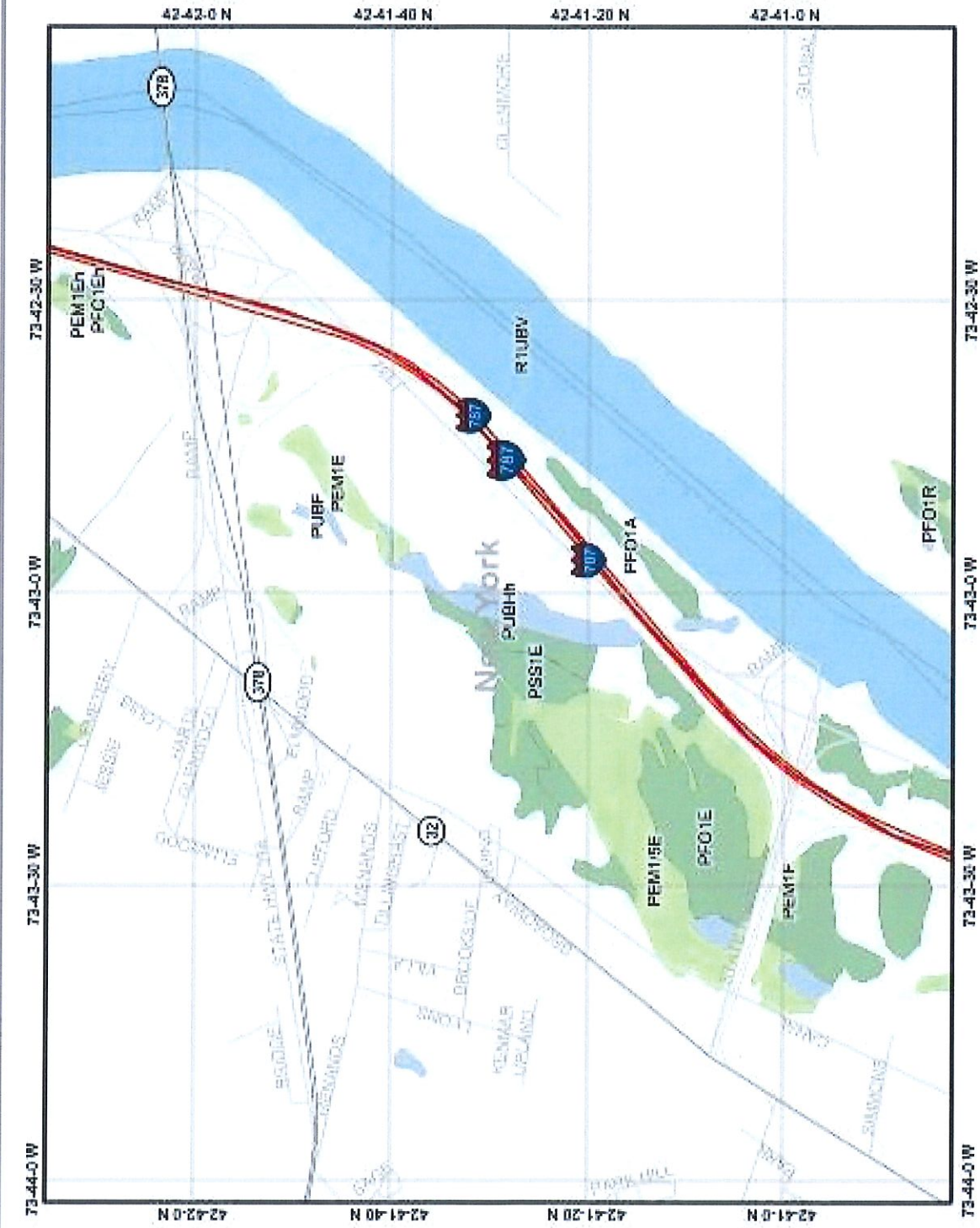
MinX: 603366, MaxX: 607161, MinY: 4728447, MaxY: 4726341

Visible Layers

-  Classified Streams
-  Classified Ponds
-  State-Regulated
-  Freshwater Wetlands
-  Wetland Checkzone
-  State-Regulated Freshwater Wetlands
-  Rare Plants
-  Rare Animals
-  Significant Natural Communities
-  Interstate Highways

