

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 COLONIE SENIOR SERVICES
5 SENIOR HOUSING AND CENTER
6 11 ELKS LANE
7 SKETCH PLAN REVIEW

8 *****

9 THE STENOGRAPHIC MINUTES of the above entitled
10 matter by NANCY STRANG-VANDEBOGART, a Shorthand
11 Reporter, commencing on August 12, 2014 at 7:15 p.m.
12 at The Public Operations Center, 347 Old Niskayuna
13 Road, Latham, New York

10

11 BOARD MEMBERS:
12 PETER STUTO, CHAIRMAN
13 SUSAN MILSTEIN
14 TIMOTHY LANE
15 KATHY DALTON
16 LOU MION (Recused)

17 ALSO PRESENT:

18 Kathleen Marinelli, Esq., Counsel to the Planning Board
19 Joe LaCivita, Director, Planning and Economic Development
20 Daniel Hershberg, PE, Hershberg and Hershberg
21 Edward Neary, Director, Colonie Senior Services
22 Greg Seleman, Woodward Connor Gilles & Seleman
23 Karen Smith
24 Bruce Hyatt
25 Michael Stapleton
Roy Marsh

25

1 CHAIRMAN STUTO: We'll call up the next item on the
2 agenda. Colonie Senior Services, Senior Housing and
3 Center, 11 Elks Lane. This is a sketch plan review;
4 48,400 square foot three-story 100 senior apartments.

5 MR. LACIVITA: I think that we just want to get a
6 couple of dates on the record. This project was before
7 our Departmental Coordination Committee back in March
8 2014 and then they came before this Board for review
9 June 27, 2014. The project last had two community
10 meetings at the Elk's Lodge; one that goes back in April
11 and the other one most recently July 28th at 7:30; again
12 at Elk's Lane. I think that you're going to see some
13 significant changes through the project that addressed
14 some of the comments from the neighborhood. We are here
15 for a first time to see where this project has changed.
16 So, we are here for sketch this evening.

17 CHAIRMAN STUTO: We'll turn it over to the
18 applicant.

19 MR. HERSHBERG: Thank you Mr. Chairman. I'm Daniel
20 Hershberg of Hershberg and Hershberg. With me today is
21 Ed Nearly from the Colonie Senior Services. Rick
22 Rowland, Greg Seleman and Kurt Woodward, the architects
23 and David Martin from BBL, the construction management.

24 Tonight we'd like to do a short Powerpoint
25 presentation to walk you through some of the issues

1 and changes that were made and I'll turn it over to
2 Ed Neary for that.

3 MR. NEARY: Thank you. I'm Ed Neary from the
4 Colonie Senior Service Centers and thank you for the
5 opportunity to come before the Planning Board. We'd
6 like to do three things tonight. Really, one is to
7 reset the table and also show you the Powerpoint that
8 we went through at the Elk's Club with the supporters of
9 the project, the Elks themselves, and also the neighbors
10 on Abedar and surrounding community. Similarly, we want
11 to walk you through the modifications that we made on
12 the property.

13 In your handout, you have the agenda of things
14 that we'd like to take you through. One is Colonie
15 Senior Service Center - the project and why it is
16 important to the Town, what is the impact on the
17 Comprehensive Plan, how the Elks fit into this, our
18 background, the timeline, the summary of the
19 neighborhood meetings, the concerns, the
20 modifications and why we think that this is a
21 positive addition to the Town.

22 The Colonie Senior Service Centers, for those
23 of you who may not be aware of who we are, is an
24 organization that was dedicated to helping the
25 seniors independently in the home that they call

1 Colonie and to live here as long as they possibly
2 can. This organization, Colonie Senior Service
3 Centers was founded 33 years ago as a community base
4 not-for-profit organization serving the largest
5 population of seniors in the Capital Region.

6 CHAIRMAN STUTO: I'm going to interrupt for one
7 second. This is a sketch plan update. You have 15
8 minutes that's on the agenda. Does this look like it's
9 going to be a 15 minute presentation? It seems like a
10 fairly big presentation.

11 I don't know if the department can respond to
12 that.

13 MR. LACIVITA: I'm assuming that it will take a
14 little bit longer than the 15 minutes that we originally
15 had planned for.

16 CHAIRMAN STUTO: We're here for an update, we're
17 not here for a full concept review; right?

18 MR. LACIVITA: Right; correct.

19 MR. GRASSO: It's a sketch plan review really to
20 just touch on, I thought, the changes from what we saw
21 at the last meeting.

22 CHAIRMAN STUTO: Okay, right.

23 MR. NEARY: You have in your possession the
24 presentation made to the Elks Club on July 28 and the
25 modification and you'll see -

1 CHAIRMAN STUTO: I don't mean to be rude or cut you
2 short, but that was my understanding with staff and our
3 Town Designated Engineer that it was just an update.

4 MR. NEARY: So, we'll go to the land modifications
5 and we'll ask our architects to walk us through the
6 changes that we're made on the plans. And if you have
7 any questions on the material that we have provided,
8 we'll be happy to answer those questions.

9 CHAIRMAN STUTO: I mean, I don't know what the other
10 Board Members think.

11 MS. MILSTEIN: I think that I would prefer to see
12 the modifications at this point.

13 CHAIRMAN STUTO: Okay, let's start with that.

14 MR. SELEMAN: Hi, I'm Greg Seleman from Woodward
15 Connor Gillies and Seleman Architects. What I'd like to
16 do is just to refresh everyone's memory about our last
17 presentation and quickly go through our previous plan so
18 that you can understand the modifications.

19 This is a 5.9 acre parcel and we are proposing
20 a three-story 100-unit apartment complex with a
21 one-story common building at this location
22 (Indicating). There is a ring road that goes around
23 the project that provides about 160 spaces. The
24 existing wooded land along this area was intended to
25 be left as a buffer. Along that same property line

1 of Abedar we would providing 27 parking garages for
2 the residents.

3 One of the things that I want you to remember
4 is that we sited this building previously. This is
5 the front elevation of the building. We had sited
6 that building so that when you came up from Elk's
7 Lane, that's the elevation that you saw of the
8 project (Indicting). It was certainly the most
9 practical and the most in scale with the residents.

10 The other things that occurred on the site - we
11 were providing emergency access along Abedar out to
12 155 and there was also an extension of the watermain
13 to get their water service in this area. Generally,
14 that was the plan that we had originally.

15 We made some significant modifications to this
16 plan. At first I'd like to start to say that the
17 parcel has increased in size to 14.3 acres. The
18 Elks have agreed to sell this portion of the land to
19 the senior citizens (Indicating). It's pending
20 approval of the national board. It's not finalized
21 yet, but the plan is to incorporate that into one
22 large parcel of land; 14.3 acres.

23 This 8.4 acres is going to be left as
24 undeveloped open space. What this acreage does is
25 it gives us just enough elbow room to take this

1 facility - the exact same facility that we had and
2 spin it so that we can get it further away from the
3 Abedar neighborhood. The building was also
4 reoriented once we spun it so that the most
5 attractive and most in scale with residential
6 neighborhood facade faces the backyard of the Abedar
7 properties.

