

PLANNING BOARD
TOWN OF COLONIE

COUNTY OF ALBANY

THE PROPOSED PROJECT OF SIENA COLLEGE FOUR-STORY
260 BED RESIDENCE AND DINING HALL LOCATED AT
505 LOUDON ROAD - INFORMATIONAL MEETING

THE TAPED AND TRANSCRIBED MINUTES of the above
entitled proceeding BY NANCY STRANG-VANDEBOGART
commencing on September 8, 2009 at 7:00 p.m. at the
Public Operations Center 347 Old Niskayuna Road,
Latham, New York 12110

BOARD MEMBERS:

JEAN DONOVAN, CHAIRPERSON
TOM NARDACCI
MICHAEL SULLIVAN
ELENA VAIDA
CHARLES J. O'ROURKE
PETER STUTO, Jr. Esq., Attorney for the Planning
Board

Also present:

Joseph LaCivita, Director, Planning and Economic
Development

Kevin DeLaughter, Planning and Economic Development

Ed Hershberg, Hershberg & Hershberg

Greg Seleman, Woodward Connor Gillies & Seleman

Paul Steck, Finance and Administration, Siena
College

1 CHAIRMAN DONOVAN: This evening the board
2 went on a trip over to Siena. We had a 6:00
3 meeting this evening on Archmont Knolls and
4 now we're going to have an informational
5 meeting on Siena College.

6 I guess there are questions from the
7 board's perspective what an informational
8 meeting is. Since we don't have a definition
9 of an informational meeting, I'll define it.

10 We're here tonight to listen to the
11 project that Siena is going to present at a
12 later date to the board. The board is not
13 going to make any decisions this evening on
14 anything that is presented.

15 I believe that there are representatives
16 here tonight from Schuyler Meadows. I'm
17 looking forward to the people from Siena
18 project in working with the people from
19 Schuyler Meadows and providing any information
20 that they need or want. Then we will open it
21 for public comment and then in the meantime,
22 if there is anything that the board would like
23 to see on a future date when they do come in
24 front of us for concept approval, we can ask
25 for it this evening.

 So if the representatives from Siena
would like to begin?

16 MR. HERSHBERG: Thank you Madam
17 Chairperson. My name is Daniel Hershberg with
18 the firm of Hershberg and Hershberg. We're the
19 civil consultant for the design of the Siena
20 residence hall.

21 With me today is also Father Kevin
22 Mullen, the President of Siena, Paul Steck,
23 the Vice President for Finance and
24 Administration for Siena, Greg Seleman, an
25 architect from Woodward Connor Gillies and
Seleman.

 I would like to start off by asking Paul
Steck to give a few minutes of explanation of
why the need for this residence hall.

23 MR. STECK: Thank you, Dan and thank you
24 for having us here tonight.

25 Over the month of August we spent some
time meeting with neighbors to talk about
long-term facility related plans for Siena; a
vision, if you will. Then, more pragmatically,

1 to talk about the new dorm that we have in
2 front of you tonight. That took on the major
focus of discussions that we've had with the

3 neighbors. So, let me set the context for you.

4 We are a student body of about 3,000 now.
5 Out of that 3,000 full-time equivalent student
6 body, we have had about 2,300 students living
7 on campus. Over the last couple of years in
concert with the strategic plan and the
8 execution of that plan, our enrollments and
9 our applications - everything is moving
10 upwards.

11 As we suggested to the neighbors, what
12 we're looking to do at Siena College is not
13 contemplate moving from the 3,000 full-time
14 students that we have at the campus now. We're
15 looking to continue to provide an education to
16 3,000 students. What has changed over a period
17 of time is that the number of resident
18 students that we are having at the campus has
19 grown and right now we continue to get a surge
20 and demand for resident spaces.

21 Today we have a freshman class of about
22 785 and we have 54% of our freshman living in
23 triple quarters. We saw this over the last two
24 years.

25 One benefit that we've had the last two
years is that we had some housing in Troy that
was available to us. In fact, last year we had
about 70 students living over in Troy. That
option is no longer available to us so we
again, have that surge in demand on campus.

When we think about where we want to go,
we want to provide living space. This would
add 260 beds. It would have a mix of resident
students and commuter students of about 2,600
to 400. It would also provide a dining hall.

The dining hall is important to us for a
number of reasons. As the resident student
body has grown over a period of years, there
are increased capacity constraints in our main
dining hall and right now we're looking for
some relief to that.

Secondly, we are unlike a lot of other
college campuses. Particularly around this
town and even with the smaller campus

1 represented by Union College over in
2 Schenectady and RPI in Troy, they have
3 multiple dining halls. We have one dining
4 hall. From a risk exposure perspective
5 increasingly having that one dining hall for
6 all of our students offers us all kinds of
7 vulnerabilities and challenges that we would
8 want to overcome.

9 Thirdly with respect to the site that we
10 selected for this expansion for the campus
11 portfolio, we have taken a good hard look at
12 our campus. The objectives that we were trying
13 to balance were to find a site that provided
14 the least impact to the surrounding community
15 and balanced well with the objectives of
16 Siena.

17 This would be sited next to an adjacent
18 existing townhouse community. Right now that
19 townhouse community houses on the northern end
20 of the campus about 650 resident students.
21 This would allow to build community and to
22 further some of our learning living goals.

23 Within that town house community what you
24 would typically find on that end of campus are
25 the upperclassman and we think that this would
add a lot of value to Siena relative toward
the diversification of housing and some of the
amenities that students expect on a college
campus these days.

In sum, I would tell you that as we
looked at this, that site particularly, there
is a buffer zone that we feel works well for
the surrounding community. Also the site comes
with utilities that are pretty much in order
to the extent that expansion would be done
readily and it weaves nicely into the culture
of the northern part of the campus.

We are an enrollment driven institution
so that our operating budget largely is not
like the Harvards and the Dartmouths where you
read in the papers about the diminution of the
endowment and how that impacts the campus. As
it does for Siena, if our enrollments are
where they need to be, generally our budget is
set pretty well.

1 We have the increase and the demand not
2 just for housing but for applications over the
3 last couple of years to remain competitive in
4 the environment that we compete in. That
5 includes having diversified housing that we
6 are putting forward tonight. It just makes a
7 lot of sense for the college. Thank you.

8 MR. HERSHBERG: Thank you, Paul.

9 Let me just go through the existing site
10 being that Paul mentioned why it was selected.
11 This is Colbeth Hall, the existing building
12 (Indicating). The new building is going to be
13 approximately 13 feet above the height of
14 Colbeth Hall.

15 We have some balloons that we flew out
16 there. There was one balloon right here and
17 another balloon here and another balloon here
18 (Indicating). These were on the town ends of
19 the four-story building and on what is really
20 a two story, even though it's a one story
21 portion with a basement. The third balloon was
22 down here.

23 I do have a letter defining the
24 elevations for the benefit of the board. I can
25 give you copies of them and tell you what
those elevations were. As a matter of fact,
I'll pass that up and I have enough copies for
the board.

 This building is constrained from moving
in this direction here by the stream course
protection area (Indicating). This is the
100-foot buffer zone around this stream
course. This stream course comes from a
wetland and runs in this direction. Our goal
here was to stay out of that stream protection
area so that we would not have to deal with a
SEAMAB variance.