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

Menands-Federal Wetlands Map



Map center: 42° 41' 29" N, 73° 43' 2" W

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

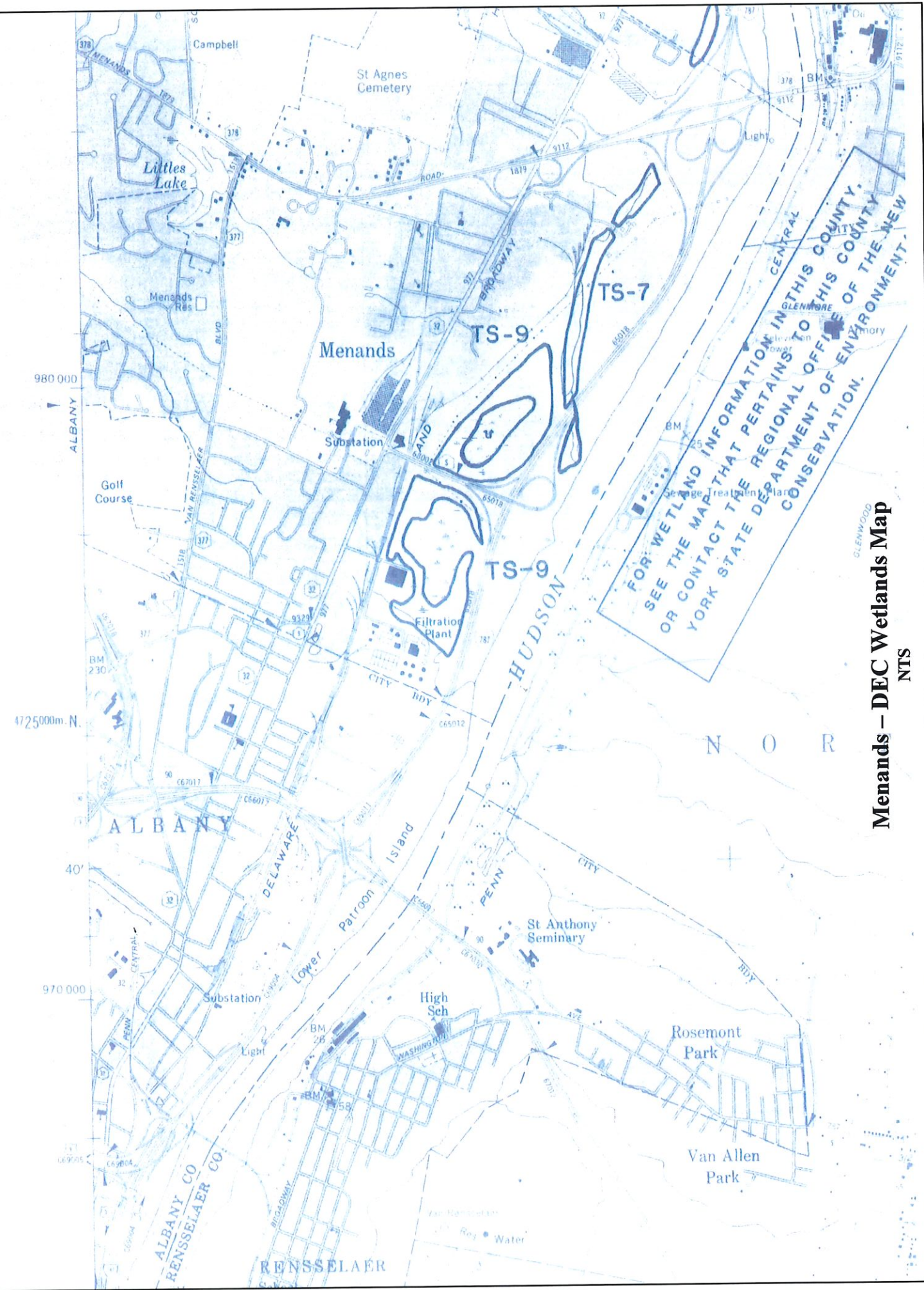


Legend

- Ohio_wet_xcan
- 0
- 1
- Out of range
- Interstate
- Major Roads
- Other Road
- Interstate
- State highway
- US highway
- Roads
- Cities
- Lower 48 Wetland Polygons
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forest/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- NHD Streams
- Counties 100K
- States 100K
- South America
- North America

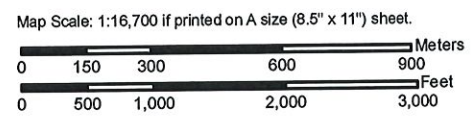
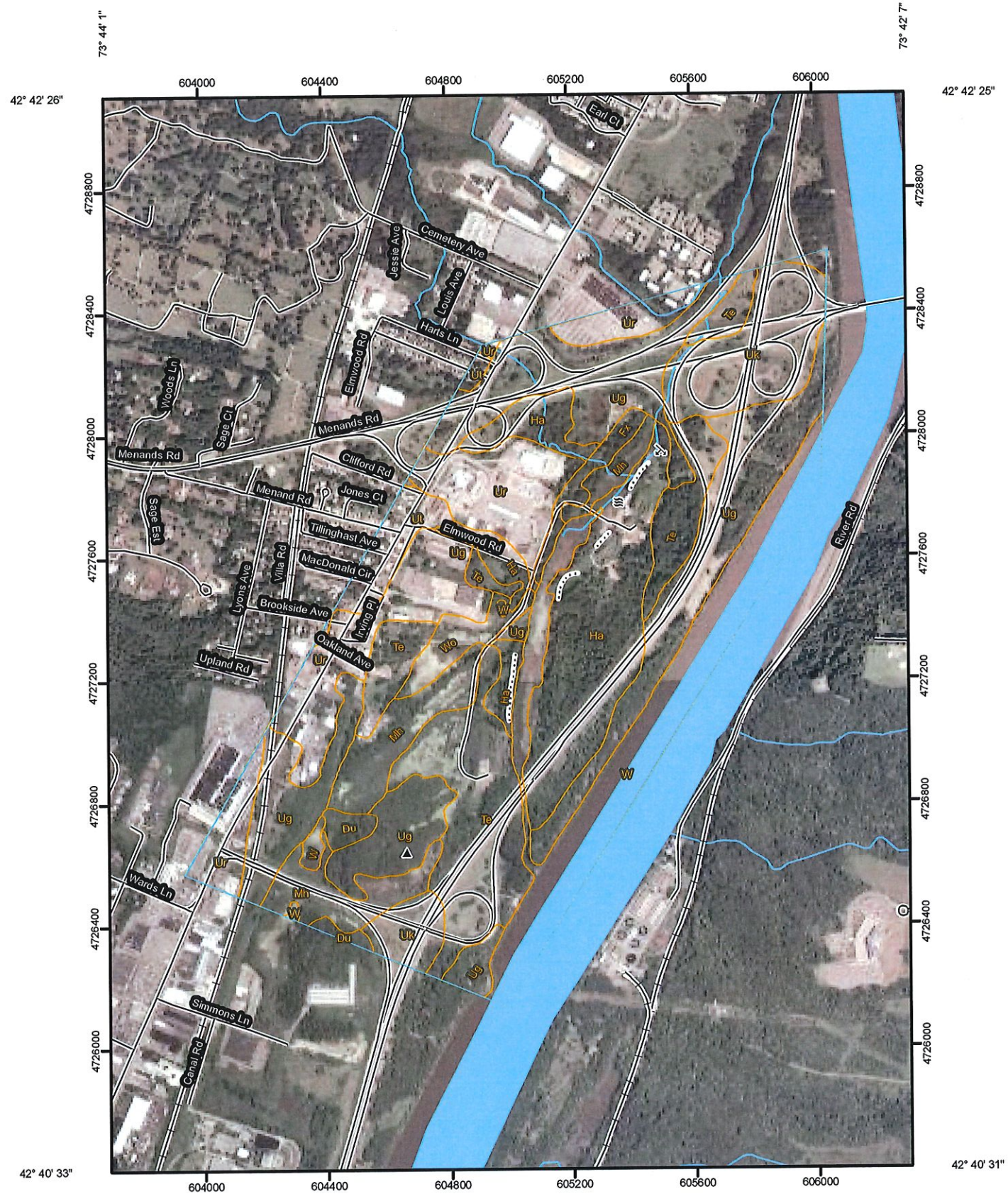


