

**Council of Greater Manhasset Civic Associations (Greater Council/GC)
Update Meeting on Manhasset Valley Park Renovation Project
4-25-12 9am; TNH Supervisor's Conference Room
Meeting Summary**

Attendees: GC members, TNH Supervisor Kaiman and Councilwoman Kaplan, TNH Commissioners for Parks, Public Works and Highways and Public Safety; Indians Rock, TNH Project staff and Architects.

Sue Auriemma	Jennifer Fava	Norman Nemec
Rich Bentley	Pat Grace	Stevan Pollack
James Brooks	Jillian Guiney	Ron Rainone
Michael Bowden (H2M)	Jon Kaiman	Thomas Tiernan
Roger Coleman	Anna Kaplan	Sabereh Samet
Andrew DeMartin	Michael Keffer (H2M)	Margaret Schwarz
Paul DiMaria	Sam Marksheid	Joanne Spencer
Barbara Donno	Eric Monroe	

This project meeting was held for Greater Council to discuss the status of the project and previous concerns raised. The project architects (H2M) presented the current plan and discussed its major elements. Current aerial photo and project plan documents attached; Discussion ensued on the following points:

Background: GC raised two initial concerns to TNH in June 2011, both of which have not yet been resolved (excerpt from GC letter to TNH 6/5/2011):

- 1) **New Parking Lot Entrance/Exit on Maple St** near corner of Bayview Ave. The intersection of Bayview Ave/Maple has been problematic and site of numerous accidents. Considerable traffic uses this route as short cuts.
Near 2004 TNH had proposed to place 'no left turn' at this intersection from southbound Bayview Ave onto Maple, but residents and business owners objected to that action since this pathway is an important route for Manhasset residents to be able to reach Manhasset businesses on Northern Boulevard (other than forcing more traffic onto Plandome Rd). GC had recommended at the time that TNH and Nassau County improve the intersection (Bayview was a County Rd, Maple was TNH road at the time; now both owned by TNH), using land from the adjacent Nassau County Garage facility if necessary to better design that intersection. As a result, TNH dropped the 'no left turn' plan, but never followed up with any other intersection improvement.
The new concern is that the new Park parking lot entrance is too close to this same intersection and will exacerbate the problem as the entrance is on the roadway curve and southbound traffic is typically at a fast pace. Perhaps it is feasible to move the proposed new parking lot entrance further south, to both improve driveway visibility to southbound Maple St traffic, as well as provide more space for queue up of northbound Maple St traffic that occurs at the northbound Maple St stop sign.
- 2) **Tree Removal/New Plantings:** What is the total # trees that will be cut down, and total # of new trees to be planted during construction (expected at least a 1 for 1 replacement)?

Discussion Included:

- **Parking Entrance:** The new lot as proposed provides two way traffic flow with entrances/exits at both ends, optimizing traffic flow and avoiding any 'dead end'. Architects advised that the northern entrance location concern had not been previously forwarded to them. **H2M will now investigate and develop options to better address the concern.** Current parking lot utilization was studied and found moderate daytime use as a commuter park-n-ride location, but also significant use by MHS students who park and walk up the steep hillside foot path to/from school and in general produces no interference with park user parking at those times. Seems non-problematic and will likely continue when lot is moved to its new location.
- **Tree/Plantings** (see attached planting plan documents): The plan accommodates the 100 foot NYSDEC protected zone adjacent to the creek (has specified allowable plantings), the new fields, and intentional promoted sunlight to ground for grass areas to sustain the lower height plantings, all making smaller shrubbery more pragmatic. Staying within NYSDEC allowable plantings avoids need for any further NYSDEC review, thus every effort is made to stay within allowable plantings in this zone. The TNH originally had not quantified tree removals vs. new tree planting but had summarized that it was at least, and likely exceeds a 1 for 1 tree replacement. Confirmed that 72 trees are being removed with new planting **quantification still pending from the H2M.** We now expect quantification will show less than a 1 for 1 tree replacement. In terms of total new plantings (including trees as well as lower height shrubbery), that it the total new plantings will exceed the number of trees being removed. With that rationale now provided, those present found it reasonable and justified.
The new **deciduous trees planned for Maple Ave curbside border must address mature height interference with power lines**, to mitigate chronic future "reverse mohawk" tree trimming. Either plant trees sufficient western distance from power lines, plant lower mature height tree species, or plan routine tree trimming to keep them below power line height.
- **Footpath to NE corner:** Concern was raised whether the northeast corner provides for foot traffic into the Bayview area. A separate TNH project is underway on the Bayview Avenue waterfront that is hoped to provide a pedestrian path to the Valley Park Ave (there is no current sidewalk and foot traffic is forced into the roadway under a narrow LIRR bridge underpass). A foot path in Valley Park is provided to/from the north east corner is provided.

- Emergency vehicle access: Provided onto each field. Architects were asked to assure emergency vehicles can also get all the way to the concession stand area.
- Plumbing at Restroom/Concession: Architects were requested to review Flood Plain provisions regarding plumbing and waste for compliance as there may be special additional requirements. Architects will investigate and respond.
- Concession Stand Operator: Will remain under TNH control and be bid out with provision for occasional use when a specific large scale event is held whereby the event organizers would be permitted to utilize/operate the facility for that event. This is common on most TNH sport related properties where a concession stand exists.
- The new Baseball field: is slightly shifted from its current home plate location and becomes fully Williamsport compliant including provisions for 60 and 75 foot base lines for little league age-appropriate baselines. The in and outfield is fully turfed, has covered dugouts, permanent home/away grandstands, and protected on deck batting space. A new batting cage will be installed in the southwest corner (adjacent to right field).
- The new rectangular field: is fully turfed, provisioned for use in several sports (soccer, field hockey, etc.) with a permanent grandstand on the east border.
- Use of fields will be by TNH permit process, with Manhasset organizations having preference for use of fields.
- Field Lighting: Both fields will be lit on timers, rectangular field with 64 lamps to meet LAX requirements. While this field is much lower in the valley than the MHS fields at top of hill, lighting should not be a major impediment to homeowners. However, every effort will be made to adjust light timing so that they are off by 9pm, and adjusted for daylight savings time, unless a specific sporting event is in progress requiring later lighting.
- Fencing: Field themselves will be fenced; overall park will have a high quality perimeter wrought iron fence installed, consistent with all TNH new park fences being installed in phases; and standard TNH security technology installed. **It was suggested the grandstand area on roadway perimeter be better protect from potential Maple Ave car accident.**
- Playground Area: Is provisioned in the Project drawings but will not be initially installed in the opening season. TNH will fund the playground facility and install with the following year.
- Project Financial Plan (unavailable at meeting but later transmitted by Anna Kaplan's office):
 - Project Financial Plan
 - Total Project Cost: \$ 3,885,000.
 - Funding commitments from:
 - Manhasset PAL: \$150,000.
 - Indians Rock: \$150,000
 - Army Corp of Engineers: \$800,000.
 - Balance - Town of NH bond issued: \$2,785,000.

Summary: The GC thanked Councilwoman Kaplan, Supervisor Kaiman and all project staff project for this update. This Project is indeed a **substantial improvement and benefit** to the Manhasset Community. All present were supportive to proceed once the few remaining open items are resolved, so TNH can bid and begin timely construction. TNH hopes to finalize outstanding items quickly so it can be bid out and hopefully begin construction at the conclusion of the Spring 2012 PAL baseball season.