 The building sets approximately here and
I'll show you on the site plan in a moment.
There is a sanitary sewer which diverts to the
site. It's a 10-inch sanitary sewer with
adequate capacity to handle the sanitary
sewers from the site.

 The topography is such that this area is
lower than the surrounding ground; meaning
that the impact of the height of that building
is significantly less than it would be if it

1 had been located at a higher point. It also
2 adjoins an existing parking lot. This is the
3 existing parking at Colbeth Hall and this is
4 for residents.

5 We have identified a project limit line
6 which is this dark line (Indicating) which
7 includes every area where we are disturbing or
8 which is going to be impacted in any event. In
9 that total area is about 7.5 acres.

10 By the way, of that 7.5 acres when we get
11 done with the project, it will be 44.6% green.
12 So, it does have green impact to it.

13 This is the site plan. This is the
14 four-story residence hall area. This is a
15 one-story plus a basement area so from the

16 rear it sort of looks like two stories.

17 This is a fire access road that we put in
18 after we talked to the people at fire
19 protection. We did check that a vehicle can
20 make it all the way around the site and back
21 to here and back up here (Indicating) and
22 leave. Fire protection was a concern. We also
23 had designed a portion of this front patio
24 that a fire truck can pull right into that
25 front area and fight fires if they need to.

26 The 174 students that are going to come
27 from off campus are going to join 86 students
28 who are currently on campus this year. In the
29 interim we started the school year and 124 of
30 those have already been moved onto campus. So,
31 essentially we're already serving all but 50
32 students of the 260. They're already on
33 campus. They are served by the triple rooms
34 that Paul mentioned. They take meals and
35 provide other services so that the new impact
36 is not for 260 beds. It's a differential of 50
37 beds.

38 The area that we chose for our stormwater
39 management system is, in fact, an area that is
40 already cleared. This actually is a meadow
41 area so we don't have to clear trees to do
42 that. The stormwater management system, I know
43 is an issue. Let me just address that up front
44 because it's a key element all the time.

45 We're tributary to the Kroma Kill. That
46 area was studied quite heavily by the town in

1 the past because it goes down to Watervliet
2 and it causes problems in Watervliet. Our goal
3 here with this design would be to reduce the
4 flow for all storms from the WQB storm which
5 is slightly less than the one year storm by a
6 minimum of 20% below what it currently has.
7 The law would require that we don't exceed it
8 but our goal would be to reduce it.

9 We issued a stormwater feasibility study
10 which talks about the feasibility of the
11 system. There is an area over here
12 (Indicating) on the site which we intend to
13 use an infiltration system to recharge the
14 ground water and within the next four or five
15 days we intend to conduct infiltration tests
16 on a portion of the parking lot expansion to
17 find out whether or not porous pavement would
18 be a good solution for that. So, we're aware
19 of the need to reduce the impact on stormwater

20 all along and this certainly will.

21 The total parking spots required will be
22 205. There are some of these areas in here
23 you'll see on a larger scale of plans that are
24 called lingering areas where people can sit.
25 There will be benches, tables and lights and
trees. The patio area here (Indicating) and
the sweep of trees here defines an area on the
front lawn of the Colbeth Hall which would be
an ideal place for students to have activity.

As I mentioned, a lot of the impacts of
this site are positive. The traffic impact
will be positive because people that are now
driving to campus will be on campus and they
will not have to drive there in the morning or
leave there in the afternoon. They are
already there. So, there will be less traffic
when this project gets implemented than there
was before.

There is also a private water system that
dead ends at this point here (Indicating)
which we intend to extend which has adequate
pressure for fire protection.

Again, we are pleased to be involved with
the project and after I will ask Greg Seleman

1 to do a little instructive talk about why the
2 site was chosen here and what the views look
like.

3 I'll ask Greg to step forward and talk a
4 little bit about the building.

5 CHAIRPERSON DONOVAN: Mr. Hershberg, can
6 I just ask you a quick question? Where is
7 Everly Road?

8 MR. HERSHBERG: Over here (Indicating).

9 CHAIRPERSON DONOVAN: Thank you.

10 MR. HERSHBERG: This is the rear yard
11 here.

12 MR. SELEMAN: Good evening. My focus is
13 going to be a little bit about the
14 architecture of the building as well as the
15 visual effects of this building on the
16 adjacent neighborhoods. I think that some of
17 you may not know exactly where the site is.

18 At the top of this drawing is Route 9.
19 This is Fiddler's Lane that comes down in this
20 location (Indicating). This big fat white line
21 on the property is Siena's property. Schuyler
22 Mills Golf Course is in this location. This is
23 Everly Drive on this portion of the site. This
24 is the main campus of Siena College.

25 The two town house developments that Paul
mentioned are a cushioned development here at
MacClosky so this is really the quadrant where
we're attempting to make much more significant
for upperclassman housing that will be served
by a new dining facility.

I'd like to talk about the architecture
of the building first. We've borrowed some
forms and shapes and details from the Colbeth
Hall. This rendering is taken from this
portion standing in the road in Maloy Circle
looking back at Colbeth Hall.

In the background here this is Colbeth
Hall. It's a Dutch building. It has gabled
roofs and it has some arches throughout the
building. It has some stone finish and it has
clapboard siding. We're using that as our
palate of materials. We have the stone as the
base and the clapboard siding. You can see
arches that are prevalent throughout the
project as we go through. We have these roofs
at the end of the buildings and at all of the

1 main entrances to the facility. The colors
2 will be the existing colors on Colbeth Hall
3 and will be matched and the stone would be
4 matched. It would be consistent so that we
5 have a nice unified project.

6 One of the important things in the design
7 of this building and was to ensure growth at
8 our property line. To get this site to be a
9 secluded site on the property, this is at an
10 ideal location. It's really a benign site. You
11 can't see it and there is a depth of 300 feet
12 of mature forest as it abuts any of the
13 neighborhoods. So, this site was selected and
14 because there was this natural environment
15 surrounding the site, there was a conscious
16 decision to make the building connect the
17 students to the natural environment.

18 More than 50% of the rooms in a
19 four-story portion of the building are focused
20 out towards the natural setting in the woods.
21 All of the common facilities in the building,
22 the long tree, the games rooms, media rooms
23 and computer rooms are all in the basement of
24 the dining facility. Those rooms look out onto
25 the wooded areas. All of the dining rooms
look out again into the wooded area.

26 Dan referred a little bit that there is a
27 fire access here (Indicating). An early
28 engagement is important on a college campus.
29 We have two main circulations that go through
30 this project, really coming from Cushing.
31 There is a main entrance out of Cushing for
32 the parking lot and we're combining all of
33 those and making a spine coming down through
34 the main entrance of the facility. Along that
35 way, it's nice to provide areas for engagement
36 and for interaction in what we commonly call
37 lingering. That's good for college students to
38 do. This is an area that we've tried to
39 develop as a lingering space.

40 Because of this exposure to the southern
41 access, this is really a great fair weather
42 kind of space that a lot of outdoor activities
43 would be occurring. This would be a great
44 place for students to sun bathe in the early
45 spring.

1 At the request of the town Planning
2 Board, we were asked to do some visual
3 simulations and to take some sections through
4 that site to show how this building relates to
5 the neighborhoods around the project.