Scale: 1:20,000



Menands - DEC Wetlands Map
NTS

Soil Map—Albany County, New York
(Menands -Soils Map)



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Units
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
 - Spoil Area
 - Stony Spot
- Special Line Features
 - Gully
 - Short Steep Slope
 - Other
- Political Features
 - Cities
- Water Features
 - Oceans
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Very Stony Spot
- Wet Spot
- Other

MAP INFORMATION

Map Scale: 1:16,700 if printed on A size (8.5" x 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:15,840.
 Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Albany County, New York
 Survey Area Data: Version 6, Mar 24, 2008

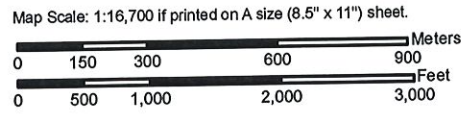
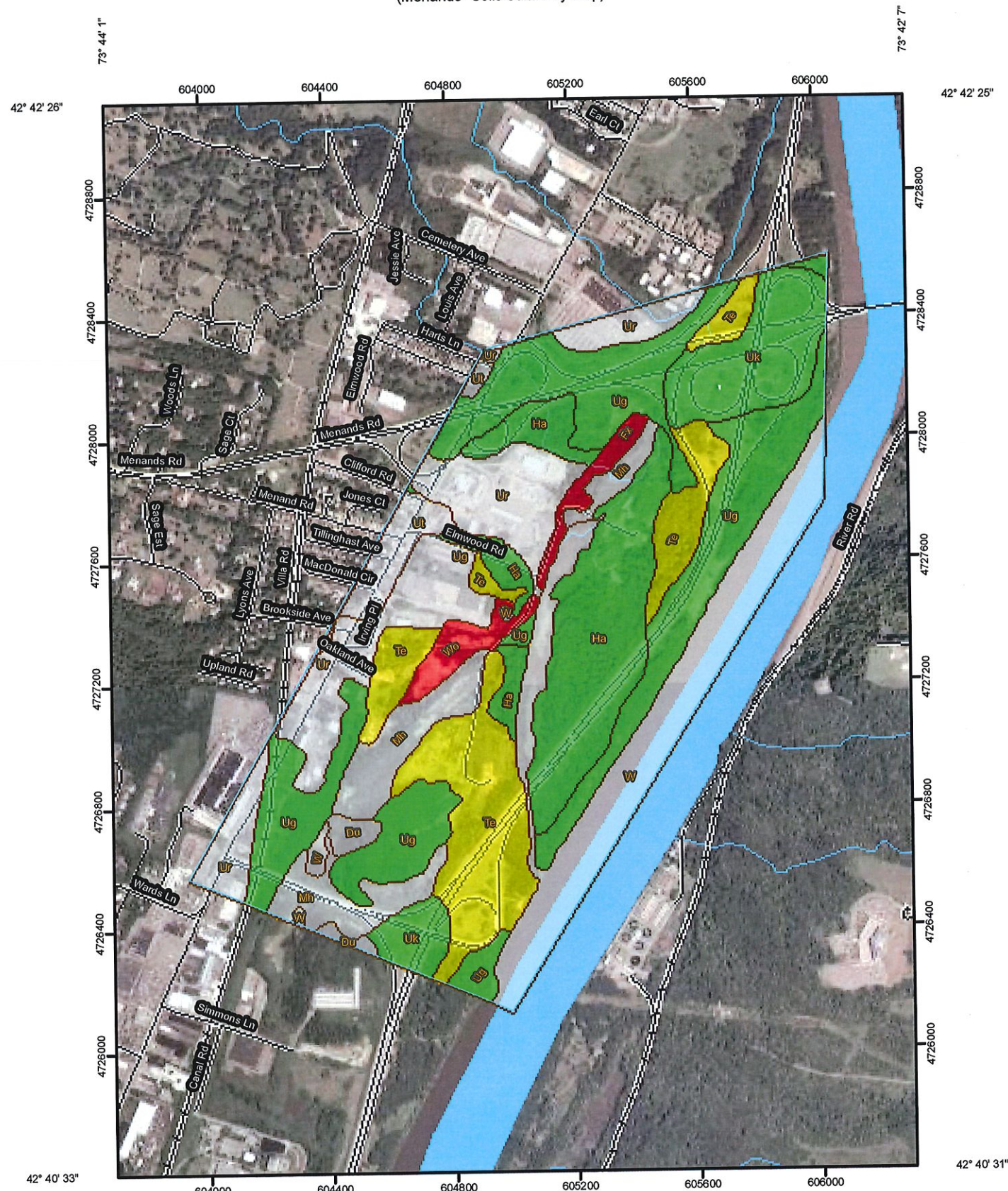
Date(s) aerial images were photographed: 7/31/2006; 9/10/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
















Map Unit Legend

| Albany County, New York (NY001) | | | |
|------------------------------------|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| Du | Dumps | 6.1 | 0.9% |
| Fx | Fluvaquents-Udifuvents complex, frequently flooded | 7.9 | 1.2% |
| Ha | Hamlin silt loam | 92.8 | 13.7% |
| Mh | Medihemists and Hydraquents, ponded | 47.4 | 7.0% |
| Te | Teel silt loam | 94.7 | 14.0% |
| Ug | Udorthents, loamy | 163.0 | 24.0% |
| Uk | Udorthents, loamy-Urban land complex | 52.3 | 7.7% |
| Ur | Urban land | 96.9 | 14.3% |
| Ut | Urban land-Udorthents complex, 0 to 8 percent slopes | 16.3 | 2.4% |
| W | Water | 89.6 | 13.2% |
| Wo | Wayland silt loam | 11.2 | 1.6% |
| Totals for Area of Interest | | 678.1 | 100.0% |

