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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

COLONIE SENIOR SERVICES HOUSING & CENTER
11 ELKS LANE
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above
entitled matter by NANCY STRANG-VANDEBOGART, a
Shorthand Reporter, commencing on June 17, 2014 at
8:06 p.m. at The Public Operations Center, 347 Old
Niskayuna Road, Latham, New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
LOU MION, RECUSED
TIMOTHY LANE
TINA GOODWIN SEGAL
SUSAN MILSTEIN
TIMOTHY LANE

ALSO PRESENT:

Kathleen Marinelli, Esq., Counsel to the Planning
Board
Joe LaCivita, Director, Planning and Economic
Development
Daniel Hershberg, PE, Hershberg and Hershberg

Joe Grasso, PE, CHA

Greg Seleman, Woodward Connor Gillies & Seleman

Edward Neary, Colonie Senior Services, Inc.

1 CHAIRMAN STUTO: This is Colonie Senior
2 Services Senior Housing and Center, 11 Elks Lane. This
3 is a sketch plan review of a 48,400 square foot,
4 three-story 100 senior apartments.

5 Lou Mion would like to say something
6 before this starts.

7 MR. MION: I am going to recuse myself from
8 this project because of my association with the Elks.

9 CHAIRMAN STUTO: Thank you. I'll give Joe
10 LaCivita an introduction and we'll turn it over to the
11 applicant.

12 MR. LACIVITA: Real briefly, this project was
13 before the DCC on march 26, 2014. I know that the
14 applicant had held a public meeting for nearby residents
15 at the Elks Club. I don't have that date.

16 MR. HERSHBERG: That was April 7th.

17 MR. LACIVITA: Okay, that was April 7th of
18 this year and they are here tonight for sketch plan to
19 go over some of the changes that have been made to the
20 site and I'll turn it over to Dan Hershberg and the
21 design team.

22 MR. HERSHBERG: Thank you. Daniel Hershberg
23 from Hershberg and Hershberg. I'm here today
24 representing the Colonie Senior Service Centers, Inc.
25 With me tonight is Edward Neary, the Executive Director;

1 Richard Rowland, the attorney, Greg Solomon representing
2 the architects and Dave Martin representing BBL
3 Construction Services as construction manager. We have
4 a big team here but we're only going to call on people
5 if you ask questions that I don't know the answer to.

6 The project has undertaken some changes.
7 We heard at the DCC meeting that the Town Fire and
8 Safety officials definitely wanted a second method
9 of ingress and egress. We show an easement from the
10 Elks Club through the site going down toward
11 Watervliet Shaker Road at this point here. That
12 would be made with a gated entrance strictly for
13 emergency purposes. We have worked it out so that
14 the grade will work. The grade is fine at that
15 location. The site distance is actually okay there
16 and we actually did hear from Creighton Manning who
17 has done a preliminary study for us yet, but they
18 will be going on and taking care of any traffic
19 questions that are raised with this project. They
20 did a side evaluation of the main driveway and they
21 found that there is some vegetation on the Elks Club
22 property which obscures the vision looking left out.
23 It's only slightly less than required amount, but
24 they recommend that some of that vegetation be cut
25 and maintained as a clear cut zone so that site

1 distance can be maintained.

2 The project includes the building which
3 has a one-story portion and a three-story portion.
4 This is the one-story portion and this is the
5 three-story portion and we have a bay of 25 garages
6 located 40 feet off of the property line. This is
7 vegetated. We intend to leave that vegetation
8 alone. The access is gained through an easement.
9 Thus we need an open development area motion which
10 was introduced to the Town Board and they referred
11 it to the Planning Board. They also referred the
12 rezoning to a PDD to the Planning Board for their
13 consideration.

14 At the DCC meeting we discussed some of
15 the concerns that were raised by departments. Let
16 me run through those briefly and again, I know that
17 this is just a sketch plan review. We normally talk
18 about waivers. This is a PDD, so we really won't
19 have any waivers needed. The PDD will tell us what
20 we can and can't do on the site.