8 The garages are placed along this edge
9 (Indicated). There are still 27 of them. They are
10 one-story. They are about 15 feet high. This is
11 the three-story building with a one-story common
12 building (Indicating). You can see that we still
13 have the ring road around the property that now
14 serves about 155 parking spaces.

15 One of the things that we had in the original
16 project was a large exterior recreation area that
17 was meant for gardening and socializing outside in
18 this portion of the property. Because of the
19 reconfiguration, that has to be a little bit more
20 remote from the property, but we are putting it in
21 this green area. (Indicating) This is between the
22 Abedar property line and our driveway. The minimum
23 distance in this location is about 100 feet and it
24 averages from here to here about 150 feet
25 (Indicating) as opposed to the 40 feet that we have

1 back in here.

2 We still maintain the emergency egress and we
3 had the Elk's Lane watermain still to be provided.

4 The land use is now the 14.3 and we're about 77
5 percent green area. All the other hard surfaces are
6 generally the same as they were in the original
7 proposal.

8 Now, to demonstrate the setbacks. This corner
9 of the building is about 105 or 110 feet from the
10 Abedar properties. As we spun it around, the
11 closest three-story portion is now 205 feet, the
12 one-story is 260 feet and this corner is 300 feet
13 away from the property line along Abedar.

14 What we are proposing are substantial green
15 areas that we are leaving. A couple of interesting
16 things happened. This is the line of the existing
17 trees in the lighter green (Indicating). There is a
18 finger of trees on here. They are all very mature
19 and they're very substantial as well as everything
20 else that is along this property line. So, what
21 we're showing here on this plan is that we had the
22 opportunity, because we had so much green area, to
23 supplement this planting and enough quantity that we
24 believe that we can conceal this project from the
25 view of the backyards of the Abedar property line.

1 We also looked at the structure of the
2 building. We looked at the structure of the floor
3 system and we were able to condense the floor system
4 depth. So, we gained about a foot per floor on the
5 height of the building. We also changed the slope
6 of the roof from 9 on 12 to 7 on 12. What we end up
7 with is a building that is approximately 38 feet
8 tall instead of the 42 or 43 that we had talked
9 about in our last presentation. If we make these
10 roofs 5 on 12, we can get this down to 36 feet
11 (Indicating).

12 CHAIRMAN STUTO: What was the original height?

13 MR. SELEMAN: Forty three or forty four.

14 CHAIRMAN STUTO: And that's down to what now?

15 MR. SELEMAN: It could be 38 to 36; somewhere in
16 that area.

17 CHAIRMAN STUTO: So, the difference is?

18 MR. SELEMAN: Four or five feet, for sure, or more
19 if it's necessary. What we did is compare it to a
20 single family residence, two-story house that has a
21 nine-foot ceiling and in the first floor eight-foot
22 ceiling on the second floor and 12 on 12 pitch. Houses
23 are usually a couple of feet off the grade because you
24 have to have windows for the basement. So, this house
25 is approximately 35 feet. This is the end elevation of

1 this view at this location (Indicating) and you can see
2 the scale of that and how it begins to look similar.

3 We've also done a site analysis. It's very
4 crude, but we wanted to know what it would really
5 take to conceal this project from view. I think
6 that it's very clear on your little maps. This is
7 the location of one of the houses that is along
8 Abedar here (Indicating). We said if your viewing
9 sight was 10 feet above grade -- that would be like
10 if you had a deck and you were standing on a deck --
11 we said, let's take that as a starting point. We
12 went to the highest peak roof closest to that
13 property line which gives our sight line. If we can
14 get something that blocks your vision with that
15 line, then this project is not going to be visible
16 from anybody in this property.

17 This is the general height of the trees in the
18 background around the property. They're about 50
19 feet tall. There are trees here and here along this
20 property line in this location (Indicating). Then we
21 measured this height that would be required. If we
22 could plant 16 or 17 foot trees here, we know that
23 we can cut off the sight line so that you couldn't
24 see this building. I don't think that we could
25 plant 16 or 17 foot trees, but we know that's a

1 realistic height or pine trees that would grow in a
2 relatively short time that would make this project
3 invisible. We think that would be an improvement to
4 what it is today.

5 Those are the basic changes that we have made.
6 We think that they are substantial and we think that
7 we've compromised a few of the operational things
8 that the senior citizens would prefer not to have
9 changed and get some of the outdoor areas closest to
10 the building as well as the view coming up Elk's
11 Drive. But I think that those are the compromises
12 that they have made to achieve what we think is a
13 far superior plan. It's much more in scale with the
14 neighborhood when you look at the elevations and
15 compare them to single family residences, we think
16 that we have achieved a good match.

17 CHAIRMAN STUTO: I just want to repeat that I
18 don't mean to cut you off, Mr. Neary, from making your
19 most persuasive presentation. We are interested. I had
20 a discussion with our Town Designated Engineer and
21 you're handing out new materials. That's really what I
22 was reacting to. I thought that this was just going to
23 be how this has changed from the last time that we saw
24 it physically. We'll give you more time to make your
25 case, if you want to do it. I just didn't want to

1 expand the review.

2 Also, the neighbors may have shown up here.
3 They haven't been formally notified this evening. I
4 know that you have been meeting with them which is a
5 good thing, but it's not a full-blown concept review
6 right now. That was the reason for my reaction,
7 again.

8 MR. NEARY: In regards to the neighbors being
9 notified, when we did our presentation on July 28th, we
10 notified them as this being on the Planning Board
11 agenda, so they would have an opportunity to come down
12 and see it. We don't want to take up time before the
13 Planning Board, but we think that it's important.

14 The population in the Town of Colonie as we
15 started to mention. It's the largest senior
16 population. There is low to moderate income housing
17 and market rate, but there is nothing in between and
18 that is a big part of the population that we're
19 trying to serve. One of the questions that comes up
20 is why don't we don't have any of these now. It's
21 difficult to put this kind of project together from
22 the numbers standpoint. There is no profit from our
23 standpoint because we're a not-for-profit
24 organization. It's service provided, mission driven
25 to provide the kind of housing that we think is

1 necessary for the moderate income affordable housing
2 for seniors in our community. We're trying to fill
3 a need for this sort of thing. It's not a project
4 that we need to do. We think that it's a project
5 that the Town needs to do and we're willing to step
6 up and try to make this happen.

7 The Elks, as you know, has a membership of
8 maybe 1,200 or 1,300. This money allows them to
9 refurbish the Elks and to leave it exactly where it
10 is at the present time. It allows them to continue
11 the business that they're in of providing services.
12 As I had mentioned at the Elks meeting, sometimes we
13 need to stop and think about the value of the Elks
14 to the community as well. That's why we're happy to
15 have them as a partner with us in this project. It's
16 been a number of years trying to put this together.
17 It's not something that we started in the past
18 couple of years.