6 I can refer back to our aerial
7 photograph. Again, there is the property line

8 there on Everly Road and Schuyler Meadows.
9 We've taken two sections through the site; an
10 east/west section that goes through our
11 dormitory. Our dormitory is in this location
12 and it goes directly across the property line
13 through the clubhouse at Schuyler Meadows
14 Country Club.

15 Our section is a sub section that goes
16 longitudinally through our project, through
17 the woods and onto Everly Road. The top
18 drawing here (Indicating), this is the
19 north/south section. This is the Everly Road
20 right of way. This is a home; 335 Everly Road.
21 This is the property line between the Siena
22 and Everly Road properties and this is
23 300 feet of mature forest. The trees within
24 this forest are 40 to 80 feet tall. They're
25 rather dense, as you can see, through the
aerial photography at this location.

 Now our building occurs. The closest
portion of our building is 430 feet away from
the property line on Everly Road. When we get
to the four-story portion of the building,
that's another 580 feet away from the property
line on Everly Road.

 As we look at the section going through
this direction, this is the clubhouse at
Schuyler Meadows, one of the fairways and then
we have 370 feet of forest on Schuyler Meadows
property and another 310 feet of forest on
Siena's property and then our four-story
portion of our dormitory (Indicating).

 I just want to point out that this is
Colbeth Hall. You can see that the peak of
Colbeth Hall is no taller than the flat
portion of the roof of the new dormitory. So a
two-story old home that has been converted
into offices is as tall as our four story
portion of a flat roof dormitory. When we talk

1 about four story, they're four shortened
2 floors because of the nature of the
3 construction.

4 The clubhouse is about 760 feet away from
5 the property line. Our building is another
6 350 feet away from the property line. So,
7 we're over 1,000 feet away from the clubhouse.
8 Again, this is the same mature growth; 40 to
9 80 feet tall. In between this property is
10 very, very dense.

11 These are the four elevations of the
12 building. I think that you were all up at the
13 site today and looked at the balloons. This is
14 the front elevation of our building and this
15 is the location of those three red balloons
16 (Indicating).

17 The peak of one of the entrance elements
18 on the one-story dining facility is the
19 tallest point of the four-story dormitory.
20 This is the four-story dormitory at the other
21 end. If you look at the ends of the buildings,
22 this is the end that faces Everly Road. This
23 is the end that faces the campus and again,
24 those are the two high points on the building.

25 I can give you a lot of numbers here but
I'm going to try to condense this. When you
are standing on Everly Road, the highest point
of the peaked roof portion of this building is
80 feet above the road. The highest point of
the flat roof building is 65 feet above the
road. The trees, because they are 40 to 80
feet tall and the grade is constantly going up
to this property - the trees are 60 to 100
feet so at any time that you are standing on
Everly Road, you have to see through the trees
to see the building because there is a screen
in the perspective that doesn't allow you to
see the building. Coincidentally, these
numbers are almost identical. The grade at the
clubhouse driveway is about 20 feet below the
grade here and we have the same thing. The
elevation here is 65 feet taller at the
highest peak than this road, 65 at the flat
roof and again, these trees are 100 feet at
this point so you can't see the buildings over
the trees.

1 I think that anybody who was out there
2 today and saw the height of the balloons in
3 relationship to where the existing trees are
4 out there that are going to remain can see
5 that they're not visible. So I think that we
6 can all agree that this building is not going
7 to be seen when there are leaves on the trees.

8 We've done a little bit of studying at
9 the request of Schuyler Meadows to look at
10 what happens when there are no leaves on these
11 trees.

12 Basically what we did was do a 3-D CAD
13 image graphic analysis of this property. This
14 is the existing topography that's on-site with
15 the new topography that we were proposing. If
16 you look at the heavily wooded areas on this
17 aerial view, we've outlined what we consider
18 the densest part of the forest. We've placed
19 our building at the right elevation here and
20 then we've picked six spots along the entrance
21 drive to Schuyler Meadows Road and one on the
22 16th fairway and one on Everly Drive. What we
23 then did was once we determined where the
24 densest trees were. We picked a tree that was
25 consistent with what we would see in the
field. They have a branch structure density of
the trees that would occur on the site and
then we plant them in a density that
corresponds to the density that we see in the
aerial photograph.

26 This is an actual photograph of the
27 existing hole and the course beyond at the
28 200-foot mark at this location, looking back
29 towards our dormitory. One of the things to
30 help you out is that there are two lines here
31 (Indicating). Those three lines designate the
32 three highest points of the building that you
33 can't see.

34 CHAIRPERSON DONOVAN: I'm sorry but the
35 last time I saw you, you had dark hair and I
36 had good eyes. I can't see that. Can you move
37 that?

38 MR. O'ROURKE: That looks like the 16th
39 hole to me.

40 MR. SELEMAN: That's not the 16th hole.
41 The next picture is the same view. It's
42 the actual simulation. What's important to

1 look at is does this generally feel like it's
2 the same density? Of course, this was a
3 simulation. This simulates the portion of
4 trees to the amount of green. We think that we
5 have a pretty close representation of what
6 you'll see.

7 The three lines that I was pointing to
8 are the three high points of the site. So, if
9 you're wondering where the building is, it's
10 between these lines. You can't see it because
11 it's obscured by all the trees. We went to the
12 clubhouse. We went 100 feet down the road, 300
13 feet and 500 and it's always the same. The
14 lines are here and the building is not visible
15 even when there are no leaves on the trees.

16 MR. O'ROURKE: Did you do anything down
17 like on the 16th?

18 MR. SELEMAN: Yes. We came across where
19 you could see the trees and it's on the 16th
20 fairway. It's the 16th fairway looking back up
21 to this portion of the site.

22 One of the things that was really hard to
23 do in our simulation was the groundcover.
24 You'll notice in these drawings that you can
25 see that there is no groundcover. The cover is
incredibly dense when you look at this
picture. There really is not a tool within the
system that we have available to us. Where you
can see the building is where you can see the
basement. So, what you're seeing here is the
basement on Everly Road of one of the loading
dock doors. On the 16th fairway, you're looking
at the loading dock doors and a little bit of
the basement underneath the dining facility.

One of the things that we can do to
remedy that is do some landscaping. If we
plant landscaping across our property line at
this location and if you look back at the 16th
green with the screen, all of that is taken
away. We don't think that we'll have to do
that screening because down the road it's so
dense that's not going to be necessary. But if
it wasn't we have the capability to do that.

We also did the same thing in our model
where we put screening material and new plants
at this location from Everly Road and you can
again see that the building that was able to

1 be seen is now not able to be seen. I think
2 that should we get this project all done and
3 there are spots where you can see through,
4 that there is a way to re-landscape and
5 re-vegetate to make this building completely
6 invisible all together.

7 That concludes this part of the
8 presentation.

9 MR. HERSHBERG: I just want to add that
10 the foliage that's under the tall trees is
11 very dense. Quite honestly if you try to walk
12 through it, you'll find out that it's very
13 dense.

14 As Greg indicated and we do show on the
15 plan, we do show the possibility of doing the
16 screening at the building or further into the
17 woods. We can supplement trees in the woods.