Paths and Trails—Albany County, New York
(Menands -Soils Suitability Map)



MAP LEGEND

| | |
|----------------------------|---|
| Area of Interest (AOI) | |
| Area of Interest (AOI) |  |
| Soils |  |
| Soil Map Units |  |
| Soil Ratings | |
| Very limited |  |
| Somewhat limited |  |
| Not limited |  |
| Not rated or not available |  |
| Political Features | |
| Cities |  |
| Water Features | |
| Oceans |  |
| Streams and Canals |  |
| Transportation | |
| Rails |  |
| Interstate Highways |  |
| US Routes |  |
| Major Roads |  |
| Local Roads |  |

MAP INFORMATION

Map Scale: 1:16,700 if printed on A size (8.5" x 11") sheet.
The soil surveys that comprise your AOI were mapped at 1:15,840.
Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Albany County, New York
Survey Area Data: Version 6, Mar 24, 2008

Date(s) aerial images were photographed: 7/31/2006; 9/10/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Paths and Trails

| Paths and Trails— Summary by Map Unit — Albany County, New York | | | | | | |
|---|--|------------------|---------------------------------------|---------------------------------|--------------|----------------|
| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
| Du | Dumps | Not rated | Dumps (100%) | | 6.1 | 0.9% |
| Fx | Fluvaquents-Udifuvents complex, frequently flooded | Very limited | Fluvaquents, frequently flooded (45%) | Depth to saturated zone (1.00) | 7.9 | 1.2% |
| | | | | Ponding (1.00) | | |
| | | | | Flooding (0.40) | | |
| Ha | Hamlin silt loam | Not limited | Hamlin (80%) | | 92.8 | 13.7% |
| Mh | Medihemists and Hydraquents, ponded | Not rated | Medihemists, ponded (45%) | | 47.4 | 7.0% |
| Te | Teel silt loam | Somewhat limited | Teel (80%) | Depth to saturated zone (0.08) | 94.7 | 14.0% |
| Ug | Udorthents, loamy | Not limited | Udorthents, loamy (90%) | | 163.0 | 24.0% |
| Uk | Udorthents, loamy-Urban land complex | Not limited | Udorthents, loamy (40%) | | 52.3 | 7.7% |
| Ur | Urban land | Not rated | Urban land (85%) | | 96.9 | 14.3% |
| Ut | Urban land-Udorthents complex, 0 to 8 percent slopes | Not rated | Urban land (50%) | | 16.3 | 2.4% |
| W | Water | | | | 89.6 | 13.2% |
| Wo | Wayland silt loam | Very limited | Wayland (85%) | Depth to saturated zone (1.00) | 11.2 | 1.6% |
| | | | | Ponding (1.00) | | |
| | | | | Flooding (0.40) | | |
| Totals for Area of Interest | | | | | 678.1 | 100.0% |

| Paths and Trails— Summary by Rating Value | | |
|---|--------------|----------------|
| Rating | Acres in AOI | Percent of AOI |
| Not limited | 308.0 | 45.4% |
| Somewhat limited | 94.7 | 14.0% |
| Very limited | 19.0 | 2.8% |
| Null or Not Rated | 256.3 | 37.8% |
| Totals for Area of Interest | 678.1 | 100.0% |

Description

Paths and trails for hiking and horseback riding should require little or no slope modification through cutting and filling.

The ratings are based on the soil properties that affect trafficability and erodibility. These properties are stoniness, depth to a water table, ponding, flooding, slope, and texture of the surface layer.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

History

The human history of this area dates back 6,000 years. It includes aspects such as Al-Tro Park and the Erie Canal and therefore lends itself to archeological investigation. It has the potential to integrate this area's past with its present and create a sense of connection between time.

Opportunities

1. Interpretive and educational measures can be implemented to allow the community to be aware of, appreciate and identify with this area's past and it's connection to the present time.
2. Create a destination point and give the area a sense of place.

Constraints

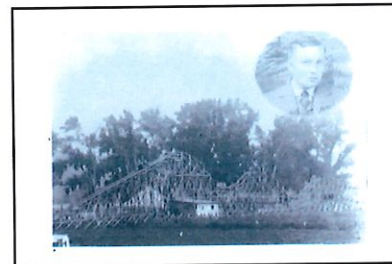
1. It's history lends itself to archeological investigation and ensuing regulatory procedures.