19 I'd be happy to answer any specific questions
20 in consideration of your time.

21 MS. DALTON: I'm just interested - you were talking
22 about moderate income seniors. What kinds of rents are
23 you considering charging for these apartments?

24 MR. NEARY: The project plan from the very
25 beginning was to try to hold these rents at \$850.00 per

1 month for a one-bedroom/one bath. The two bedrooms,
2 which we have a number of those apartments, will start
3 at approximately \$1,100.00 per month.

4 CHAIRMAN STUTO: What is to prevent you from
5 raising those rents? Is this going to be free market?
6 What is that guided by? I've had concerns from various
7 people in the Town about is it going to be free-market
8 eventually and how do you control the prices in the
9 long-run? Is it going to be your statement now, but
10 it's not going to be governed by anything except the
11 free market?

12 MR. NEARY: The Town has requested that we use the
13 IDA for financing on this project to do a couple of
14 things. One is to ensure a pilot on this property,
15 which we have negotiated with all the parties involved
16 and think that we are moving forward with the successful
17 pilot on the property. Also, to allow some guidelines
18 in how the rent can go up in the property.

19 Our experience and history of the properties
20 that we own now is that while apartment rents go up
21 by 3.5 percent, we've been able to keep ours under
22 one percent in both of the properties that we have
23 consistently over the years. Part of that is
24 because we are a mission driven organization that is
25 not-for-profit so we're not generating profit for

1 anything else other than to meet the operating needs
2 of the property. In our agreement with the Town
3 that we have spent a year negotiating, it allows for
4 a maximum increase of two percent in the rents from
5 year to year. Anything above that requires us to
6 come back to the IDA for approval and of course
7 justification to go beyond that amount.

8 CHAIRMAN STUTO: And how much of a tax break are
9 you getting?

10 MR. NEARY: The pilot hasn't been negotiated at
11 this point.

12 CHAIRMAN STUTO: So, you're saying that's going to
13 be worked out through the pilot agreement.

14 MR. NEARY: That's correct.

15 CHAIRMAN STUTO: With a planned district
16 development or a PDD - I think that we read it into the
17 record the last time - you're supposed to make a
18 contribution to the greater community and there are
19 different ways that can be done. Have you worked on
20 that one?

21 MR. NEARY: Yes, I'll let Dan handle this. The
22 biggest contribution is clearly to provide affordable
23 housing for the seniors that need them. In addition to
24 that we provide senior services through the Town of
25 Colonie and contract with the Town of Colonie to provide

1 those services, transportation, meals and so forth which
2 we continue to provide at all of the facilities that we
3 have and will be provided for the seniors in the
4 northern part of Town. We provide transportation. One
5 of the clarifications to be made at the Elks meeting was
6 to clarify what we were talking about when we mentioned
7 a transportation hub. The intent is to provide a
8 transportation vehicle that is now housed at our
9 administrative office, on-site, at this building. That
10 cuts down the traffic of people coming in and about the
11 Elks by doing planned trips to the store and shopping
12 and that sort of thing.

13 MS. DALTON: Can you show me where the hub is
14 intended to be?

15 MR. NEARY: We called it a hub and then clarified.
16 What we mean is a van that is there. We're not talking
17 about a bus station. It's just parking the van on the
18 property to be able to service the needs of the people
19 who live on the property and in the surrounding
20 community.

21 MS. DALTON: So, they'll just pull up by the front
22 door.

23 MR. NEARY: That's correct. That suggestion, by
24 the way, was made by when we started talking about the
25 project with the Sisters of St. Joseph from Shaker

1 Pointe. We asked them about what their feelings were
2 about adding another piece of property close to there.
3 The only suggestion that they came up with is that they
4 thought would improve the services for the seniors in
5 the north part of Town.

6 MR. AUSTIN: I recall the first presentation that
7 you did and you mentioned something about staging some
8 sort of EMS vehicle at the site as well, or having
9 access nearby or relocating an EMS station or Watervliet
10 Shaker Road Fire Department or the Latham Fire
11 Department station?

12 MR. NEARY: When we went to the DCC meeting in
13 March, a suggestions was made from probably EMS. Could
14 there be consideration for an EMS station on the
15 property? That, like all the other recommendations, are
16 being taken under consideration. Our sense and our
17 feeling, having dealt with EMS on a regular basis at our
18 other properties, is that the last thing that the
19 seniors would want would be an EMS station on the
20 property. We like to see them when they leave and not
21 housed with them.

22 MS. MILSTEIN: What is your definition of senior
23 for the purposes of the financing?

24 MR. NEARY: For the financing, it's 55 and older.
25 Our experience is that people that use senior housing

1 are the seniors that are 80 plus. So, most people who
2 are becoming seniors at 60 and 65 and so forth are
3 continuing to remain in their home. We have other
4 programs like the umbrella program where we help them to
5 stay in their homes as long as possible. Our experience
6 in our senior housing is that the people who use senior
7 housing typically are 80 plus.

8 MS. DALTON: Can you please talk more about the
9 services that you provide on-site to help folks stay in
10 their homes?

11 MR. NEARY: On site or in another program?

12 MS. DALTON: Is there going to be any kind on-site
13 here? You already have transportation and that would be
14 helpful. Can you talk about the other amenities?

15 MR. NEARY: There would be other health and
16 wellness activity centers for them. There would be the
17 library and meeting rooms for the people who are in the
18 building to socialize. There will be a cafe, a place
19 where they can come down to get the paper, the mail and
20 coffee. We want to provide socialization for them.
21 We're thinking that perhaps we might be able to do a
22 meal program with the Elks who already have meals
23 available. That might be another way for us to work
24 with the Elk's Club. The most important thing that
25 seniors need is transportation and particularly as they

1 age and start to give up their licenses and cars and so
2 forth, they want transportation that is there when they
3 need to get to shopping and doctor's appointments and
4 those kinds of things.

5 MR. AUSTIN: Are there any medical facilities on
6 the site?

7 MR. NEARY: No. It's independent housing, so there
8 are no medical facilities or staff that is there for the
9 purpose of medical focuses. Educational would be a
10 social worker or a nurse to talk about high blood
11 pressure and eating and that sort of thing.

12 CHAIRMAN STUTO: How are you choosing your
13 residents? Is there any kind of income test or net
14 saving test or anything like that?

15 MR. NEARY: Yes, as part of the agreement in the
16 financing of the project, the income requirement will be
17 that their annual income cannot exceed five times the
18 annual rent. Those have to be certified on an annual
19 basis to the IDA.

20 CHAIRMAN STUTO: So, that would be \$60,000.00 a
21 year.

22 MR. NEARY: That's correct.

23 CHAIRMAN STUTO: Normally, we don't open it up to
24 the neighbors. I have a suspicion that some of them
25 want to be heard tonight.