21 Some of the issues were water. There is
22 an existing water main that comes through the site
23 to serve the Elks Club. Latham Water recommended
24 that we extend that down and loop the water main so
25 it will be a looped water system and that will

1 improve the pressure in the line and allow for
2 security just in case there is a break on one side
3 or the other from the service.

4 The egress and ingress - we proposed to
5 have an easement through the site for the Elks Club
6 that will allow access to this position here
7 (Indicating). Currently there is a pavilion and a
8 maintenance building on this portion as well as an
9 athletic field. The pavilion and the maintenance
10 building will be located in a single structure at
11 this point there which is right in the middle of a
12 parking area right now. Actually, it will reduce
13 the imperious area by cutting out some of that
14 parking area and putting some greenspace around that
15 new pavilion building. That is already in the
16 parking area. The question of sanitary sewer
17 service is a relatively easy one to handle because
18 there is currently a sewer lateral that comes up and
19 serves the pavilion area. Right now, we think that
20 could be fully reused to serve this building. It's
21 properly size and sufficient to handle this
22 building.

23 The greenspace on the site - this is the
24 parcel that the Colonie Senior Service Centers,
25 Incorporated intends to acquire from the Elks Club

1 (Indicating). It will be 44 percent green. The
2 green area on this site is 44 percent. The green
3 area includes a courtyard area with the building,
4 some outside areas and significant green areas
5 around the site. The number of parking spaces on
6 here will be someplace between 120 or 130 up to 170.
7 We don't have an exact count yet. The reason is
8 that we don't want to build any more parking than we
9 need. Colonie Senior Service Centers has a test
10 case for us. We can go over to Beltrone and figure
11 out how many cars they park there for how many
12 people and essentially we can get a pretty good
13 count regarding that.

14 Also, the garages will be intended for use
15 for the residents and their cars. We don't want to
16 use them for storage space. At Beltrone, the use of
17 most spaces when they first gave it to people was to
18 try to store items in there and not their cars. So,
19 these will strictly be for the cars of the
20 residents.

21 There will be one space that will be
22 reserved for maintenance equipment, lawn mowers
23 etcetera and one bay of this that will also hold a
24 vehicle that will be maintained by the Colonie
25 Senior Services, Incorporated for transportation

1 services. It will be like a van-sized vehicle.
2 It's not a bus. It's a relatively small van-sized
3 vehicle. Most people are aware of the fact that
4 Colonie Senior Service Centers already has a
5 significant transportation system. This will
6 provide another hub. When we say a hub, it doesn't
7 mean that we're going to store a whole bunch of
8 vehicles here and a lot of vehicles going out.
9 There will be another location where people who are
10 availing themselves of their services can come to
11 and get transportation services from the Colonie
12 Senior Services Center. There are other services
13 that Colonie Senior Services provide such as
14 programs that will be available not only to the
15 residents here, but to the general public also.

16 The building height is an issue. The
17 height at the eaves is about 34 feet. At the peak
18 of the roof it's 42 to 45 feet. I can let Greg
19 Seleman talk more about the building and the sign,
20 as soon as I'm finished here. The stormwater
21 management issue here - we will be completely
22 compliant with GPO 10-01 regulations. We anticipate
23 to use infiltration methods to the maximum extent
24 possible with maybe a mixture of both porous
25 pavement and/or rain gardens, bio filter basins

1 etcetera - a whole bunch of methods that are well
2 known and will completely resolve the drainage issue
3 here. The drainage course at the bottom of the
4 slope -- all the drainage now drains over the
5 surface down to the streamcourse at the base here
6 (Indicating). Any discharge on the site will
7 continue to follow and go in that direction down the
8 slope.