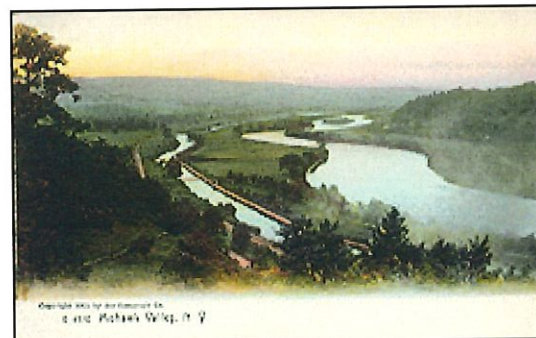
Ferry Boat – View from Al-Tro Park



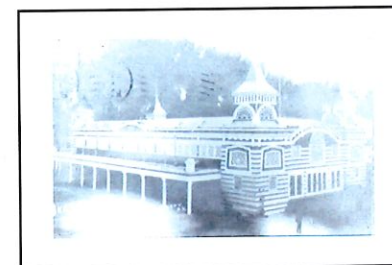
Erie Canal key map



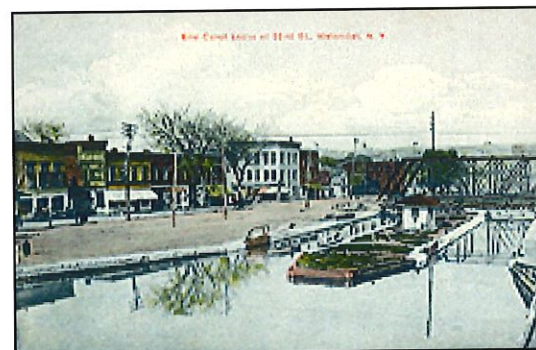
Roller Coaster– Al-Tro Park



Erie Canal – Mohawk River

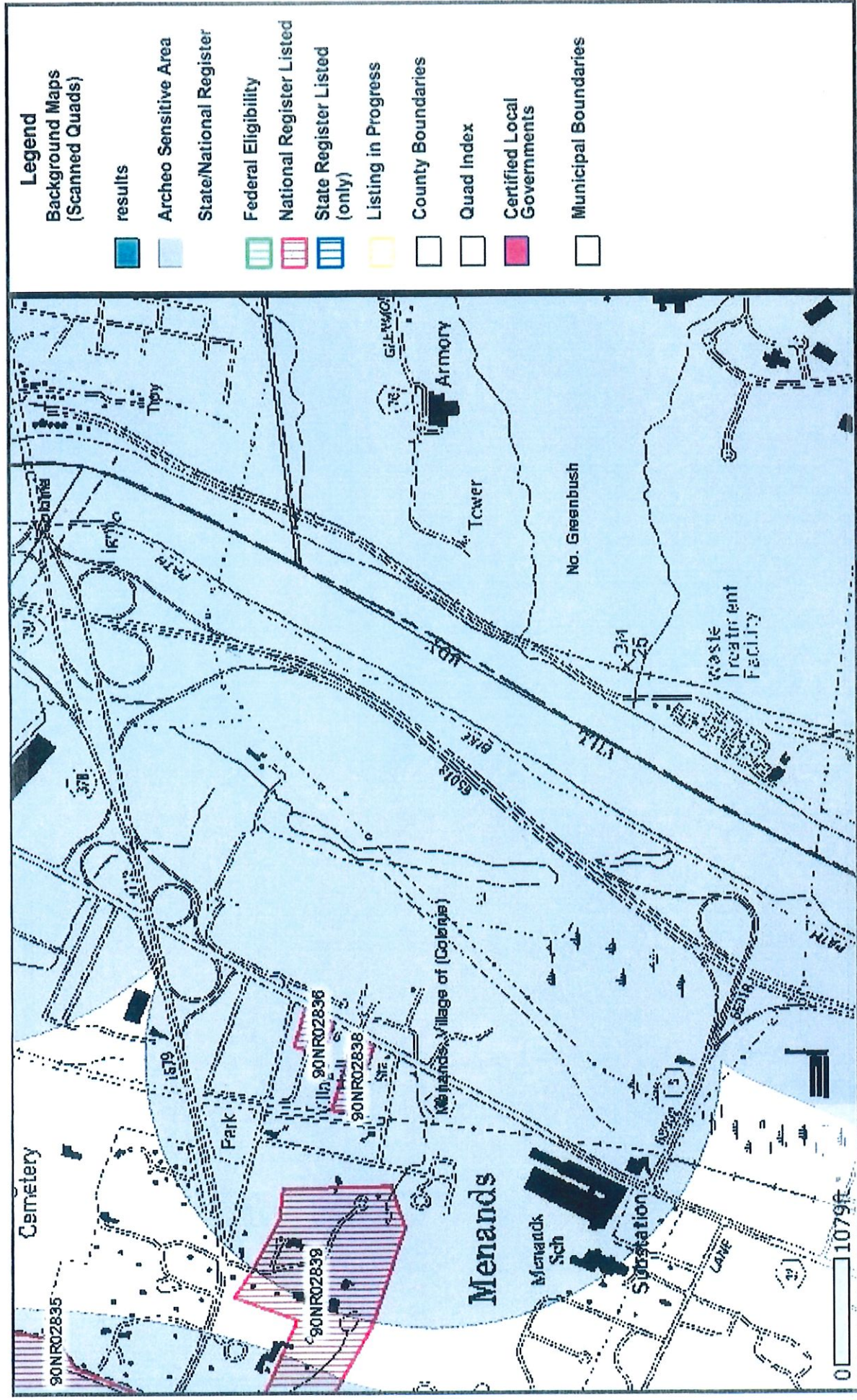


Skating Rink– Al-Tro Park



Erie Canal - Watervliet

MENANDS HISTORICAL SIGNIFICANCE MAP



**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Land Ownership

Implementation of this project is predicated on the cooperation of landowners whose property the network of bike paths and trails will cross. Acquisition of these properties can be accomplished by many different methods. The category of land ownership defines the level of complexity involved in the acquisition process as well as which methods of acquisition that will be most viable.

Land ownership within this area falls under four (4) categories; Private or Residential owned, Industrial or Business owned, Utility owned or Government owned.

Opportunities

1. Personal level of involvement for some landowners.
2. Tax write-off opportunities depending on acquisition process.

Constraints

1. Red tape involved in acquisition process.
2. Regulatory procedures due to responsibilities placed on landowners.
3. Perceptions of crime and mischief by allowing access to property.

MENANDS NATURE AREA FEASIBILITY STUDY FINAL MASTER PLAN

Community Involvement

Community ownership and involvement is crucial to the success of this project. Some important aspects of community involvement that should be focused on are as follows:

Opportunities

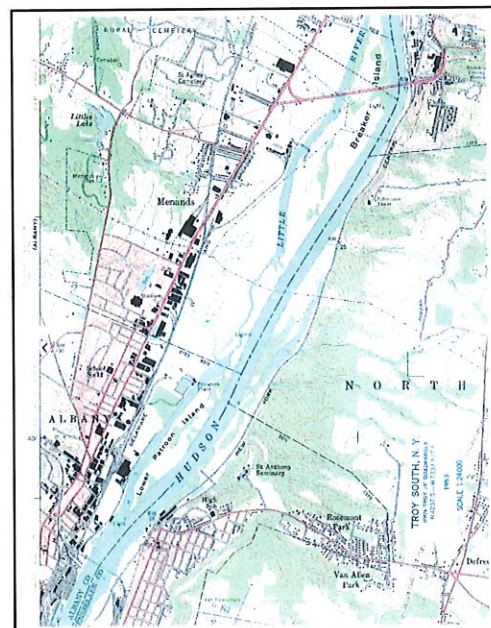
1. Re-establish connection between the village and the Hudson River.
2. Establish pedestrian linkages to surrounding communities.
3. Environmental education opportunities
4. To create a destination and a sense of place.
5. Funding sources and private / public partnerships
6. Redevelopment of the existing Regional Farmer's Market.