1 Can you talk about your meetings with the
2 neighbors, or if there is anything else that you
3 want to add?

4 MR. NEARY: I think that the second meeting that we
5 had on July 28th when we brought in the changes and the
6 modifications - it was our opinion that the meeting went
7 well. We had an opportunity to have some conversations
8 and discussions with some of the neighbors to understand
9 what their concerns were. We fully understand, as I'm
10 sure a lot of people who come before, that you are not
11 going to be able to satisfy every issue that there is.
12 We did listen to and dealt with the concerns and that
13 was the height of the building that we think that we
14 addressed that.

15 We clarified the issue with transportation so
16 that people don't think that we're having a
17 Trailways bus station there.

18 We looked at the traffic and did a traffic
19 study on similar property close by that came in
20 under the numbers that were established by DOT as
21 typical numbers for a senior housing apartment
22 complex.

23 I think that the other concern as to how much
24 activity would be coming in and out of the facility
25 and our experience is that senior housing, although

1 you make space and room available for others in the
2 community, typically tends to be the people who live
3 in the building. It's there and it's available if
4 people in the community want to socialize with
5 others or activities.

6 CHAIRMAN STUTO: Did you want to say something, Mr.
7 Hershberg?

8 MR. HERSHBERG: I just want to point out that the
9 public benefit of this project was brought up as if it
10 was for the PDD zone. Actually it's in the major site
11 plan portion of your code which says that the public
12 benefit - this Board has a right to look at public
13 benefit of any project that comes before it. A PDD is
14 another type of project. I think Ed he did a good job
15 of showing the major public benefit of this project
16 which is providing a needed housing to the community,
17 and we believe that is the overriding public benefit.

18 The discussion was had about providing
19 sidewalks along Watervliet Shaker Road. We think
20 that if we put that on the back of this project, it
21 would be a difficult one, primarily because of
22 insufficient right of way and those sort of issues.
23 We believe that if, in fact, a plan could be put
24 together that this project could participate in it
25 through either an escrow account or through direct

1 payment. I don't think that any plan is made up for
2 it yet. Again, there is a very tight right of way
3 on that Watervliet Shaker Road between the edge of
4 the pavement.

5 As a matter of fact, one issue was raised by
6 our traffic engineer regarding the site distance.
7 As part of this project we are going to improve the
8 sight distance in here by removing some trees and a
9 portion of that slope, which will improve the site
10 distance all the way along that run (Indicating).
11 We think that would be another benefit.

12 CHAIRMAN STUTO: Okay, if the neighbors want, I'm
13 going to ask if they have any ideas of what they think
14 might be a good community benefit.

15 The woods in the back - does that drop off?

16 MR. HERSHBERG: Yes, there is quite a grade between
17 here and the stream course. A portion of it could be
18 used by retaining walls and that sort of stuff. We're
19 leaving it entirely alone. The only connection might be
20 a utility connection to go through it down to the stream
21 course or down to the sanitary sewer. There is existing
22 sanitary sewer there.

23 Another thing that wasn't mentioned is the
24 pavilion that is here and will be relocated to the
25 far side of the parking lot -, the furthest from

1 Abedar where we decided to locate it. This is a new
2 pavilion and a garage to be located on the far side.
3 That's going to replace the existing pavilion and
4 maintenance building on the site. That location is
5 fine. As Greg said, we are going to continue the
6 watermain to loop it around so that it will make a
7 looped watermain to the water service in this
8 general area (Indicating) as well as provide better
9 service for the building.

10 MS. MILSTEIN: I'm going to assume that you have
11 pushed it back as far as you possibly can, now that you
12 gain additional length.

13 MR. HERSHBERG: Yes, we did. These garages are
14 actually outside the limit of our original plan, but
15 again, there was a limitation there which sloped. We
16 didn't want to fool around with that slope for
17 structural purposes as well as for maintaining the tree
18 growth. On that slope are significantly mature trees
19 down there.

20 CHAIRMAN STUTO: I'm going to ask our Town
21 Designated Engineer, CHA, Joe Grasso, if you have any
22 comments from what you have seen so far?

23 MR. GRASSO: I jotted down four things before the
24 presentation that we had heard at the last Planning
25 Board meeting. The first was the visibility from the

1 residences. Obviously, we've seen a lot of discussion
2 about the changed plan and reorienting of the building
3 and shifting it away to provide a greater buffer from
4 the residences. Regarding that, all I'll say is that
5 it's important to note that the scale of the project
6 really hasn't changed. It's still really location.
7 We're still looking at a facility that is 35 feet high,
8 and although they presented a section that shows the
9 scale of this building being 38 feet to single family
10 residence of 35 feet, I don't think that's the scale of
11 residence that you would see out Abedar. That's
12 something that we can confirm as we get into a formal
13 application to make sure that we're looking at how the
14 scale of this project fits to the scale of the adjoining
15 neighborhood.

16 CHAIRMAN STUTO: I want to interrupt for one
17 second. If the residents want to speak I would ask for
18 you to sign in on that sign-in sheet and we'll try to
19 keep it orderly.

20 MR. GRASSO: I think that this building is going to
21 be visible from those back yards. I think that is
22 going to be critically important. I think that we'll
23 need to delve into exactly the type of buffer that is
24 left there, if we're talking about retaining vegetation.
25 And if we're going to be supplementing that, I know that

1 Greg was mentioning 17 to 18 foot trees would
2 theoretically block all views to the building. It's
3 important for us to understand exactly the type of
4 vegetation that is going to be planted and the spacing
5 and the height at the time of planting so that we can
6 understand exactly how visible this building is going to
7 be right after construction.

8 Regarding the site layout, we've still got the
9 loop road that circumvents around the building and
10 obviously there is always a fair amount of traffic
11 around these buildings. If there is something that
12 we can look at in order to reduce the amount of
13 traffic on that side of the building, that's
14 something that we can look at during a detailed site
15 plan review phase.

16 One of the other site plan components that we
17 had brought up at the last meeting was the potential
18 impacts that we're going to get from the emergency
19 access drive being constructed down to Watervliet
20 Shaker Road. We haven't heard anything more on that
21 tonight, but it's something that I think that we
22 want to look at when it comes back as part of a
23 complete application.

24 Other things that we will be taking a close
25 look at are the traffic impacts associated with the

1 additional traffic out on Watervliet Shaker Road.
2 They talked about the proposal now including some
3 clearing there to improve site lines and that's
4 something that we'll take a close look at when we
5 get a more definitive plan.

6 We heard about the public benefit. It's a
7 little bit different than the public benefit that we
8 have heard for other PDD applications, but it's
9 something that we and take a closer look at.

10 I would like to say that when the application
11 comes back to the Planning Board, not as part of
12 sketch plan review but as part of a formal concept
13 submission, if you can just document exactly what
14 you're specific proposals are? I hear you make
15 reference to a lot of things, but it's going to be
16 hard for us to extract exactly what is concrete
17 proposals that the Planning Board can then rely on
18 to build its recommendation or lack thereof, which
19 we need to document and send to the Town Board.

