

April 19, 2016

Chris Spencer, Director
Department of Planning & Development
200 Henry Johnson Blvd
First Floor | Suite #3
Albany, NY 12210

Re: Site Plan Violations
The Eleftheria
241 South Allen St.

Dear Mr. Spencer:

Since the Eleftheria is soliciting rental applications at its website, the development should be required to comply with the site plan as defined in drawing C-3 dated 5/27/14. The following violations are now in evidence at the building site:

1. Missing rear property line chain link fence.
2. Missing 29 white fir ("AB") trees along the rear slope.
3. Contour alteration at the SE corner including creation of a berm on Onderdonk Avenue, resulting in a local increase in elevation, interrupting the pattern of storm water runoff. Result is water entrapment (pooling) on adjacent lands where previously there was very little or none.

All are serious detriments to adjacent property owners, the last potentially most harmful as standing water occasions foulness & breeds pests. There is nothing in the stormwater management plan obtained by a FOIL request relative to a disruption in existing drainage patterns.

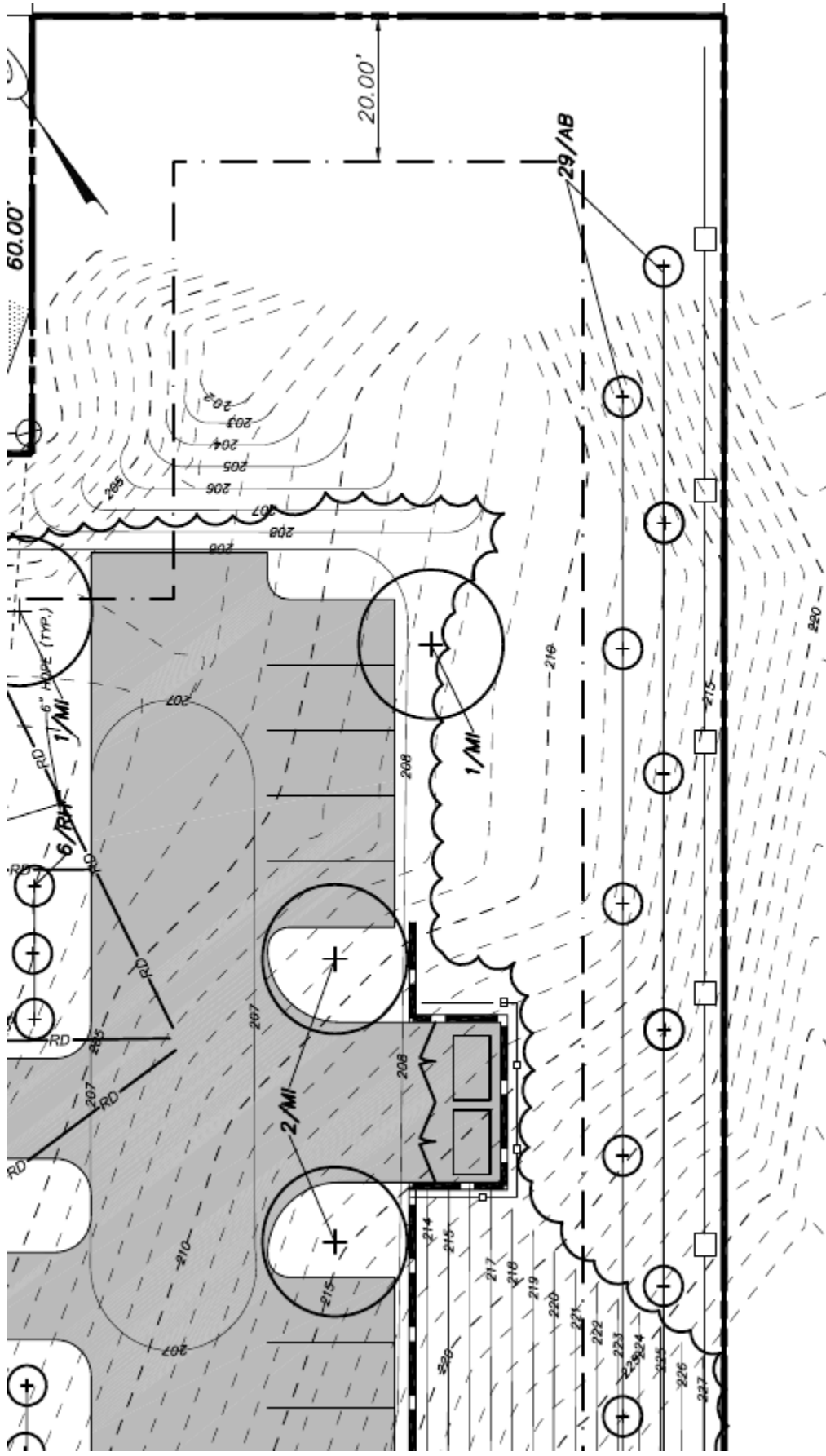
Please take whatever steps are necessary to bring the developer into compliance with the conditions set forth in his site plan submission.

Respectfully,

Michael Kalin
510 W. Lawrence St.

attachments:

1. NE corner C-3
2. SE corner C-3



ONDERDONK AVENUE