18 What Greg didn't mention is that a number
19 of the trees on the site are actually
20 evergreens. There are a lot of white pines in
21 those woods. It's not a dense white pine
22 forest but there are plenty of white pines
23 which are the principal evergreen in that
24 area. There are a couple of hemlocks but
25 primarily white pines. So, those don't lose
leaves in the winter. So, I think Greg was
very conservative regarding how he modeled the
worse case scenario and I think that's been
done.

I think that we've finished our
presentation. I'm prepared to answer any
questions that the board may have, or do you
want to wait for public comment?

CHAIRPERSON DONOVAN: We'll see if the
board members have any comment or information
that they would like to clarify or seek more
of and we'll start with Tom.

MR. NARDACCI: It's a very impressive
presentation and very thorough. I appreciate
you coming in and giving us this information
up front.

My only comment would be in regards to
stormwater. The City of Watervliet has shown
an interest in understanding developments
upstream. The City Manager has been here a few
different times. I think it might be good for

1 either our town and if planning communicates
2 with them or you would do it directly, I think
3 that would be good. I know that stormwater is
4 not going to impact the site but I think they
5 have shown an interest and I think that we
6 should just keep that in mind.

7 MR. HERSHBERG: On the Hudson Preserve
8 project, we heavily had exchanges with the
9 City of Watervliet because that fed downhill
10 to the City of Watervliet. We did do some
11 extensive changes. We rebuilt the dam at the
12 pond at that location to tried to reduce the
13 flow down hill.

14 MR. NARDACCI: It's just something that
15 I've talked to Mark Gleason about. I've talked
16 to Mayor Manning about it. It's a huge issue
17 for them and we just want to be good
18 neighbors. They've been here. So, any
19 communication is good.

20 MR. HERSHBERG: That's why I said that
21 Siena is offering to retain more water than
22 they have to so that they will reduce it at
23 least 20% below where it currently comes off
24 the site which is a positive benefit.

25 MR. NARDACCI: That's it, Jean, thank
you.

CHAIRPERSON DONOVAN: Dan, there was two
things. First of all I would guess that the
campus has an overall stormwater plan. I was
wondering if it would be possible if the board
could look at it and see it.

The second thing is when we were out
looking at the site in different areas, we
were on Everly Road and one of the things that
we noticed is that there is an easement of
some sort from Everly back in toward your
property. What's going to happen to that
easement? Is that for Pure Waters or is that
for the Latham Water easement? What is that?

MR. HERSHBERG: That was actually a paper
street that was put in when the Everly
development was constructed. I think that was
with the theory of providing interconnectivity
between parcels. There is no intent for Siena
to develop it at all. It currently has in it a

1 sanitary sewer that runs through that and gets
2 to Everly that way.

3 CHAIRPERSON DONOVAN: So, there is no
4 intension of making -

5 MR. HERSHBERG: None, whatsoever.

6 MR. O'ROURKE: So that 10-inch sanitary
7 is already there, Dan?

8 MR. HERSHBERG: Yes.

9 MR. O'ROURKE: How far off that paper
10 street?

11 MR. HERSHBERG: It comes up right across
12 our site.

13 MR. O'ROURKE: Oh, it comes all the way
14 up.

15 MR. HERSHBERG: It comes all the way up
16 to here (Indicating) and provides the major
17 service for the campus.

18 CHAIRPERSON DONOVAN: Thank you.
19 Elena?

20 MS. VAIDA: That was the one question
21 that I had so that area won't have to be
22 disturbed at all.

23 MR. HERSHBERG: No, the right of way is
24 not disturbed at all. As a matter of fact, the
25 plan is with the exception of what we have to
clear for the building and the parking lot
itself, we don't intend to exceed that at all.

You'll notice on this one here
(Indicating), you'll see how we ran our
project limit line to what we have to develop.
We don't intend to go anything beyond what we
physically have to clear. That's the limit to
all the trees that we're going to clear. That
right of way is quite a ways from where we're
working. It's about 300 feet from here to that
right of way.

MS. VAIDA: Can you just approximate? We
did look at the site and there are a lot of
woods, like you said, behind there. How much
of that will have to be cleared out?

MR. HERSHBERG: This portion of the woods
between the lawn and the upper end of the
meadow is the only portion that needs to be
cleared. We are also going to clear a little
bit of woods for a walkway down here
(Indicating), but the rest of the woods are
going to stay. It's actually a very narrow

1 strip that has to be cleared from the outfall
2 of our stormwater management system. These
3 woods are not going to be touched at all. This
4 distance here is about 300 feet from the back
5 of the Everly property line. Not from the
6 dwelling, but from the property line.

CHAIRPERSON DONOVAN: So the trees that
7 you're showing there between the two lighter
8 green areas there are not going to be removed?

MR. HERSHBERG: Yes. If you want to take
9 a look at the different plans next to each
10 other, you'll see why. That's where the
11 parking lot goes. This building extends into
12 there (Indicating). We are going to be
13 re-landscaping and we are concerned about the
14 view down from Maloy Circle. We are going to
15 landscape that internal to the site. Plus,
16 like I said nothing would be changed over
17 there. We do plan to add landscaping along the
18 edge of the parking with new landscaping,
19 which will primarily be evergreen.

MR. O'ROURKE: But actually that parking
20 is further away than what's cleared right now
21 from the homes. I walked that.

MR. HERSHBERG: The portion that's
22 cleared is right here (Indicating). The
23 parking is over in this area right here. So,
24 if you walk through the woods and got to
25 there, the clearing is the limits of where
26 we're going to clear the facility.

MR. O'ROURKE: There's already a 10-foot
27 wide path.

MR. HERSHBERG: Yes, there is actually
28 one that is along the property line that was
29 done for property line purposes. They wanted
30 it cleared to do a property line survey. It
31 was before we were involved with them but just
32 getting in through that site, they had to
33 physically clear a strip of property.

MS. VAIDA: I just wanted to say that I
34 thought that the photographs showing how it
35 might look without any leaves on it was pretty
36 impressive. One of the things that we did
37 notice that they didn't mention was that there
38 were a lot of pines in there and there is a

1 lot of underbrush. So, I think that this is
2 really a worse case scenario.

3 MR. HERSHBERG: It's a very conservative
4 plan. We didn't want to promise anything that
5 we couldn't deliver and actually the views
6 there, I think, will be fine. The undergrowth
7 is so thick in there that it's going to
8 provide the screen underneath the trees, which
9 is the only point where the building could be
10 seen.

11 MS. VAIDA: Nothing further; thank you.

12 CHAIRPERSON DONOVAN: C.J.?

13 MR. O'ROURKE: There were a few things
14 from the site that I noticed. The buildings
15 are going to be sprinklered?

16 MR. HERSHBERG: Yes.

17 MR. O'ROURKE: I think that it's a great
18 looking project and I love to see Siena
19 growing and being able to provide for the
20 student base and grow the university. With
21 fire apparatus getting back there, I just want
22 to make sure that, Joe, our people in
23 charge -- not to say that Siena doesn't want
24 to take care of the students on campus but I
25 just want to make sure that the apparatus is
able to get back there in a time efficient
manner.

MR. HERSHBERG: Actually that was one of
the first things that we addressed. We
addressed the people in Fire Safety. They gave
us a model of their length, the overhangs and
everything and we actually put it through a
program called AutoTrack which actually models
the turns going around. Not the vehicle
itself, but all the overhangs. You've got
ladders hanging off and you have overhangs on
your ladder trucks. We've modeled that going
all the way down and we've actually gave them
a plan showing the access that would follow
the existing fire route right down to the
site.