20 The last thing is regarding the density of the
21 project. We're looking at a project with a density
22 of 100 units. We had talked that this is a single
23 family residential zone and I think that you had
24 mentioned in your application materials that you
25 thought 30 single family homes could be developed

1 there. I think that how we qualify that statement
2 is important for us to really understand. Can 30
3 homes be built there, or is it a dozen homes? Is
4 that based on a plan, and is it respecting the
5 constraints? I think that the Board needs to put
6 into context just how the PDD is changing the
7 context of the parcel because theoretically it
8 should only be developed with a single family
9 development, assuming that they Elks were vacated.

10 MS. DALTON: Joe, the PDD and the open development
11 is the other because it doesn't have the frontage. So,
12 if it was going to be developed even as a single family
13 residence it would still need the open development,
14 right?

15 MR. GRASSO: No, it would probably be looking to
16 convert Elk's Lane to a public road and bring it up to
17 Town road standards. So, it would be something that we
18 would typically see as part of a project - a single
19 family project.

20 That's basically where we are at.

21 MS. DALTON: Could you talk just a little bit about
22 the elevation of the property itself and how that
23 affects the tree height, the building height and the
24 visibility from the neighborhood?

25 MR. GRASSO: It is elevated above the residences.

1 I think that they have done a good job drawing those
2 cross sections because this is the scale and you can get
3 a good relative perspective between a single family
4 residence on Abedar and the building. Because it's
5 elevated, that it makes it harder to screen the views
6 either with a fence or landscaping. That's why I said
7 that it's going to be important for us to understand
8 exactly what height and quality of vegetation that we're
9 going to be left in between the two in order to really
10 gage whether or not views are going to be screened
11 completely from the homes on Abedar. Because as I look
12 right now, generally you're looking at plants that are
13 eight to ten feet tall at the time of planting. So,
14 you're probably talking maybe five years before it gets
15 to be 18 or 20 feet, and even then you're very often
16 having gaps in between the plants. So, all those things
17 are going to lend to increase visibility of the building.
18 It's going to be out of context from single family
19 residences. It's not going to be the same. It's a very
20 large building. It's beautifully architecturally
21 designed and now shifted further away, but whether or
22 not it's 20 feet or 200 feet if it's out of context or
23 out of scale from what you would expect to see in a
24 single family residential back yard, then it's something
25 that should be looked at and appropriately mitigated.

1 Did I answer your question?

2 MS. DALTON: Yes, you did; thank you.

3 CHAIRMAN STUTO: Any other questions from the
4 Board?

5 MS. DALTON: I actually have one other question for
6 the applicant.

7 Neighbors are here representing themselves and
8 I understand that. I'm wondering if Albany County
9 or any of the other senior advocacy groups - is
10 there anyone else besides you weighing in on this
11 project and says that it's necessary and would be a
12 benefit to the community?

13 MR. NEARY: Yes, in the presentation that we
14 provided you with, we had our meeting on July 28th and
15 there was probably over 100 people at that meeting which
16 included the neighbors, the Elks and also the supporters
17 of the project. There is buzz about the project and the
18 potential of the project for the seniors in the
19 community who would like to see something that is a
20 little bit different than what they have at the present
21 time.

22 The Albany County Office for the Aging doesn't
23 typically weigh in on something like this other than
24 to encourage providers of senior services to meet
25 the mission and to provide the services. We aren't

1 bringing in bus loads of seniors or authorizing any
2 sort of stuff to make the case, but we certainly
3 would be glad to provide that kind of support, if
4 you'd like to see it.

5 MS. DALTON: It would make a difference to me if
6 you had it. I don't want 100 seniors here. Letters of
7 support from groups that represent the seniors or from
8 the County Department of Aging - any of that kind of
9 documentation that indicates that in fact there is a
10 shortage of this kind of senior housing would be
11 helpful.

12 MR. NEARY: And I'm sure that if we had a
13 conversation or made a request to the Director of the
14 Senior Resource Department of the Town of Colonie that
15 she would come out and support that case.

16 MS. DALTON: Did you mention that it was
17 documented? I didn't see it in my documentation.

18 MR. NEARY: Documented in?

19 MS. DALTON: You said that when you had your other
20 meeting, I thought that you implied that we had
21 documentation from that meeting. We don't, right?

22 MR. NEARY: No, just what we provided you in the
23 information on the slide at the meeting.

24 MS. DALTON: Thank you.

25 CHAIRMAN STUTO: We're going to take limited

1 comments from the neighbors, if we could. We normally
2 don't take any comments during sketch plan, but we do
3 want to get a flavor for how the neighbors feel about
4 this. I think that we had some comments last time and
5 now they propose new changes and we do want to hear from
6 the neighbors. We will be back when they make their
7 full concept application and then you'll have full
8 unfettered opportunity to make your comments at that
9 time.

10 I will call the names that they are in the
11 order on this sheet. There are four names right
12 now.

13 We do ask that you go to the microphone so that
14 the stenographer can pick up your comments.

15 Karen Smith.

16 MS. SMITH: Hi, my name is Karen Smith. I live on
17 15 Abedar Lane. My property faces directly at the new
18 facility. While I appreciate the work that they did to
19 push it back and make some of these changes, most of the
20 neighbors that I talked to with few exceptions are
21 still very directly opposed to the whole process.
22 Long-term I have lived there for 34 years. As a
23 long-term resident, we have made personally three
24 additions to our house over the course of this time.
25 Based on the principal that it was single family zoned

1 and based on the understanding that we live next to an
2 Elks Club that we could identify what kind of noise --
3 it was sporadic kinds of things. It was basically a
4 green land. My backyard is all the open fields. To the
5 north side is the golf course and then on the other side
6 of this proposed Elks property is East Hills and all of
7 those properties. It's a beautiful residential area.
8 As I drove here tonight, driving from Abedar I could
9 look straight over looking nothing but resident,
10 resident and resident. It's a beautiful area and we've
11 all committed to trying to keep most of us -- I know
12 that there is a lot of properties who have also put a
13 lot of extra money into a lot of additions to our small
14 street and our house. So, it's very frustrating for us
15 to be coming up against an issue that's so near and dear
16 to so many people's hearts.

17 I'm have a doctorate in nursing and I love
18 seniors. I've been taking care of them for years.
19 I recognize their right to have space and to exist.
20 The problem is that where are the homeowner's rights
21 in here to be able to put a lot of money and time
22 and effort and love into their homes and their
23 neighborhoods? We don't want a a club that's
24 abutting our properties and taking away some of that
25 privilege that we have and some of that investment

1 that we had over time. None of the people on my
2 street are Elk's Club members.

3 I went to Dan [SIC] Dell and I went to Gloria
4 and there are people that are here from Starlight.
5 We are all concerned with the change in the nature
6 of what you're trying to do with this property.

7 I know Elks are this wonderful philanthropic
8 group and I understand what they want to do.

9 Look, I'm very active in my church and I want
10 to do a lot of things. Why not put an orphanage in
11 my back yard? You won't let me do that, even though
12 it's a great idea and we need it.