9 The Elks Club parking will slightly be
10 rearranged to accommodate this issue. The Elks Club
11 is satisfied that they have plenty of parking there.
12 We show the rearrangement of the parking in this
13 area here (Indicating) merely to show how egress and
14 ingress is continued in for the Elks Club and we get
15 our emergency egress and ingress in and out of the
16 site.

17 I might point out that the emergency
18 ingress and egress was asked for both at the DCC
19 meeting and at the public meeting. Paula Mahan made
20 a point of saying essentially that we should
21 definitely have a second means of ingress and egress
22 for a project of this type. I think she got a clue
23 from the Fire Services Department, but it was very
24 well taken. We didn't originally plan to do that.
25 We were concerned about it, but everybody would be

1 concerned if in fact we only had a single way in and
2 out and something should happen along that roadway
3 and vehicles couldn't get in and out.

4 Greg you want to talk briefly about the
5 building design?

6 I'm Greg Seleman from Woodward Connor Gillies
7 & Seleman Architects. This view of the project is as
8 you drive up Elks Lane and approach the project in this
9 fashion (Indicating). What you see in this rendering is
10 the community building surrounded by the three-story
11 resident room component of the project. There are 96
12 apartments in this project. There are 31 one bedroom
13 and 65 two bedroom. They are disbursed throughout the
14 facility. The community building in this location
15 (Indicating) provides services for the residents. Those
16 services include fitness, billiard room, library,
17 multi-purpose room and there is a small cafe. There is
18 no food service in this building. You can't get meals
19 here, but they have a small store so that you can buy
20 sodas and snacks and go into the cafe and that's also
21 the gathering area. There is a multi-purpose room that
22 does have a kitchen for events that they might hold for
23 the residents in the complex. There are some
24 administrative functions in the community building.

25 As I said, the building is three stories.

1 We're using residential scale components for the
2 building. It's probably going to be clapboard
3 siding on the entire building and there will be some
4 stone at the base of it. Generally, that's a brief
5 overview of the architecture.

6 MR. HERSHBERG: I think that concludes our
7 direct presentation. We'll try to answer any questions
8 for the Board.

9 CHAIRMAN STUTO: For PDDs which is a rezoning
10 and you're changing the density and so forth potentially
11 - have you done any density analysis under current
12 zoning and what the new density will be under this?

13 MR. HERSHBERG: We have not done the
14 comparison of the density.

15 CHAIRMAN STUTO: That will probably be
16 important. There also has to be a benefit to the
17 community and so forth. Sometimes that's parks that the
18 community uses or interconnectivity.

19 Joe or Kathleen, do you have the PDD
20 legislation?

21 MS. MARINELLI: It's 190-65 and there are
22 sections after that.

23 CHAIRMAN STUTO: Can you tell us what a couple
24 of those highlights are?

25 MS. MARINELLI: After the preliminary

1 application is made, there is a formal application to
2 the Town Board.

3 CHAIRMAN STUTO: But there are findings that
4 we have to make - just to get everybody familiar with
5 it.

6 MS. MARINELLI: Development of the real
7 property and associated increases in site impervious to
8 cover often alter the hydrogenic responses of local
9 water sheds and increase stormwater rates and flooding
10 streams and channels -

11 CHAIRMAN STUTO: That's not the one that I'm
12 looking for.

13 MR. LACIVITA: There is a required findings
14 process, Peter. Section 190.70 talks about that. There
15 are certain criteria that they need.

16 CHAIRMAN STUTO: Yes, that's what I'm talking
17 about.

18 MS. MARINELLI: That the PDD is consistent
19 with the purpose and intent of the chapter including the
20 design standards. That the PDD is compatible with the
21 surrounding neighborhood, context and character and is
22 in conformance with the Comprehensive Plan, that the
23 requirements of SEQRA have been fulfilled, that the PDD
24 will add to long-term assets of the community, that the
25 open space creation areas and facilities provided are

1 commensurate with the level of development proposed,
2 that the provisions to protect open space resources are
3 sufficiently secured by dedication where appropriate and
4 desirable, that the proposal is conceptually sound and
5 that it meets local area wide needs and it conforms to
6 accepted design principals, that there are adequate
7 community facilities, services and utilities available
8 or proposed, that traffic will not have an adverse
9 impact on the adjoining transportation system.