MR. O'ROURKE: The grease traps with the
dining hall, those are in the 10-inch
sanitary?

MR. HERSHBERG: We actually have an
eight-inch sanitary lateral and it's going
through two grease traps.

1 MR. O'ROURKE: I also think that it's
2 important from the perspective of Schuyler
3 Meadows and the residents as the project moves
4 forward to develop some grading limits.
5 Certainly I think that the presentation went
6 far and above anything that we see before the
7 board on a regular basis.

8 I certainly appreciate the time and
9 effort that went into this presentation.
10 Again, as we go forward, we certainly want to
11 act progressively as a board to ensure that
12 the residents that own the homes aren't
13 affected adversely in any way.

14 MR. HERSHBERG: I might point out that we
15 do have representatives from BBL Construction
16 Services who are the construction managers for
17 this project and they are committed to do
18 whatever our SWPPP requires. Erosion
19 sedimentation control protection is a key
20 element.

21 MR. O'ROURKE: Noise limits? Certainly I
22 would want to take into account -- did you
23 mention that this was going to be upper-class
24 eventually dormitories?

25 MR. HERSHBERG: Juniors and seniors are
who we are going to target.

MR. O'ROURKE: Mechanical screening? The
HVAC units, where are they going to be?

MR. HERSHBERG: Well, we do have a
mechanical courtyard here, but there will be
rooftop units. I will show you that from an
acoustical standpoint. We use the state of the
art type of the ones that minimize the sound
level to the maximum extent possible. Actually
the rooftop units are probably the only
efficient way to get things around this
building because of the length of the
building. We do have a courtyard that will
handle some of the ground based equipment and
transformers.

MR. O'ROURKE: So that's only going to be
on the flat roof, on the two-story?

MR. HERSHBERG: No. There are roof ports
on the main building, too.

MR. O'ROURKE: On the four story?

1 MR. HERSHBERG: Yes. The peak roofs are
2 only on a small portion of the four story
portion. This is a flat roof.

3 MR. SELEMAN: The major equipment is on
4 the one-story building and it has a flat roof.
5 In the entranceways you'll see this element
6 here (Indicating). There is this screen that
7 goes all the way around the equipment. It's
8 about 10 feet high.

9 MR. O'ROURKE: What type of screen?

10 MR. SELEMAN: It's a metal screen. It's
11 treated acoustically to help attenuate noise.

12 MR. O'ROURKE: I personally would like to
13 see that done as it goes forward and comes
14 back before the board. Certainly they're
15 noisier on the rooftops than they are on the
16 ground.

17 CHAIRPERSON DONOVAN: That would be
18 closer to Everly?

19 MR. HERSHBERG: This portion here right
20 here is closer. This is about 450 feet from

21 the rear yard line of Everly.

22 MR. LACIVITA: Given that distance, Dan,
23 would the sound typically dissipate before it
24 got to the residents being up that high?

25 MR. HERSHBERG: Again, sound is a strange
thing. Even a fairly dense forest only
attenuates a sound slightly. If you're talking
about decibel, maybe it might knock off 5
decibels whatever you generate from the site.
However, if there are solids between, it does
deflect the noise and the impact is very hard
to model through woods. If you had a solid
earth berm, you could model it or if you had a
sound wall you could model it but it's very
hard to do it through a group of trees. You
really have to try to do your best to reduce
your level at your source and I think what
Greg said. We already have a screen in place.
The major elements of rooftop stuff is on this
one-story and there is already a screen dome
around that area.

MR. O'ROURKE: Have you looked at putting
it on the ground?

MR. HERSHBERG: I don't think so. First
of all even if they were on the ground,

1 because of the grade difference, the sound
2 would probably not make a significant
3 difference. We do have a significant grade
4 difference between this so I don't think that
5 it's going to make a significant difference.
6 It's much less efficient to have HVAC units
7 and fan units and air handle units on the
8 ground than it is to put on the rooftop and
9 that's why they're usually on rooftops on 90%
10 of your buildings.

11 MR. O'ROURKE: Where are the ones on
12 Spring Street on those dorms on that side?

13 FROM THE FLOOR: They're on the ground
14 and the noise is a disturbance, despite the
15 efforts to block them.

16 MR. HERSHBERG: On Spring Street I might
17 point out though that there is a difference in
18 the surroundings area. Probably the difference
19 from Spring Street to that house is less than
20 400 feet to the house on Everly. Also, you
21 have an open one area and you have the right
22 of way of Spring Street.

23 MR. O'ROURKE: Okay, well then let's make
24 every effort to get the things screened
25 acoustically.

That's all I have, Jean.

CHAIRPERSON DONOVAN: Okay.
Mike?

MR. SULLIVAN: It was mentioned in the
July 22nd memo to Michael Lyons from your firm
that there was a problem with an existing
12-inch and six-inch sewer line and it had to
be relocated. Can you tell me where those are
please?

MR. HERSHBERG: Yes. This is the 12-inch
line here. Originally the building was going
to be located here (Indicating). We have there
a six-inch lateral that comes out of
Colbeth someplace. We're not sure where. We're
going to have to video inspected it before we
go ahead and do it. This is the
12-inch line that comes down into this 10 and
there is a six-inch line that comes out of
Colbeth. Those are the two sewers that I was
talking about. We have resolved the issue.
We're going to have to video them to satisfy

1 Pure Waters and make certain how they are
2 connected. The record maps were not clear on
3 how they were connected.

4 MR. SULLIVAN: Okay; thank you.

5 That's all I had.

6 CHAIRPERSON DONOVAN: Do the neighbors
7 have any questions or comments?

8 MR. HULL: This is a letter and I'll
9 summarize.

10 My name is Rubin Hull and I'm with J.
11 Kenneth Fraser and Associates and we're here
12 to represent Schuyler Meadows.

13 What I've given to the chair is a copy of
14 a letter that we have prepared based on the
15 information that we were given and I thank
16 Hershberg and Hershberg for providing us with
17 a copy of what was submitted to the board so
18 that we had an opportunity to review it on
19 behalf of our client.

20 In brief, I'm going to go backwards
21 through my conclusions because a couple of
22 these have been made a little easier based on
23 presentation tonight.

24 One is that I applaud the applicant and
25 the engineer for reopening the issue of porous
pavement. That was a question that I had. One
of the letters that was provided was
essentially written off and based on the
soils. My experience is that with low ground
water and very well drained soils, it's
actually a very good opportunity to be able to
implement a porous pavement system into the
project. In my estimation, it's a perfect
opportunity to do that, so I'm glad to hear
that the applicant is pursuing that again
because that may have an effect on some of the
other issues with regard to stormwater.

The two primary concerns of Schuyler
Meadows are and have been presented in this
presentation are the visual impact to Schuyler
Meadows and the stormwater impact that this
project will have.

I'll start with the stormwater. In the
letter I pointed out a couple of issues. The
first being that Schuyler Meadows has had a
reoccurring problem with maintenance on their

1 irrigation pond due to sediment that has
2 entered the pond and has chronically
3 accumulated and has again, had to have
4 extensive maintenance to remove that sediment.