13 I think that we have to go back and understand
14 why years ago when Abedar was in existence and there
15 are a couple of neighbors that are old enough that
16 remember. When the Elk's Club first put their
17 property in and they bought that big piece of land,
18 why is it that they got the club variance for the
19 building and then they were given a single family
20 lot in the back end? Why wasn't that all changed to
21 club when they bought it? It was because the
22 neighbors met and said, okay, we know that the Elk's
23 Club is pretty good. Why don't you come on in and
24 we will allow you to do this? They gave us a ball
25 field. They gave us fairs and they gave us pig

1 roasts and one time an airplane came down and
2 dropped a parachuter. It wasn't that bad.

3 Now we have 100 -- three-stories of senior
4 apartments with -- how many times are you going to
5 have home care come in? You're going to have all
6 kinds of services that they are going to need before
7 they move out, especially if you're putting in 80.
8 If it's 65, there may be a chance that they don't
9 have to leave at nine in the morning, but now they
10 have their PTIRs that need to be done. I can talk
11 medicine if you want. These people are going to
12 have a lot of needs and it's really going to up the
13 traffic.

14 Come and see my property in September. Don't
15 even make this decision. Come the first or second
16 week of school and come over to the Elk's property
17 at about 7:15 in the morning. You cannot move. The
18 traffic blocks from Route 9 up Fiddler's all the way
19 down Delatour and sometimes a half mile down
20 Delatour and then all the way down 155. We are
21 looking at stand still traffic. When there is not
22 the traffic in the morning or later when there is a
23 school event or in the afternoon with the busses,
24 then the next problem that we have is that is coming
25 down a hill. Even if they cut the vegetation -

1 because I leave at 7:00 in the morning, driving down
2 there, you're looking directly into the sunshine.
3 So, you're coming down a hill and you're going
4 around a bend.

5 If you guys had the option of other properties
6 to use, you would not pick this place because it's
7 too close to the schools. It's already congested
8 and it already is a dangerous place to pull out of.
9 I have to tell you that I've slammed on my breaks
10 more than once. It is not an easy place. I'm
11 looking at your Town plan. We need to have
12 neighborhoods as a building block. We need to reuse
13 and redevelop existing sites.

14 I heard a little birdie tell me one of those
15 sister's homes is soon to be vacated. Great place
16 to put a facility. You need a senior facility?
17 Let's refurbish the one that's going to be empty
18 pretty soon and put this same facility there.

19 Seniors, according to your plan, should be
20 within walking distance. You can't get anywhere
21 from there. I'm worried how you're going to have
22 82-old old people walk up and down -- that's a sharp
23 hill. They couldn't get there. If you put a
24 sidewalk there, they're not even going to be able to
25 walk it. That's not flat property. If you walk

1 around the back, it's a ravine going back. So, you
2 better have fences or you're going to lose a few
3 people. I have hiked it for years. So, that's the
4 kind of summary that I have.

5 I did the petition and I apologize that I
6 wasn't here. I was out of Town for the last
7 meeting. I have talked to many, many neighbors. As
8 you know, people say that they'll come and they
9 don't. I sent another letter -

10 CHAIRMAN STUTO: We received it and we circulated
11 it.

12 MS. SMITH: Great, and I thank you. The biggest
13 thing that I wanted to hear is I know that they mean
14 well, but the neighbors left that meeting on the July
15 28th one - oh my God, we can't have a bus garage. What
16 will they do next? They tried to do the tower and they
17 tried to do this. If we don't let them do this, what
18 could they possibly do to us? That was really scary.
19 So, we left that meeting and they got support, but they
20 were threatened into it. I don't like the idea that
21 they bullied us. I think that you need to hear that
22 they bullied us and I think that if this was in your
23 backyard you'd be feeling the same way as I do. I just
24 think that it's not the right place. It's too crowded,
25 in summary. It's green. We would love another Abedar

1 Lane. Right there would be perfect (Indicating). The
2 Elks can go somewhere else, as far as I'm concerned.
3 There could be another little street of houses and we
4 have 24 and not 30 and not all of our houses are really
5 big. I'm the biggest one.

6 Thank you.

7 CHAIRMAN STUTO: Bruce Hyatt.

8 MR. HYATT: I'll be brief because I think that she
9 covered all the really hot points there. I would just
10 tell the Board that I guess we're talking 150 to 200
11 feet between here and here (Indicating). That's 50 or
12 60 yards. I would say to the Board that I don't think
13 that there is any of you up there that would like to
14 have a project of this scope built that close to your
15 residence. It's going to have a lot of noise, and it's
16 certainly going to add traffic and it's going to lower
17 the quality of life that these people enjoy in this
18 neighborhood right there.

19 MS. DALTON: Mr. Hyatt, can you show me where your
20 house is?

21 MR. HYATT: My house is number 9 and it's right
22 here (Indicating).

23 CHAIRMAN STUTO: Thank you.

24 Michael Stapleton.

25 MR. STAPLETON: Good evening. My name is Michael

1 Stapleton. I live at 12 Starlite Road, Latham which is
2 over by the Goodrich Store - or what was the Goodrich
3 Store.

4 I'd like to make four points. The mandatory
5 findings of Section 190, Paragraph 70 or something
6 like that in the Town Code. There are nine or ten
7 items that the Board must have in their mandatory
8 findings for a PDD. The letter B says compatible
9 with surrounding neighborhood context and character.
10 I don't understand how the Board can agree that a
11 three-story 100-unit apartment building built in a
12 single family residential neighborhood meets that
13 criteria.

14 Also, that this will not erode the livability
15 or economic viability of the existing neighborhood
16 areas. Again, this is a three-story apartment
17 building being placed in a single family
18 neighborhood. This will adversely affect the
19 property values of those houses on Abedar and
20 probably the ones down here on 155, as well. More
21 than the proximity to the Elk's Club has already
22 eroded the value of those houses.

23 Scale of the elements is letter G. I'm not
24 sure exactly what that means. This is a very large
25 building. As far as I'm concerned, the scale is way

1 out of proportion the way that it should be on that
2 piece of property. The traffic impact, I agree.
3 There is gridlock over there when school is in.
4 When school is getting out, you cannot move anywhere
5 on Fiddler's Lane from about basically Maxwell Road
6 all the way over to 155, from Route 9 all the way
7 down to Fiddler's Lane and coming up the hill as
8 well.

9 Like I said, I don't understand. I know that
10 this is a senior citizen development and it's a very
11 good option for people. This would be nice, but as
12 Karen said, I have also heard that one of the
13 sister's houses that is the one behind St. Ambrose
14 is going to be closing and that would be a much
15 better place to put something like this then where
16 it's intended to go now.

17 I won't walk on 155 and I qualify as a senior
18 citizen now. There is way too much traffic on the
19 road. There are students that walk back and forth
20 to school and they're taking their life in their
21 hands walking on that street, even with a sidewalk.