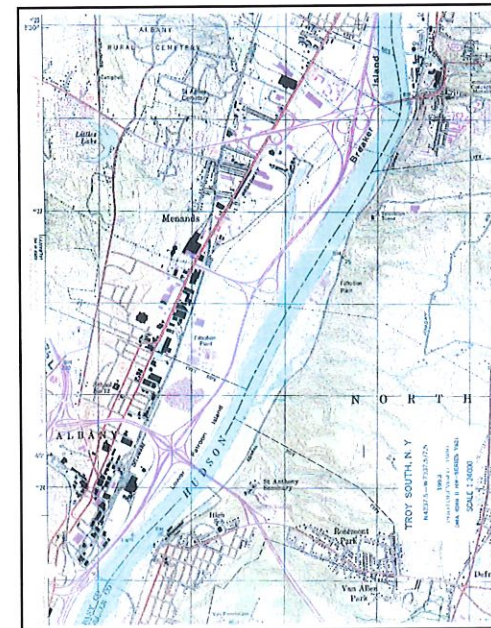
Lineal bike path linkage along roadway corridor

Constraints

1. Due to the intrusion of Interstate 787, which was laid between the City of Albany and the City of Cohoes along the west side of the Hudson River in the early 1970s, access between the village of Menands and the river was severed.
2. I-787 also cut off a viable water connection with the neighboring communities that the village had once enjoyed.
3. The construction of the interstate destroyed the integrity of the Islands and left the site derelict. It has been neglected for quite some time now and has become an environment prone to mischievous activity.



Village-Waterfront connection
prior to construction of I-787
(1953)



Village-Waterfront connection
severed after construction of I-787
(1980)

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Proposed Master Plan

All the compiled data from mapping and research, field observations and committee meetings determined that the best use of this site was as a passive recreational and educational nature area to be used by village residents, capital district visitors and Hudson Mohawk trail users.

The site has the potential to restore the connection between the Village of Menands and the Hudson River, creating access to the village's waterfront and re-establishing a water connection between the village and its neighboring communities. It also has the potential to provide a pedestrian connection with linkage to the existing Mohawk-Hudson bike path that runs alongside the river and also to proposed bike paths that are currently being planned.

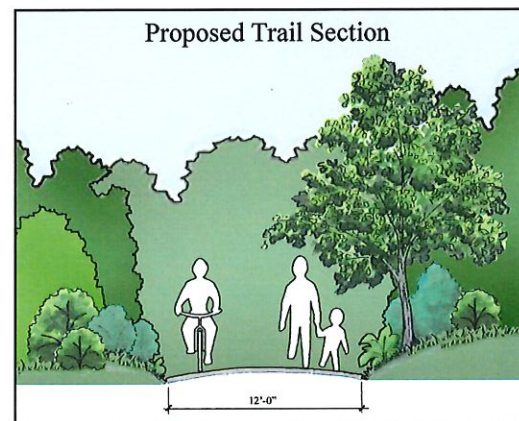
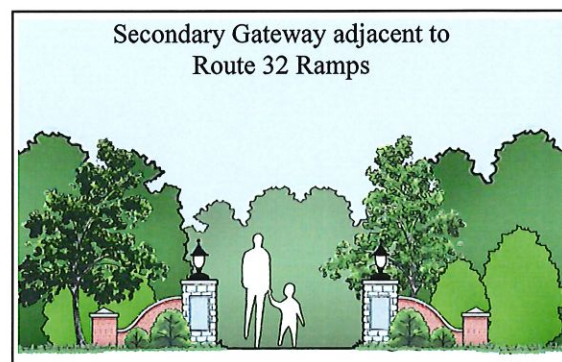
The site is a tidal wetland that is a part of the Mohawk-Hudson River Estuarial corridor and provides refuge for many forms of flora and fauna. It therefore has the potential to be a venue for a nature sanctuary providing a respite and refuge from the hustle and bustle of the surrounding villages, towns and cities.

The Feasibility Study consists of a compilation of identified issues, opportunities, constraints, demands and needs necessary for implementing a proposed nature area that will reconnect the village of Menands with the Hudson River waterfront by means of a bike path and trail system. The proposed nature area will provide a network of pathways and boardwalks that will include a connection to the existing Mohawk-Hudson bike path that runs along the western edge parallel to the Hudson River. The connection will be facilitated by means of a proposed culvert for pedestrian passage under Interstate 787.

The pathways will also provide a linkage with the future bike path which is expected to extend from Schuyler Flatts, along Broadway and across the Troy-Menands Bridge, over the Hudson River, and northward, into Troy.



Proposed Boardwalk



**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

SUMMARY OF ANALYSIS

Issue Identification and Recommendations:

The identification of the issues, demands and needs of the area and programs necessary to implement the proposed project are as follows:

Issues to be Addressed

1. Preservation of the historical integrity of the site, a respect and reverence for it's history and the incorporation of it's past with the present.
2. Creating an awareness for the environmental uniqueness of the site and for the maintenance of its character. The clean-up of any brownfield sites is also critical.
3. Land acquisition for the proposed project, the criteria involved as to the methods of acquisition, the use and maintenance of the land and any safety or security concerns.
4. The community based issues involve support and participation by the community for the implementation of this project.
 - a. Supporting the goal of attaining waterfront access to the Hudson River and linkage to the existing bike path by means of implementing a culvert bridge and pathway under I-787.
 - b. Supporting the goal of creating a nature park with a bike path and trail system/network.
 - c. Supporting the implementation of informational kiosks, signage and plaques that provide historical and environmental information of the area.
 - d. Supporting the enhancement of the Farmer's Market area with:
 1. Shops/Restaurants (Coffee/Ice Cream/Other)
 2. Bathrooms
 3. Stage Area
 - e. Support for safety and security
 - f. Partnerships
 - g. Funding Sources