5 The Kroma Kill, which does originate near
6 this project and then winds its way through
7 across the property line and then down is a
8 very focal point of Schuyler Meadows.

9 If I could reference the applicant's
10 plans: Right down through here (Indicating)
11 which is fairly in line with the east/west
12 section that they had used -- so all of the
13 stormwater that is coming into the Kroma Kill
14 that comes down through this ravine and finds
15 its way across the site of Schuyler Meadows
16 and into their irrigation pond right now
17 receives no treatment. Our concern with
18 stormwater is not just what's happening with
19 this particular project but also what's
20 traversing through this project and working
21 its way through either around the project or
22 through the pond that will ultimately be
23 constructed.

24 I was happy to see that at least in the
25 documentation that was provided that the pond
is being oversized. The plan is that the pond
is to be oversized. My question is: Is it
being oversized with respect to the limits of
construction and the new construction, meaning
pre versus post construction, or is it being
oversized with respect to all of the water
from the watershed that finds its way through
this pond, or what the ultimate stormwater
management system would be. That's a question
that we had and without a stormwater report to
review, we threw it out there as a question. I
don't necessarily dispute the conclusions but
I didn't see the support to support the
conclusion that there would be no increase in
run-off for the 100-year storm. Within that
there was also no significant discussion about
the treatment.

There are treatment units or treatment
methodologies included in the pond design but
again, no sizing criteria and no back up
information in the reports that were provided
at this point.

1 Again, I understand that it's concept
2 level at this point, but it's a point of
3 concern, nonetheless. The biggest point that
4 we have with regard to that is that we would
5 hope that this is going to be a more holistic
6 approach to stormwater and not just look at
7 the polygon that is the limit of disturbance.
8 There is more going on in and through that
9 site with regard to stormwater that enters the
10 Kroma Kill that ultimately goes through not
11 just the issues with flooding downstream in
12 Watervliet but again with the sediment and the
13 issues that Schuyler Meadows has with its
14 irrigation pond. Again, our hope is that with
15 submission of a full stormwater report, both
16 of those issues will be addressed. The pond
17 will certainly, we hope, be sized well in
18 excess of what would be required just with the
19 new building footprint and parking footprint.

11 Again, I applaud the applicant for
12 reopening the possibility of porous pavement.

13 The larger issue and also one that I
14 think received the most discussion in the
15 presentation is that of the visual impact.
16 Again, I'm not disputing any of the specific
17 conclusions that were made or the report that
18 was presented stated in the project narrative
19 that there would be little visual impact to
20 the adjoining properties.

17 We do have a question of not so much the
18 areas that were selected for sections but
19 other areas where one is looking directly up
20 the ravine where one is closer to the woods
21 and there are some evergreen trees. Most of
22 those are around the perimeter. Most of that
23 forest is deciduous on the interior so we do
24 have again questions that relate directly to
25 the concerns of what the real transparency is
of that forest. It may be 400 feet deep but
how much of that is truly open and how much of
that will be able to be seen from any point on
Schuyler Meadows?

24 The reason that's brought up is that
25 Schuyler Meadows is a sanctuary. It's not this
particular building that anyone finds
offensive. It's any encroachment that can be
seen that is different than what that

1 perimeter is now. It's a pristine view shed
2 and any impact on that is a notable and
3 noteworthy impact to the members, the guest
4 and to the visiting organizations that use the
5 facility.

6 I'm impressed with what I've seen
7 tonight, but I don't think that it's all been
8 completely encapsulated to a point where it
9 can be fully reviewed. It needs to take the
10 photographs that were rendered and the
11 sections that were done and put them in a
12 report that can then be reviewed in a
13 technical manner to be able to concur or not
14 with the conclusions that are made.

15 There are questions again as to what was
16 used for the transparency? What was used for
17 the density? What was used for the area of
18 clearing and why certain sections were chosen
19 and others may not have been? Again, something
20 that we can look at, that you as a board can
21 look at, that other residents can look at and
22 respond to with legitimate concerns as opposed
23 to just looking at plans and renderings. I'm
24 very impressed as to what has been done to
25 this point. What I would hope this board would
do would be to require the applicant to
encapsulate that into a full visual impact
assessment to be submitted for your review.

16 Going along those same lines with regard
17 to the building itself and the height of the
18 balloons and the location of the balloons,
19 some of the things that have been tabulated in
20 the letter is the height of the balloons
21 themselves and the trees that they were in.
22 Obviously those trees are going to be gone.
23 So, the fact that it looked like those
24 balloons were very well hidden, those
25 particular trees are not going to be there.
So, in the visual impact assessment and having
a firm understanding of what the impact area
is and what the clear area is proposed to be
and where those treetops are is important. The
applicant did present very well, I felt. The
issues are not necessarily the height of the
roof. I think most of the impact of this is
going to be through the trees toward the
façade of the building and not necessarily to

1 the roof. So in getting that information and
2 getting the assumptions that were used to make
3 those conclusions, I think, is a very
4 important step.

5 Without getting into the specifics of
6 SEQRA, there were some items on the
7 environmental assessment form that went along
8 with those same lines that I questioned in the
9 letter. I would hope that those would be taken
10 into consideration and under advisement when
11 you do your SEQRA review.

12 CHAIRPERSON DONOVAN: And does
13 Mr. Hershberg have a copy of your letter?

14 MR. HULL: He does not.

15 CHAIRPERSON DONOVAN: Can you make sure
16 that he gets one?

17 MR. HULL: Yes.

18 The last thing is something that in
19 looking at the overall map tonight and hearing
20 issues about the stormwater and overall
21 stormwater plans and what management plans and
22 master plans there may be, as it would apply
23 to the vegetation -- what if anything, are
24 their plans for their area that is in the
25 vicinity? Is this the furthest encroachment
that the college expects to be constructing or
are there other things beyond it? If there is
a master plan that demonstrates that there
will be additional encroachment closer to the
property lines, is that something that is on
the public record? Again, I'm putting these
out there as questions.

We had the site plan application and
submission to review to that extent, it was
more questions than answers at this point, I
think that the letter encapsulates those
questions and stresses the concerns of
Schuyler Meadows.

CHAIRPERSON DONOVAN: One of the things
that I want to make certain is that this board
is generally very supportive of Siena and its
efforts in the area, but we also have an
obligation to make certain that the activities
that take place on campus are neighborly
because I have a concern about the impact on
the neighbors; Schuyler Meadows of course, but
the residential areas also. I do want to make

1 certain that what we do here protects the
2 neighbors from any further impact.

3 I know that the campus is growing and I
4 commend the college. It must be a good college
5 because you're growing.

6 I also do know that many, many years ago
7 I went to college in Rochester and it was in
8 the Town of Pittsford which is a suburb of
9 Rochester. At that time we were looking to put
10 new dormitories on the campus and I know that
11 one of the things that the campus did at that
12 point, because it was so close to some of the
13 residential areas is look at a three-story
14 structure rather than a four-story structure.

15 I don't know if you've done any of that
16 Mr. Hershberg. Have you attempted to address
17 that? I assume that would create a larger area
18 than you would have to build.

19 MR. HERSHBERG: We have reviewed, based
20 upon a question from this board regarding why
21 we considered a three story and fly the
22 balloons at three stories. If we go to three
23 stories, it would stretch the building out. It
24 would make it much less favorable and actually
25 have to clear more trees and in effect more
view.