22 Thank you.

23 CHAIRMAN STUTO: Thank you.

24 Roy Marsh.

25 MR. MARSH: Thank you to the Board for allowing us

1 to speak. I live at 2 Abedar. I live right on the
2 corner. If you look at where the current emergency
3 access road is going, apparently by that plan, it's
4 going within 40 feet of my fence line and my property.
5 The question that I have and nobody can answer is: Is
6 the sight line that I have now which is perfectly all
7 trees and foliage and stuff like that - is that going to
8 change dramatically because of the movement of not the
9 Elk's Club but of the pavilion? Is my view in my
10 backyard now going to be a pavilion?

11 The other question that nobody can answer is
12 what will this do to the property values on Abedar
13 Lane? Nobody can answer that question; either
14 positively or negatively.

15 I have actually used that softball field. I've
16 played on that softball field until about five years
17 ago. So, I have a lot of good memories on that
18 field.

19 Also, I am an Elk. I understand the importance
20 of the Elks getting some sort of project and some
21 sort of income and influx to help with their
22 projects and stuff like that. I don't know if this
23 would help more or 30 single houses - family houses
24 would help more. I really don't know. I can't
25 answer that question. I don't know how it would

1 help or impact the area. I do know that traffic is
2 bad. I do leave my house every morning at 7:00 to
3 take my kids to school and I go to work from there.
4 So, I know how long it takes to get from my house to
5 the school. On a good day it takes probably 10 or
6 15 minutes. So, I do know that there is a lot of
7 traffic and issues like that.

8 Again, I thank the Board for allowing us to
9 speak.

10 CHAIRMAN STUTO: Thank you.

11 I'm going to ask a couple of questions that got
12 raised.

13 Joe, can you make a general comment about
14 traffic and this type of use versus single family?
15 Do you feel that you can make any kind of comment on
16 that?

17 MR. GRASSO: I don't remember the trip generation
18 numbers off the top of my head for this project. If you
19 look up 30 single family homes, you're generally looking
20 at about 30 trips during the a.m. or the p.m. peak hour.

21 CHAIRMAN STUTO: Do you want to compare that to
22 senior housing which would be triple the number or
23 whatever?

24 MR. GRASSO: Well, it would be much less, but we're
25 looking at tripling the number of units. I would say

1 that in just looking at -- and I would like to see a
2 comparison of this versus the Beltrone Living Center. I
3 do know that the trip generation out of the Beltrone
4 Living Center is appreciably higher than was expected.
5 It remains high to this day. So, I would like to see
6 some good empirical data to make sure that we understand
7 exactly what the trip generation is.

8 No doubt I would consider access to this site
9 and Elk's Lane marginal. I don't know what level --
10 there is no turning lane out there. It's
11 non-signalized access. Traffic queues will
12 routinely back up along this section of Watervliet
13 Shaker Road (Indicating). So, all of those things
14 compounded create access concerns that we have.
15 Then when you start adding in whether or not we're
16 talking about a population that is in their 70's or
17 80's, you start to look for better modes of access
18 than this site would normally have. In terms of
19 traffic impacts on the Watervliet Shaker Road, the
20 impacts themselves are probably not going to be
21 significant from a number standpoint. It's more
22 about is it a safe access arrangement? Can people
23 get in and get out when they want to? Those are the
24 things that I don't have all the answers for the
25 Board yet.

1 MS. DALTON: As far as the number of kids, I know
2 very well it's busy in the morning. If memory serves,
3 there is not a whole lot of options with regards to a
4 road shoulder and that kind of thing. One of the things
5 that I would be concerned about is during the very high
6 traffic time, whether or not you could get emergency
7 vehicles there if you had residents who needed to go to
8 the hospital or were having some kind of episode. It
9 would seriously delay their ability to get there. I
10 wondered if you have an opinion about that.

11 MR. GRASSO: We get asked this a lot. We go back
12 to the emergency service providers and ask them would
13 there be a marginal impact on the travel time to get
14 there. But you know what they always say? We're going
15 to get where and we're going to get there very quickly,
16 no matter what the traffic condition is. That's been
17 our experience. I'm sure that if we try to delve into
18 that issue more and get some feedback, I think that's
19 what we are going to hear. They're going to get there.

20 I think that in terms of emergency access I
21 think that having two access points to the site is
22 really important. I think that there are some valid
23 concerns about that second access, but I do think
24 that we need to look at the level of accessibility
25 of the site, given its access to Watervliet Shaker

1 Road. That's the one concern of ours.

2 CHAIRMAN STUTO: We'll let the applicant respond.

3 MR. NEARY: Part of our Powerpoint presentation is
4 that we had a slide that discussed traffic. Maybe I can
5 just go over a couple of the facts.

6 We prepared this facility to Sheehy Manor,
7 which is very similar in terms of functions that
8 will occur close to the Beltrone Living Center and
9 we did traffic counts for a week out there. What we
10 found is that the ITE -- the numbers of actual
11 traffic generated out there was 10 percent less than
12 the ITE for senior housing. We also looked at the
13 residential in compared to residential 30-house
14 subdivision and I have the number here. The total
15 peak hour trips is 31 for residential; it's 20 for
16 the senior housing. Total p.m. peak hours is 36 for
17 the single family residents and 25 -- there is 55
18 percent more traffic in the morning and 34 percent
19 more traffic in the evening when you have the single
20 family residence. I think that traffic issues -- if
21 you're asking for a single family residence, traffic
22 is going to be a worse effect with single family
23 residences.

24 CHAIRMAN STUTO: Anything else on traffic?

25 MR. NEARY: Just to clarify one last thing, the

1 figures are 55 to 65 percent of the residents will have
2 cars which will mean that we'll have 80 to 90 cars that
3 will be in this facility. It's not 160 and I think that
4 when you couple that with the availability of the
5 shuttle services available and their scheduled regular
6 trips to the market, that's why these numbers come up
7 less than the standards that are used. But the numbers
8 that we used in this graphic were ITE standards. Ours
9 are even better than the numbers I just gave you.

10 CHAIRMAN STUTO: Okay, thank you.

11 Mr. Marsh, the last gentleman, had also asked
12 about his sight line in the back and whether he is
13 going to be looking at the pavilion there - if I
14 understood him correctly.

15 MR. NEARY: I talked to Mr. Marsh. He came up to
16 me and said this is a great idea. The screening - I
17 really like that. Can I get any of that down here? I
18 neglected to mention that we were saying that if we put
19 this access road through here (Indicating), we're going
20 to go in here and treat it the same way we would treat
21 this area (Indicating). That's a buffer because we know
22 that we are disturbing the land in that area. That was
23 the discussion that we had at the last meeting. It does
24 show up in the plan. I don't know if he noticed that
25 when he came up here. We've added plantings down behind

1 the houses that are close to the emergency access.

2 CHAIRMAN STUTO: Okay, I do see that on one of the
3 plans.

4 He also asked about housing values. I don't
5 know if anybody wants to take a shot at that.

6 MR. GRASSO: I'm not a real estate appraiser.
7 Based on our experience when we do get data from them,
8 the projects like this don't have a significant impact
9 on property values. Sometimes there will be a slight
10 movement plus or minus, but not a significant impact. I
11 don't think that it's something that we could hang our
12 hat on with a concern for the project.