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Demands and Needs:

Demands

Historical sensitivity

Environmental sensitivity

Land Ownership

Community

Needs

Archeological investigation
Integration of past with present

Investigation of accessibility

Pathways

Boardwalks

Culvert

Clean-up of brownfields

Regulatory procedures

Regain / maintain uniqueness of area

Acquisition methods and procedures

Purchase

Transfer of development rights

Incentive Zoning

Conservation Easements

Make this area a destination point

Connections from street

Transportation connections

Safety and security

Maintenance of nature area

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Prioritized Recommendations for Implementation:

1. Seek private / public partnerships to advance project (impose focus, share costs)
2. Seek additional grants for the study, investigations and implementation.
3. Investigate methods and procedures of land acquisition and / or easements for proposed bike path and trail network. Investigate and pursue use of recreational easements with residential and state land acquisition
4. Initiate contact with key property owners (NYS, National Grid, CSX and others)
5. Archeological and Environmental Investigations and regulatory procedures
6. Acquire required permits
7. Clean up of brownfield areas, as may be identified.
8. Compile information with regard to historical and environmental significance.
9. Coordinate planning efforts with the regional Farmer's Market to create a more cohesive design process and final product.
10. Investigate costs of operations and maintenance for infrastructure, recreation amenities and security / perceptions of security.
11. Create an environmentally and historically sensitive network of pathways, trails, boardwalks and nodal spaces with linkage to existing and proposed bike trails.
12. Strategic placement of interpretive signage, plaques and informational / educational kiosks.
13. Provide a viable connection between the Village and the Hudson River. Restore the Village back to it's status as a riverfront community by means of implementing a pedestrian culvert bridge under I-787 with bike path and trail linkages. Initiate and pursue culvert replacement project under I-787 with NYSDOT.

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Identification of Potential Funding and Partnership Sources:

PROJECT PARTNERSHIPS / LIASONS / FUNDING SOURCES

Purpose:

- Funding
- Project Implementation
- Land Acquisition
- Maintenance

Organizations:

- | | |
|------------------------------------|-------------|
| ▪ Scenic Hudson | ▪ NYS OPRHP |
| ▪ NYS Hudson River Valley Greenway | ▪ NYS DOT |
| ▪ Parks and Trails New York | ▪ CDTC |
| ▪ Rails-to-Trails Conservancy | ▪ EPA |
| ▪ The Trust for Public Lands | ▪ NYS DEC |
| ▪ American Trails | ▪ NYS DOS |

Programs:

1. STATE ECONOMIC AND COMMUNITY DEVELOPMENT PROGRAMS

NYSDHCR Economic Development Program

This program provides funds to local governments which in turn use the funding to assist qualified businesses undertake activities that will result in the creation and/or retention of job opportunities for low to moderate income persons. Municipalities with populations under 50,000 and counties with unincorporated populations of under 200,000 may participate. Pre-applications are required and upon approval by the DHCR, the formal application may be submitted. There is no match fund requirement and applications are accepted continuously.

NYSDHCR Community Development Block Grant Program (CDBG)

This program provides funds to local governments looking to make development improvements and enhancements critical to the needs of low to moderate income communities. Single purpose and Comprehensive grants for housing rehabilitation, micro enterprise, public facilities and infrastructure projects are available. The program is announced in January of each year and applications are submitted normally in mid to late April. There is no match fund requirement. Grant awards are announced historically in late August.

NYSDHCR Technical Assistance (TA) Grant Program

The TA grant program provides financial planning assistance for communities looking to advance a strategic plan or vision for community development. The plan allows communities to identify and address development issues, provide a means to cultivate community goals and objectives, and prepare a blueprint outlining how a community can

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

advance from where it is now into the future. The TA grant may also be used to support the costs to prepare the Community Development Block Grant (CDBG) grant application. Historically, the TA grants round is announced in late summer and applications are submitted in early September. A 40% funding match is required by applying communities and may be provided in cash or in-kind services.

Transportation Enhancements Program (TEP) is available through the Intermodal Surface Transportation Act (ISTEA) when funding is authorized by Congress. The program provides federal reimbursement for non-traditional projects such as the planning and construction of sidewalks, pedestrian trailways, bike lanes, and other non-motorized pedestrian rights-of-way to communities. The New York TEP provides funding to any or all of the twelve eligibility categories defined by the Federal government including bicycle and pedestrian facilities, bicycle and pedestrian safety initiatives, acquisition of scenic and/or historic site easements, landscaping and beautification, historic preservation, rehabilitation and operation of historic transportation buildings, preservation of abandoned railway corridors, control and removal of outdoor advertising, archeological planning and research, environmental mitigation, and the establishment of transportation museums.

New York State Legislature Legislative Member Item Program (MIP)

The Member Item Program is available as a means for constituencies to receive financial assistance for projects in represented legislative districts. Applicants should contact their State Senator and/or Assembly person directly so that their request can be considered by each House's full legislative body during session.

New York State Department of State Emergency Services Revolving Loan Program

Under this program, municipal fire and emergency services departments may apply for funds to support costs related to the purchase of personal protective equipment, communications equipment, accessory equipment, vehicles, and facility construction costs. Low interest loans are available for up to \$200,000. Applications are solicited three times per year and award decisions are made by the loan board during scheduled meetings three times annually.

Environmental Protection Fund Matching Grant Program

NYS Office of Parks, Recreation and Historic Preservation (OPRHP)

TYPE OF PROJECTS: Acquisition, development and improvement of parks, historic properties and Heritage Area Systems

ELIGIBILITY: Municipalities and not-for-profits with ownership interest

FUNDING: Up to \$350,000 (special funding cap of \$1 million for projects over \$4 million), 50% local match required (state funds are eligible as match but federal funds are not)

DEADLINE: Call for proposals in April, with June deadline

NYS Department of State - Division of Coastal Resources and Waterfront Revitalization

TYPE OF PROJECTS: Waterfront rediscovery; coastal education and tourism programs; preparation or implementation of Local Waterfront Revitalization

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Programs (LWRP) or components of LWRP programs

ELIGIBILITY: Municipalities located on New York's coastal waters (including tidal rivers) or on designated inland waterways

FUNDING: Up to \$500,000. 50% local match required.