10 That's just a summary.

11 CHAIRMAN STUTO: I'm searching for a public
12 benefit.

13 MR. HERSHBERG: There is a code in here and I
14 think it's a sub-section of 190.70 that talks about that
15 the project must provide a public benefit. We've
16 already talked about that at both the DCC meeting and
17 subsequent to that. One of the recommendations were
18 that we take care of providing pedestrian access between
19 Elks Lane and Delatour Road and the applicant will
20 certainly look at that, but the problem is that there
21 may not be adequate right of way within Albany Shaker
22 Road to provide that.

23 MR. LANE: Then you're not going to meet the
24 requirement. You're not providing a public
25 accommodation and you won't meet the requirement.

1 MR. HERSHBERG: The public benefit could be
2 any source. That was one that was recommended to us for
3 us to look at and we're looking at that one. A public
4 benefit could be that we're willing to contribute funds
5 to build a park on the other side of Town. Public
6 benefit does not have to be site specific. A public
7 benefit according to that code talks about a public
8 benefit generically for the Town and not specifically of
9 the area. However, we are concerned with accessibility
10 for the site.

11 MR. LANE: Why would people that live in that
12 neighborhood be interested in an accommodation that -

13 MR. HERSHBERG: Again, I was just saying
14 generically that the site specific public benefit is not
15 a portion of the public benefit as a requirement.
16 However, we certainly are looking at whether or not we
17 can assist with the accessibility requirement. As far
18 as pedestrian assessability is concerned in many areas
19 of the Town -- primarily because an awful lot of the
20 town roads do not have any sidewalks along them.

21 When the Delatour Road complex was built,
22 they built a sidewalk along Delatour Road, but they
23 didn't build anything on Watervliet Shaker Road.
24 Our goal there is to take a look at it and find out
25 whether or not we can do it. The question is if we

1 need additional land to do it and we don't have a
2 willing person to dedicate that land, it may require
3 that we have a cooperated effort with the Town to
4 see whether or not we can provide that pedestrian
5 access. That's all I'm saying there. I'm not
6 saying that we're not going do it. The question is
7 we have to work together to find a method of doing
8 it.

9 The other issue is, is there another
10 public benefit that this Board or the neighborhood
11 -- I know that the neighborhood petition came in and
12 it had an awful lot of signatures on it. We were
13 concerned with that.

14 CHAIRMAN STUTO: Do you have copies of it?

15 MR. HERSHBERG: Yes, the petition is there.
16 That was one of the papers that was sent to us by PEDD.
17 We're aware of that. We had agreed to have additional
18 neighborhood meetings during this process as the project
19 evolves and we will do that. We'll make those available
20 and we'll have some probably between now and the next
21 time we're here in front of this Board. We'll try to
22 have another neighborhood meeting. This plan has
23 changed somewhat since the first application. By that
24 time, we hope to be able to evaluate the potential for
25 doing the pedestrian access along Watervliet Shaker Road

1 between us and Delatour Road.

2 MR. LACIVITA: Part of the other part of the
3 public benefit that we discussed during the DCC meeting
4 was the fact that with the proposal of this project and
5 what we are seeing happening on Delatour Road, the
6 emergency response time as to where they actually house
7 an EMS unit and the fact that we are getting a denser
8 population of seniors in this area based upon the
9 housing components. That may be a benefit for the Town
10 if such a facility could be built on this site as well.