13 MR. AUSTIN: Correct me if I'm wrong, but the
14 primary reason that you rotated the facility was to
15 appease the neighbors?

16 MR. HERSHBERG: There was actually a member of the
17 Board at the last meeting who isn't here tonight who
18 said, can we have the entrance on the side there? I
19 stood up there and said, I don't think so because it
20 really impacts how you approach the building. I am meant
21 to eat some crow now because now we have turned it
22 around. Essentially, this group is willing to give up
23 the view coming up here. This area here is the
24 one-story building (Indicating) and the courtyard area
25 which on the other plan was exactly the reverse. They

1 were looking at the back of the building rather than
2 this view right here (Indicating). Quite honestly most
3 of the changes that we made here were in response to the
4 comments that we heard from the neighbors at the
5 neighborhood meeting from some communications that they
6 passed onto the Planning Board, and we received copies
7 of and the comments from the Board itself at the last
8 meeting.

9 MR. AUSTIN: It just seems like the natural buffer
10 that you're talking about - the coniferous pine trees
11 and all that which will grow after five or six years,
12 like Joe said -- maybe some gaps. The original plan
13 behind the parking garage -- I'm almost thinking that
14 the parking garage in the back of the building is more
15 of buffer than looking at the goings on in the front of
16 the building.

17 MR. HERSHBERG: That was our original thought
18 there.

19 MR. AUSTIN: Ma'am, would you like to see the front
20 of the building?

21 MS. SMITH: No, having a park there as a buffer is
22 the best of the worst world.

23 MR. HERSHBERG: We originally thought that putting
24 the garages there would provide at least 15 feet worth
25 of screening, but again, they're looking at the back of

1 a garage. That would all have to be screened also from
2 the property line with additional trees. Again, moving
3 the garages over to here seems like a win/win for
4 everybody.

5 MR. AUSTIN: But you are losing your approach.

6 MR. HERSHBERG: Again, it's a one-time thing when
7 you drive up to it. I guess essentially it would be
8 nice to have that wow in front of you.

9 MR. AUSTIN: There seems to be a lot of ifs and
10 ands. Is there another place where you could have this
11 approach?

12 MR. HERSHBERG: You mean another site?

13 MR. AUSTIN: I don't know.

14 MR. HERSHBERG: I'll point out again that the
15 Colonie Senior Services have gone looking for sites for
16 quite awhile. They've actually been looking for five or
17 six years in the North Colonie area to duplicate housing
18 needs here and this is the ideal site that they came up
19 with.

20 I know that there are traffic concerns.
21 Traffic has always been a concern, however, you can't
22 get a more benign use than senior housing regarding
23 the traffic.

24 As Ed will point out later when we make a full
25 presentation, they have a program of having their

1 residents give up their driving when they get up in
2 years. They do try to convert them to using the
3 transportation system. They run the Colonie
4 transportation system. They're experts at
5 transportation. So, I think that all of the
6 concerns of having a whole bunch of 85 to
7 90-year-old drivers coming out and swaying and
8 crashing into cars on Watervliet Shaker Road as
9 somebody said at one of our neighborhood meetings,
10 it's just not the facts. It's not going to happen
11 like that.

12 CHAIRMAN STUTO: Where are we procedurally with
13 this?

14 FROM THE FLOOR: When they just did their
15 presentation and they talked about Sheehy Manor and the
16 vehicle and the transportation study based on Sheehy
17 Manor, where is Sheehy Manor and how big a complex is
18 that?

19 CHAIRMAN STUTO: I'll allow the applicant to speak
20 to that.

21 MR. NEARY: Sheehy Manor is off Delatour Road next
22 to the Shaker Pointe senior housing facility. It is one
23 of five senior housing units all a 50-unit buildings and
24 there are five of them in that location. Sheehy Manor
25 is one that we own and operate.

1 CHAIRMAN STUTO: So, there is 250 total, is that
2 what you're saying?

3 MR. NEARY: That's correct.

4 MR. HERSHBERG: The comparison was made per unit.
5 They weren't raw figures.

6 CHAIRMAN STUTO: That would be 100 senior versus 30
7 single family?

8 MR. HERSHBERG: The comparison there was based upon
9 30 single family residences. We actually do have a plan
10 that shows actually 32 lots. We have two of them
11 reserved for stormwater management so we know what we'll
12 need there. We're trying to be as correct as we could
13 regarding the build-out of this. That requires the
14 Elk's Club to go away to have the 30 units in there.
15 With that case there, the correct comparison is
16 developing the single family residential. We think 30
17 is the correct number to use. We think that we can
18 demonstrate that and the Creighton Manning study
19 compared 30 residential units - and Joe is almost right
20 on the number. Normally it's about one per unit in the
21 morning and 1.2 in the afternoon peak hours. That's
22 what they came up with; 31 in the morning for the 30
23 dwellings. It turns out that the Sheehy Manor one was
24 even less than the ITE figures. The ITE figures were
25 less than that as Greg said; between 40 and 50 percent

1 less than the single family residence. I don't know
2 whether that makes much difference because if the
3 roadway is already failing, you already have a roadway
4 system that is not functioning well. It's not a big
5 help for people to say that we're putting on less cars
6 than we would have if we built 30 houses. There still
7 would be more cars arriving and leaving at the site. We
8 do intend to improve the site distance which is an issue
9 with regard to Elk's Lane and it's a key issue with
10 regard to the Creighton Manning report.

11 CHAIRMAN STUTO: Where are we procedurally?

12 MR. GRASSO: This is sketch plan. So, they
13 presented last time before us with a full concept site
14 plan application. There were concerns expressed so they
15 came back tonight to make an informal presentation just
16 to talk about some of the changes that they're making to
17 the project to see if they're starting to address some
18 of the concerns. If the project moves forward they will
19 be required to make a new concept site plan application
20 assuming that it's going to be different than what we
21 saw at the last meeting. They'll make a full
22 application and we'll do a review and it will come back
23 before the Planning Board for detailed concept site plan
24 review, and then the Planning Board will need to
25 formulate its recommendation to the Town Board regarding

1 the PDD. If it goes to the Town Board and gets a
2 favorable PDD approval, then it would come back for a
3 detailed site plan review by the Planning Board. That's
4 where we are at.

5 CHAIRMAN STUTO: If they were to make that
6 application, what would you ask them to sharpen their
7 pencil on or emphasize or what do you want more detail
8 on?

9 MR. GRASSO: The list is too long for me to go
10 through and enumerate. I would say get a copy of the
11 minutes and go through all of the items that were
12 discussed, either raised by the Board by myself or the
13 comments that we heard from the public and go through
14 and build that all into a very detailed concept site
15 plan application. We can go through and make sure that
16 the relevant items have been touched on and then discuss
17 it again at another meeting when it's been publicized.

18 CHAIRMAN STUTO: Thank you very much.

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21 (Whereas the above referenced proceeding was
22 concluded at 8:20 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 August 29, 2014