Also from a planning standpoint, the
four-stories was a much more functional
facility that the three stories.

CHAIRPERSON DONOVAN: Is there anything
on campus currently that is the same height?

MR. HERSHBERG: There are actually four
or five buildings that are physically taller.
Siena Hall even without the copula over the
top of it is taller.

MR. SELEMAN: The Hines Hall is 56 feet,
Siena Hall is 65 feet, Roger Bacon Science
Center is 56 feet, Hennepin Hall is 65 feet.

CHAIRPERSON DONOVAN: The neighbors have
invested a lot in their property and we
certainly want to do everything that we can to
protect them from visual and noise impact and
I'm hoping that as we continue, we will do
that.

MR. HERSHBERG: I think that we will

1 certainly make good steps now. I know that we
2 will make more steps to alleviate the board's
concern about noise.

3 I just want to point out about stormwater
4 that I actually did do a permanent sizing of
the system in my stormwater feasibility study.
5 It went beyond what we normally do for a
feasibility study to show that it's useful.

6 I might point out that we were supposed
to use a surface sand filter for our major
7 storage because that does not discharge to the
ground and those are the most effective ways
to remove suspended solids.

8 CHAIRPERSON DONOVAN: But I still would
like to see the stormwater plan for the entire
9 campus because I know that there have been
issues and I want to make sure that it's
10 addressed properly as we keep going with new
development.

11 Okay, is there anyone from the
12 neighborhood that has any questions or
comments? This is an informational hearing.
13 The board is not going to take any action this
evening.

14 Yes, ma'am.

15 MS. ALLEY: I'm Sharon Alley I'm a
neighbor on the opposite side of Siena College
16 on Spring Street and I have some questions
based on being about 400 feet from the newest
17 dorm and from the dorms on the earliest era,
1967.

18 One question would be for the delivery
trucks for the cafeteria. How do they turn
19 around? The backing up of delivery trucks is
an alarm with no snooze button.

20 MR. HERSHBERG: First of all I assessed
this with Paul Steck before we came here and
21 the timing of deliveries is certainly under
the college's control, but the trucks come
22 down and pull forward here and they do have to
back up 40 or 50 feet. But that's much less
23 distance than they currently back up to the
existing cafeteria.

24 MS. ALLEY: It's loud and our experience
is that it's early. So, it is a question that
25 I would say if you're trying to mitigate the
effect on the neighbors that finding a better

1 way that they can turn around without backing
2 up would make a huge difference because it's
3 required by law for safety but they beep,
4 beep, beep and it goes right through closed
5 buildings. It's not an open window issue.

6 My other question is that the townhouses
7 when they were built, the mitigating agreement
8 was that Siena would have no outdoor amplified
9 activities in that area and there are outdoor
10 amplified activities. Humphrey Tyler heard
11 them all the time and commented that the worst
12 impact of noise was not students with their
13 own personal stereo speakers going out the
14 window. He said that it was the campus having
15 temporary loudspeaker systems that impacted
16 the neighbors very loudly and too late, in his
17 opinion, and also during dinner hour.

18 The two things that Humphrey was always
19 asking was that the sound system be pointed
20 downward and that they be installed by
21 professionals to mitigate the sound system and
22 that the neighbors be notified so that you
23 didn't have a home office meeting, a dinner
24 party or something like that with music not of
25 your choosing. I wonder if the board wants to
address noise issues, that's one question.

Where will activities be held? Will they
be indoor or outdoor?

Two more noise related things are the
boom cars. How will they be coming in at
night? Will campus traffic all be routed
through the Route 9 booth, as it now is? Do
the students who live here have to go through
the Route 9 entrance at night?

MR. HERSHBERG: The students that live
here don't have to leave campus to come back
at night.

MS. ALLEY: They tend to like to.

MR. HERSHBERG: If they go out, they'll
come back however is most convenient.

MS. ALLEY: No, there is a rule on campus
now. The ones that live near me have to come
in through a Route 9 booth. My question is:
Will they all be doing that?

MR. STECK: Yes.

MS. ALLEY: Because it made a big
difference to the 2:00 in the morning base

1 tones that also were not as piercing as the
2 back up of the trucks, but equally effective
in waking you up.

3 My other question is the fire alarms. I
4 know that fire alarms have to be set and have
to be responded to, but I don't know why there
5 are so many false alarms on the dorms on our
side.

6 MR. SELEMAN: During the summer, they are
testing all the fire alarms systems. That's
7 intentional. They have to test the systems and
they do it during the summer.

8 MS. ALLEY: I write them down. It's all
9 year. A couple of times a month, when I'm
home. I don't know how many when I'm not home.
10 All the fire trucks come. And for the people
from Everly, if they haven't experienced this,
11 you have to pay attention. It's the boy who
cried wolf. When the fire trucks come, you
12 have to get up and see if your neighborhood is
really on fire or not. So far, it hasn't been
13 but this is a question that if you haven't
lived near a dorm, it may not occur to you
14 that you're going to have the whole brigade
coming. It was two times in one hour at one
15 point in the summer. I don't know what is
setting them off. We assume that it's pizzas
16 in a microwave or steam coming out of a
shower. I don't know what's setting them off
17 but if there is something in the design of the
dorm and or the cafeteria that can minimize
18 the false alarms, it's a disturbance for
people who live close to a dorm.

19 I'm trying to give you some of the
picture and as far as visual impact, I haven't
20 heard anyone address the lighting. The
trespass light makes everything much more
21 visible and would be coming through to
Schuyler Meadows, to the neighbors and also
22 through the trees. I know that I'm painting a
negative picture but I live right on the
23 corner of Spring Street and Route 9 and I feel
like if you haven't lived near a dorm that
24 might not have occurred to you.

25 CHAIRPERSON DONOVAN: Thank you. I hope
you will address those, Mr. Hershberg, when we
come back.

1 MR. HERSHBERG: Certainly.

2 MS. ALLEY: I much appreciate the
3 informational meeting. I think that our
4 experience with the stadium lights especially,
5 that there has been much better information
6 and consideration. So thank you.

7 CHAIRPERSON DONOVAN: And the issue that
8 you have about fire alarms is interesting. I
9 would like to see something to address it
10 because I think of the cost issue. Every time
11 the fire departments have to respond,
12 eventually, it costs.

13 MR. LACIVITA: Dan, what fire departments
14 respond to Siena College, do you know
15 off-hand?

16 CHAIRPERSON DONOVAN: Shaker Road,
17 Latham; it depends. Sometimes a couple of them
18 come out.

19 MR. STAPLETON: My name is Mike
20 Stapleton. I have a couple of questions. You
21 said that there is 260 beds; that's 130 rooms?

22 MR. HERSHBERG: Yes.

23 MR. STAPLETON: And that's 205 parking
24 spaces?

25 MR. HERSHBERG: Yes.

MR. STAPLETON: So where are the other 55
people parking?

MR. HERSHBERG: Again, with the parking
ratio, we are actually adding for 260 beds,
we're increasing the number to 203 parking
spaces.

MR. STAPLETON: That's 203 in addition to
what's already there.

MR. HERSHBERG: A significant portion of
people that are moving into this building are
already on campus and already parking. We
think that we are providing enough parking
spaces. We just don't want to reduce it at
all.