11 MR. AUSTIN: We can have an EMS site built
12 here?

13 MR. LACIVITA: Correct. As a substation or
14 something like that -- so would actually have a time to
15 actually come over -

16 MR. AUSTIN: Couldn't they respond out of
17 Station 2?

18 MR. LACIVITA: They're checking their timings
19 and at this point they're kind of looking to see what
20 the response times are. Station 2 - is a site, but they
21 would actually look at housing something here.

22 MR. HERSHBERG: Those are all things that we
23 can consider and be sure that it meets the public
24 benefit goal in this project.

25 CHAIRMAN STUTO: I would suggest meeting with

1 the neighbors if you can. I think that it's a good
2 idea. The density analysis is something that I think
3 would be a great idea. The public benefit - I would try
4 to think outside the box a little and be creative on
5 that. That's just my suggestion.

6 MR. HERSHBERG: Quite honestly, we offer that
7 there are some public benefits inherit with the Colonie
8 Senior Citizens Service Centers and the kind of service
9 they do provide for the public. That's a public benefit
10 that this group brings to the area.

11 CHAIRMAN STUTO: Joe, do you want to make any
12 comments?

13 MR. GRASSO: Most of the things that we have
14 brought up have been discussed from Dan already. The
15 three findings - just elaborating on the findings that
16 were brought up that we think are really require an
17 in-depth analysis by the Planning Board is that the PDD
18 is compatible with the surrounding neighborhood context
19 and character.

20 The second is that the PDD will add to the
21 long-term assets of the community and will not erode
22 the livability of the existing neighborhood areas.

23 Third is that the traffic will not have an
24 adverse impact on the adjoining transportation
25 system.

1 The last one is pretty easy. Dan is doing
2 the detailed traffic study with another consultant.
3 We'll review it and make sure that access is
4 appropriate and safe.

5 The other two things is really a
6 discretionary review. That's where you have to
7 weigh the benefits of the public benefits of the
8 project and the market that this project is serving
9 against the impacts.

10 This project is obviously going to have
11 different impacts than what the underlying zoning
12 would have, which is single family residential. You
13 want to look at density.

14 When you look at the area that's being
15 developed with this facility, you're probably
16 looking at about maybe a dozen or 15 single family
17 residential homes. That's what is allowed. We're
18 looking at a development of about 100 senior housing
19 units. In terms of the context of the site, we're
20 looking at a facility that is a large structure.
21 It's three stories - 40-some odd feet. The
22 architectural deadline is appropriate, but the scale
23 of the complex and its visibility from the adjacent
24 residential properties is something that I think
25 that we really have to take a hard look at.

1 MR. LANE: Why the three story section is the
2 section closest adjacent to the residential homes? Has
3 there been any consideration -- one of their main
4 concerns is being able to view that. Why wouldn't it be
5 possible to flip that?

6 MR. HERSHBERG: We took a look at the
7 accessibility of the site and this reads more as the
8 front of the site, than the rear of the site.

9 Secondly, we did the garages at this
10 location here (Indicating) because the garages
11 themselves will be 11 or 12 foot barrier to the view
12 through the trees. The trees are there and we
13 talked to the neighbors about increasing the density
14 of evergreen trees in that area. It's primarily
15 deciduous growth. Again, it won't screen the entire
16 building. The viewscape will be impacted. We
17 realize that.

18 MR. LANE: So, it's not feasible.

19 MR. HERSHBERG: We don't think that it's
20 feasible in the context of providing the building that
21 the applicant needs to function properly.

22 MR. LANE: Why not just put it around the
23 other way?

24 MR. HERSHBERG: Like I say, again, then
25 essentially the entrance to the building is at the rear.

1 People coming to the site would be confused about where
2 to go. I suppose we could sign it.

3 MR. LANE: I don't think that you understand
4 what I'm saying. The way that you have closest to the
5 homes - that's the three story right?