DEADLINE: Call for proposals April, with June deadline

NYS Department of Environmental Conservation

Oversees acquisition of significant open space lands included in the official NYS Open Space Plan, revised every five years. No application process. Contact regional DEC offices to get information on regional open space committees. This is the route to get your trail corridor included in the Open Space Plan.

Hudson River Valley Greenway

TYPE OF PROJECTS: Capital construction projects related to development of the Hudson River Valley Greenway Trail System, waterfront and main street revitalization, regional tourism strategies, and natural resource inventories

ELIGIBILITY: Municipalities and not-for-profits within legislatively designated Hudson River Valley Greenway area

FUNDING: Up to \$300,000, 50% match required (federal and state funds are not eligible as match)

DEADLINE: Call for proposals April, with June deadline

National Recreational Trails Program (funded by the Federal Highway Administration) NYS Office of Parks, Recreation and Historic Preservation (OPRHP)

TYPE OF PROJECTS: Acquisition, development and maintenance of trails

ELIGIBILITY: State and local governments, not-for-profits, corporations, individuals

FUNDING: Up to \$1.5 million for grants ranging from \$5,000 to \$100,000, 20% local match required. 30% of funds must go to motorized trails, 30% to non-motorized trails

DEADLINE: Fall

American Greenways Kodak Award

TYPE OF PROJECTS: Local greenway planning, design or development

ELIGIBILITY: Primarily local, regional, statewide non-profits, public agencies may also apply

FUNDING: Up to \$2,500

DEADLINE: Early June

Bikes Belong Coalition

TYPE OF PROJECTS: Development of bicycle facilities, especially projects that could be funded under Transportation Equity Act for the 21st Century (TEA-21).

ELIGIBILITY: Local non-profits, agencies, citizens

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

FUNDING: Up to \$10,000

DEADLINE: February and October

Powerbar's Direct Impact on Rivers and Trails (DIRT)

TYPE OF PROJECTS: Protect, preserve and restore recreational lands and waterways

ELIGIBILITY: Primarily non-profits

FUNDING: \$1,000-\$5,000

DEADLINE: Early June

Conservation Alliance Grants

TYPE OF PROJECTS: Protection of wild and natural areas where outdoor enthusiasts recreate

ELIGIBILITY: Non-profits must be sponsored by a member company (EMS, Patagonia, Timberland, etc.)

FUNDING: Up to \$50,000

DEADLINE: January and August

American Hiking Society

NATIONAL TRAILS ENDOWMENT

TYPE OF PROJECTS: Building, improving, protecting trails or increasing the constituency for a specific trail project (focus is on hiking trails).

FUNDING: Up to \$10,000

DEADLINE: Late November

All American Hiking Society grant programs:

TRAILS FOR TOMORROW

TYPE OF PROJECTS: Outstanding National Trails Day events that put trails at the forefront of communities.

FUNDING: \$500 in cash, gear and goods worth up to \$2,000

DEADLINE: June

ELIGIBILITY: Non-profits

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

IMPLEMENTATION OF PLAN

Development Strategy:

The purpose of this study, as was previously mentioned, has been modified. The study has shifted from a process of developing a preferred concept to that of developing a palette of conceptual options that will allow for more design flexibility with the intention of keeping it as a local project but with regional scale and linkages including regional partnerships and liaisons.

DEVELOPMENT OF PROJECT AS A REGIONAL SCALE PROJECT

Criteria and goals that make this a regional scale project:

- Community:
 - Integration of multi-modal linkages and recreation within the community and connecting to outside communities.
 - The close Proximity of the Regional Farmer's Market
 - The future enhancement of the Regional Farmer's Market on this site to bring more economic viability to the area.
- Environment:
 - The area is a part of the Hudson River Estuary and is a freshwater wetland therefore environment and resource stewardship of this area is essential.
- Historic and Cultural Integrity:
 - The site's history extends 6,000 years from early Native American influences to a more recent history that includes the Dutch settlement, the fur trade, the French and Indian War, and the implementation of transportation modes such as the Erie Canal system, steamboats and the railroads. It was also a popular venue for recreation during the late 19th Century. Preservation of this history is very important.

Needs as a Regional Project:

- Partnerships / Liaisons for technical and financial Assistance

**MENANDS NATURE AREA FEASIBILITY STUDY
FINAL MASTER PLAN**

Recommended Actions as a Regional Scale Project:

Short Term Actions:

1. Seek private / public partnerships to advance project (impose focus, share costs)
2. Seek additional grants for the study, investigations and implementation.
3. Investigate methods and procedures of land acquisition and / or easements for proposed bike path and trail network. Investigate and pursue use of recreational easements with residential and state land acquisition
4. Initiate contact with key property owners (NYS, National Grid, CSX and others)

Intermediate Term Actions:

1. Archeological and Environmental Investigations and regulatory procedures
2. Acquire required permits
3. Clean up of brownfield areas, as may be identified.
4. Compile information with regard to historical and environmental significance.
5. Coordinate planning efforts with the regional Farmer's Market to create a more cohesive design process and final product.
6. Investigate costs of operations and maintenance for infrastructure, recreation amenities and security / perceptions of security.
7. Create an environmentally and historically sensitive network of pathways, trails, boardwalks and nodal spaces with linkage to existing and proposed bike trails.
8. Strategic placement of interpretive signage, plaques and informational / educational kiosks.

Long Term Actions:

1. Provide a viable connection between the Village and the Hudson River. Restore the Village back to it's status as a riverfront community by means of implementing a pedestrian culvert bridge under I-787 with bike path and trail linkages. Initiate and pursue culvert replacement project under I-787 with NYSDOT.