MR. STAPLETON: You're going to have to
redirect the parking spaces to be filled by
other students.

MR. HERSHBERG: Actually not. You've got
a lot of rooms that are triple that are meant
to be double. So, when one student moves out,
there is no student moving in to replace them
in that triple. If those people relocate to

1 this building here, consequently there is no
2 increase in cars for that other person. That's
3 why we think that the 203 is an adequate
4 number.

5 MR. STAPLETON: I didn't hear anybody ask
6 and I don't know if it's needed but are there
7 any variances needed for the property to do
8 what they are asking to do? I just don't know.

9 MR. HERSHBERG: There are no variances
10 requested.

11 MR. STAPLETON: That's not what I asked.

12 MR. HERSHBERG: There are none required
13 because we went through Bob Cordell and Bob
14 Cordell said there are no variances required
15 from the Building Department.

16 MR. STAPLETON: The other question that I
17 had was on the 10-inch water, but that's all
18 the way up into the right of way far enough so
19 you don't have to dig any more right of way up
20 to get to it.

21 MR. HERSHBERG: No. It goes right by our
22 building.

23 MR. STAPLETON: You put the stormwater
24 run-off and the parking lots -- you're
25 expecting to handle just what is coming down
through here?

MR. HERSHBERG: Well, the existing
parking lot currently drains off through the
woods and comes right on down into the Kroma
Kill. We're intercepting all of that drainage
from the existing parking lot as well as the
new parking lot expansion and bring it all
down into our new system. So it does intercept
everything from this side of Maloy Circle and
everything down here is brought into the
system and treated so that everything that is
disturbed and even the parking lot
here (indicating) which is technically not
disturbed because the existing asphalt is all
going to be accommodated in our system.

CHAIRPERSON DONOVAN: Again, we will have
a report that we can look at; is that correct?

MR. HERSHBERG: Yes. The stormwater
feasibility report talks about what it's going
to do. The SWPPP report will define what it's
going to do.

1 CHAIRPERSON DONOVAN: But we'll have an
overall report to look at.

2 MR. HERSHBERG: You're talking about the
stormwater plan of the campus.

3 CHAIRPERSON DONOVAN: Yes. I would like
to see that please.

4 MR. STAPLETON: The other question that I
5 had was: This is the second time that I've
6 been involved with issue with Siena College.
7 The last one was the lights on the playing
8 fields. At those meetings, it was talked about
9 that Siena has a master plan or a strategic
10 plan as to where they're going and where
11 things will be on campus in the future. If
12 Siena would be really nice and good maybe they
13 could post that strategic plan on their
14 website so that everybody would know what was
15 going on and we wouldn't have to wait for one
16 of these meeting to ask for it.

17 The stormwater management plan was also
18 talked about at those meetings so I'm glad to
19 hear that the board is asking for that one
20 again. We thought that we were going to get it
21 last time.

22 There were questions that I had on noise
23 and air conditioners and stuff. Thank you,
24 Mr. O'Rourke; you asked the right questions.

25 I'd also like to thank those members of
the board that showed up this afternoon at the
balloon test. I think that it's a very
positive thing for the neighborhood. Thank
you.

 CHAIRPERSON DONOVAN: Again, this was
just a preliminary informational meeting. We
have some requests and the board does. I would
ask that you work with Fraser and Associates
to address the issues so that when we come
back for the next phase, which would be
concept, that they're pleased with what we
have and with any of the neighbors who are
here this evening, also as far as visual
effects for their property. So, I would
appreciate it if you would do that. When we
come back for concept, we will deal with those
issues.

 Joe, do you have anything?

1 MR. NARDACCI: Jean, what's the timing?
2 Dan, do you know the timing of when you might
3 come back?

4 MR. HERSHBERG: We are definitely up
5 against the clock. This dorm has to be
6 occupied by next fall. The building period
7 could be approaching the possibility that
8 we're going to have to really delay occupancy
9 of that. That is not what Siena wants to do.
10 We would hope that we would be able to answer
11 any questions by the 22nd of September and come
12 back in front of you for concept approval.

13 CHAIRPERSON DONOVAN: The 22nd of
14 September we do have Wal-Mart on and a couple
15 other projects.

16 MR. LACIVITA: Yes, we do.

17 CHAIRPERSON DONOVAN: It will go if I
18 have the information that I've asked for.

19 MR. HERSHBERG: And we will make every
20 attempt to get that information.

21 CHAIRPERSON DONOVAN: I certainly
22 appreciate your timeframe. The way that I
23 understand it, this project wasn't even
24 approved to go forth by the college until this
25 past summer and to now turn around and put the
26 onerous on this board to quickly rubber stamp
27 this - we're not going to do that. We're going
28 to work with you, but we want to make certain
29 that the neighbors are protected and Schuyler
30 Meadows is protected because that is an old
31 established club in the town. We'll work with
32 you and we will go forth.

33 MR. HERSHBERG: The last thing in the
34 world that I would anticipate is you
35 rubberstamping any thing that I propose.

36 CHAIRPERSON DONOVAN: You know that I
37 love you Dan.

38 MR. HERSHBERG: I have been here before
39 and I would not presuppose that rubberstamp
40 coming.

41 However, we do believe that we do have a
42 very good start. We've expanded the study
43 beyond what we would normally do at the
44 pre-concept meeting level. We've met with the
45 departments and we have a good feeling.

1 CHAIRPERSON DONOVAN: Joe is the TDE for
2 this project? Joe is trying to hide back
3 there.

4 Thank you, Mr. Hershberg. As usual, you
5 do a good job.

6 MR. STAPLETON: I heard SEQRA mentioned.
7 Is that something that has to be done for this
8 type of project?

9 CHAIRPERSON DONOVAN: Oh yes, definitely.
10 All projects do.

11 MR. HANNING: I was wondering if I could
12 say a few words on behalf of the student body?

13 CHAIRPERSON DONOVAN: Okay. I do have
14 other hearings tonight. I would prefer that
15 you wait until the concept stage, but if you
16 have some input as to the project, please do
17 and be as brief as you can.

18 MR. HANNING: My name is Steven Hanning.
19 I'm the Student Body President. I just wanted
20 to emphasize how critical this dorm really is.

21 What makes Siena special is the feeling
22 of community. I'm sure that you see it when
23 you see the neighbors walking their dogs on
24 campus. What makes Siena special is the
25 students living together and right now we have
no where else to go. So, we really need this
dorm. We need this residence hall and we need
it as soon as possible because there is
nowhere else for us to go. Thank you very
much.

 CHAIRPERSON DONOVAN: Thank you.

 We will again, work with Mr. Hershberg,
work with the administration and we'll strike
a balance. We always do, or we always try to.
Thank you very much everybody. We'll be back
on September 22nd which is the same evening
that we'll be dealing with Wal-Mart so it
could be a fun night for everybody.

*(Whereas the proceeding concerning the
above entitled matter was adjourned at
8:18 p.m.)*

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CERTIFICATION

I, NANCY STRANG-VANDEBOGART, Notary Public in and for the State of New York, hereby CERTIFY that the record taped and transcribed by me at the time and place noted in the heading hereof is a true and accurate transcript of same, to the best of my ability and belief.

NANCY STRANG-VANDEBOGART

Dated October 15, 2009