6 MR. HERSHBERG: Yes.

7 MR. LANE: Why can't that be the one-story
8 wing and bring the three-story wing around the other
9 way?

10 MR. HERSHBERG: The one story is just the area
11 in the middle.

12 MR. LANE: So, the whole back side --

13 MR. HERSHBERG: This is all three story
14 (Indicating). This is the one-story portion
15 (Indicating). The entire L building is three stories.
16 I think that's maybe why we had cross thoughts on that.

17 CHAIRMAN STUTO: This is only a sketch plan
18 and normally we don't have public comment. Since there
19 is such interest from the neighbors -- can I have a show
20 of hands who is here and interested in this project?

21 (Audience members raised their hands.)

22 FROM THE FLOOR: Can I just have two minutes?

23 CHAIRMAN STUTO: Yes.

24 FROM THE FLOOR: We're saying that this isn't
25 going to impact the neighborhood? You've got a

1 three-story monster being built here. All these are
2 small two-story homes; nice quiet quaint neighborhoods.
3 My house is right here (Indicating). I just think that
4 it's way overbuilt and this land was never intended for
5 this. All of the sudden we're going to put up a 48,000
6 square foot structure on this piece of land this close
7 to these homes right here? It defies logic.

8 If this gentleman would like to comment -
9 but that's really all I've got to say about it. It
10 makes no sense at all for the neighbors who live
11 there. It's not going to enhance property value.
12 It's going to create traffic, noise and everything
13 else that comes along with it.

14 Does anybody in this room think that fits
15 in there in that land space and it's going to look
16 good?

17 Thank you.

18 CHAIRMAN STUTO: Okay.

19 FROM THE FLOOR: I agree with what he says and
20 if you want to see what it's going to look like, drive
21 over to Delatour and take a look at what Carondolet did.
22 Carondolet is a three-story building. The new yellow
23 one is three stories. You're deceived because it's
24 built down. This is going to be on top of the hill.
25 There is no way that those people are not going to see

1 that building. This picture is very deceiving. If that
2 tree is taller than three stories, that's one hell of a
3 tree. This picture is very deceiving. That's what
4 they're trying to tell you.

5 I had some questions after looking through
6 -- I wasn't at the meeting in April. Mr. Hershberg
7 answered the questions that I had though. You said
8 that the height of the roof was 45 feet, I believe.

9 MR. HERSHBERG: At the eaves, it's 34 feet.

10 CHAIRMAN STUTO: Sir, you ask us questions.

11 FROM THE FLOOR: Okay, my concern was that
12 they kept talking about the height of the eaves, but the
13 height of the roof is 10 feet more than that at least to
14 get the angle that they are looking to do. I have
15 concerns about the number of parking places. I know
16 that they have to have a parking place for each of the
17 number of beds. But they are also going to running a
18 service center there for other seniors which means that
19 you have to have additional parking place for those
20 people to come in unless they're coming in -- there is
21 no public transportation out in that neck of the woods.

22 The second emergency road - I'm glad to
23 see that is going to be gated because another access
24 road in and out on that road would be devastating.
25 I think that there would be no one that would be

1 able to get out onto 155.

2 They say that they don't need waivers
3 because they're not looking to use it as single
4 family residence.

5 CHAIRMAN STUTO: The nature of a PDD is you
6 rewrite the Zoning Law for this little plot of land if
7 they meet the criteria. It will be as it's written and
8 defined as it's written. So, in that sense you don't
9 need waivers.

10 FROM THE FLOOR: So, it has to go before this
11 Board and then the Town Board and public hearings held?

12 CHAIRMAN STUTO: It's a combination of this
13 Board and the Town Board.

14 FROM THE FLOOR: And public hearings held in
15 both cases?

16 CHAIRMAN STUTO: I know that we have them and
17 I believe that the Town Board does, too.

18 FROM THE FLOOR: And the pavilion size is
19 going to be the same or larger or smaller than the
20 pavilion that they have now?

21 CHAIRMAN STUTO: I'll let somebody else answer
22 that one.

23 MR. SOLOMON: Smaller.

24 FROM THE FLOOR: I just can't believe -- it's
25 not going to fit into the character of the neighborhood.

1 It's too large for the site. It's too tall, if nothing
2 else, for the site. It's a three-story building on a
3 flat piece of land is one thing, but a three-story
4 building sitting up on top of that hill, that's
5 unbelievable. I don't know how they can do that.

6 CHAIRMAN STUTO: Thank you. Anyone else want
7 to be heard on that?

8 (There was no response.)

9 CHAIRMAN STUTO: What's the process?

10 MR. GRASSO: It's in front of the Planning
11 Board for two recommendations; one is on the PDD and the
12 other is on the open development area. The open
13 development area because this lot will not have
14 frontage -

15 CHAIRMAN STUTO: Do we have to get requested
16 by the Town Board?

17 MR. GRASSO: You have been. There is a
18 resolution referring it to the Planning Board for review
19 and comment; PDD recommendation and ODA. It's a
20 simultaneous review on both of them.

21 CHAIRMAN STUTO: So, they're going to do a
22 subdivision and it's the ODA. We're going to reschedule
23 this and they're going to make a formal presentation
24 that's going to be a public hearing.

25 MR. LACIVITA: There will have to be a formal

1 application at this point. Right now there hasn't been
2 that application.

3 MR. GRASSO: Just in terms of procedure, the
4 Planning Board review does not require a public hearing.
5 It's a public meeting and not a public hearing. The
6 only public hearing is associated with the zone change
7 and it's conducted by the Town Board.

8 CHAIRMAN STUTO: Okay, well we'll take public
9 comment.

10 MR. GRASSO: If it gets a positive
11 recommendation from the Planning Board, it goes to the
12 Town Board for deliberation. If it gets approved for
13 the ODA and approved for the PDD, then it comes back to
14 the Planning Board for final site plan review.

15 CHAIRMAN STUTO: We normally have the PDD
16 legislation to consider; don't we?

17 MR. LACIVITA: No, not at sketch plan.

18 CHAIRMAN STUTO: But the next time that we see
19 them?

20 MR. GRASSO: Yes.

21 CHAIRMAN STUTO: Any other comments or
22 questions?

23 MR. AUSTIN: The concern of the neighbor seems
24 to be the height of the building. Obviously, the
25 property is limited with the lines. Is there a way to

1 make the footprint bigger and make it a two-story
2 building, or are you committed by those property lines?

3 MR. HERSHBERG: If you're familiar with the
4 site at all, this side starts to drop off very steeply
5 in this area right here (Indicating). Without invading
6 further in the Elks existing property, we don't think
7 that we have enough space for the building footprint.
8 Elks Club has offered this property's six acre site.
9 Consequently we are limited by that to make the density
10 required to make this project functional.

11 FROM THE FLOOR: If there was a request for a
12 variance then a sign would have to go on the Elks Club
13 property, but because of the way that this is being
14 done, there would not have to be a sign.

15 CHAIRMAN STUTO: Is this going to be posted
16 and noticed?

17 MR. LACIVITA: Once the conceptual application
18 and the PDD application comes in there is a requirement
19 that they have to post the site and thereby everyone
20 within the proximity of the site would get notified. It
21 won't go silent. It will definitely be posted.

22 FROM THE FLOOR: I drive by the site every day
23 and I've been looking for the signs and didn't see them.

24 CHAIRMAN STUTO: Someone from the applicant's
25 team want to speak?

1 MR. NEARY: Edward Neary of Colonie Senior
2 Service Centers and I just want to add to the public
3 benefit portion of this and to clarify some
4 understandings. The transportation hub is intended to
5 add to the public benefit and provide our transportation
6 services out of our administrative offices at the
7 Beltrone Living Center and add additional transportation
8 services. We have thought about the idea of adding a
9 van to cover the folks that live in the north part of
10 Colonie. That was an additional part of what we thought
11 was a community benefit to add to it and provide short
12 runs in that community.

13 The largest community benefit to this -
14 you need to understand that this property is being
15 built as an affordable piece of property for seniors
16 who at the present time had some difficulties in
17 being able to afford the rates for senior housing at
18 the present time, nor are they qualified for low to
19 moderate income housing. In the Town of Colonie
20 there is very little of this type of housing at the
21 price range we are trying to bring this in at. The
22 largest community benefit that we can do is to
23 provide this type of affordable housing for the
24 population in the Town of Colonie.

25 As to the public benefit with the

1 activities in the center in the front of the
2 building, again, most of the senior housing have
3 community rooms for their residents only. Our
4 effort and our suggestion here was to open it up to
5 the folks who are in the northern part of the Town
6 of Colonie so that they can use it for their
7 activities or for meetings or that sort of thing and
8 to engage with the residents who are in the
9 building.

10 We expect to be able to work with the Elks
11 Club to provide additional amenities through the
12 Elks Club for seniors that starts to increase the
13 community benefit for the seniors in that part of
14 Town. Although there is senior housing across the
15 street at Shaker Pointe and the apartments on
16 Delatour, there is not much in the Town of Colonie
17 that fits into this price range. That's the biggest
18 challenge for us is to try to figure out how to do
19 it with an affordable piece of property with
20 consideration for the neighbors who are in that
21 marketplace to try to make this thing work.

22 CHAIRMAN STUTO: What is the price range and
23 how are you able to do it at a lower price?

24 MR. NEARY: Because we are a non-profit
25 organization who provide services to the seniors, that

1 is our goal. We are not a developer. By trade, we
2 don't have a profit motivation. We can bring our costs
3 down to a bare minimum because all we are trying to do
4 is build it and to hold it and manage it from that point
5 on. It's mission driven.

6 CHAIRMAN STUTO: What are the rents?

7 MR. NEARY: The one bedroom is \$850.00 a
8 month. That would include the heat and hot water. For
9 the two bedroom it's approximately \$1,100.00 a month.
10 That's significantly less than market rates for other
11 similar types of projects.

12 CHAIRMAN STUTO: Thank you.

13 Anything else?

14 MS. MILSTEIN: What guarantee is there that
15 the rent will continue to be well within those limits?

16 MR. NEARY: I would say that our history of
17 being able to do this with the facilities that we have -
18 both Sheehey Manor which is low to moderate income and
19 also the Beltrone Living Center - that despite the
20 average apartments going up between three and a half and
21 four percent, we have been able to maintain at less than
22 one percent over the last five years.

23 MS. MILSTEIN: So, basically good faith as
24 compared to a requirement or condition?

25 MR. NEARY: As we look at the financing on

1 this, there will be guidelines for us to adhere to as
2 well that were written into what the increases can be.
3 If we are successful in getting IDA financing on this
4 end, there will be some guidelines written in that if we
5 have to go beyond that, then we have to come back for
6 approval.

7 CHAIRMAN STUTO: Thank you. I will say that
8 this drawing is good just in terms of our review for a
9 layperson who is not an engineer. We should encourage
10 this instead of the multiple copies of the technical
11 drawings.

12 MR. HERSHBERG: On a GIS system, New York
13 State has those photos available. We could reduce this
14 to any project in the Town or anyplace in New York State
15 over that sort of photograph. However, when we start
16 getting more technical presentations like stormwater
17 management and stuff like that, I'm afraid that you're
18 going to have to have that sheet of drawings.

19 CHAIRMAN STUTO: Thank you.

20 MR. HERSHBERG: Thank you.

21 (Whereas the above entitled proceeding was
22 concluded at 8:34 p.m.)
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CERTIFICATION

I, NANCY STRANG-VANDEBOGART, Shorthand Reporter
and Notary Public in and for the State of New
York, hereby CERTIFY that the record taken 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 July 2, 2014

