

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 SOLDIER ON PDD
875 WATERVLIET SHAKER ROAD
5 SKETCH PLAN REVIEW

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY L. STRANG, a Shorthand Reporter,
8 commencing on March 22, 2016 at 7:00 p.m. at The
Public Operations Center, 347 Old Niskayuna Road,
Latham, New York

9

10 BOARD MEMBERS:
11 PETER STUTO, CHAIRMAN
12 TIMOTHY LANE
13 LOU MION
14 BRIAN AUSTIN
15 SUSAN MILSTEIN
16 KATHLEEN DALTON

14

15

16

17 ALSO PRESENT:

18 Kathleen Marinelli, Esq. Counsel to the Planning Board

19 Joseph LaCivita, Director, Planning and Economic
20 Development

21 Mike McLaughlin, Director of Research, County Executive's
22 Office

23 Mary Beth Bianconi, PE, Delaware Engineering

24 Brad Grant, PE, Barton & Loguidice

25 Rick Reid

1 CHAIRMAN STUTO: Welcome to the Town of
2 Colonie Planning Board meeting.

3 Joe, do you have any preliminary matters before
4 we start?

5 MR. LACIVITA: Nothing at this time, Peter.

6 CHAIRMAN STUTO: Can you or Kathleen read the
7 first two there that call for public hearings?

8 MR. LACIVITA: Sure. Two of these projects
9 that we have are subdivisions and are coming towards
10 final approval. One is at Isabella Court Subdivision
11 at 301 Sand Creek Road. It's a 13-lot residential
12 subdivision and we're going to call for a public
13 hearing on April 5th.

14 Also that evening on April 5th we're calling
15 for the Maxwell Road Senior PDD Subdivision, which is
16 210 Maxwell Road and 605 Albany Shaker. That's a
17 50-lot planned development district senior citizens
18 subdivision. That's also on April 5th at 7:00 p.m.

19 What we need to do here tonight, Peter, is make
20 a motion to call the public hearing and then I can
21 post that in the papers.

22 CHAIRMAN STUTO: Can we do it as a group and
23 call both of them?

24 MR. LACIVITA: Sure.

25 CHAIRMAN STUTO: Do we have a motion?

1 MR. LANE: I'll make a motion.

2 MR. MION: Second.

3 CHAIRMAN STUTO: Discussion?

4 (There was no response.)

5 All those in favor say aye.

6 (Ayes were recited.)

7 All those opposed say nay.

8 (There were none opposed.)

9 The ayes have it.

10 Soldier On can get set up over here, if they're
11 here.

12 This is a planned district development at 875
13 Watervliet Shaker Road. This is a sketch plan review
14 and change of use of the former Ann Lee Nursing Home
15 and three-story veterans housing project totaling 175
16 beds.

17 Joe LaCivita, do you have any introductory
18 remarks on this one?

19 MR. LACIVITA: Yes, this is a project that is
20 co-sponsored by Albany County and with Soldier On out
21 of Pittsfield, Massachusetts. It's a transformational
22 project that will be housed on the site of the
23 historic Shaker Heritage Society.

24 We have here this evening representatives from
25 both the engineer, the design firm and Mike from

1 Albany County.

2 I'll turn it over to you, Mike, if you want to
3 give a brief presentation or an introduction to
4 yourself.

5 MR. MCLAUGHLIN: Sure. Good evening,
6 everybody. My name is Mike McLaughlin and I'm the
7 Director of Research for the County Executive.

8 This is a project that we have been exploring
9 for some time now. It would be a re-use of the
10 existing Ann Lee Home and the construction of some new
11 structures directly adjacent to that former nursing
12 home. The purpose of this site would be for the first
13 major location in New York State for Soldier On.

14 Just a quick synopsis: Soldier On is a service
15 provider for specifically homeless veterans. They are
16 an intense service provider in that they provide
17 services to the veterans that will be housed at this
18 location where they provide those veterans to the
19 services that they need. That's the project in a
20 quick nutshell.

21 CHAIRMAN STUTO: Okay, whatever presentation or
22 however you have it figured out, go ahead.

23 MR. MCLAUGHLIN: Mary Beth Bianconi is from
24 Delaware Engineering. They are the engineering firm
25 that was selected by the County Legislature to help us

1 with the technical aspects and she has a lot of the
2 numbers.

3 CHAIRMAN STUTO: Thank you.

4 MS. BIANCONI: My name is Mary Beth Bianconi,
5 as Mike said. I work for Delaware Engineering and we
6 are here to assist with the SEQRA portion of this
7 project.

8 Soldier On is represented here by Rick Reid and
9 they will have a design engineer and architect who
10 will do later stages in this project.

11 Briefly, as Mike said, this is the former Ann
12 Lee Nursing Home. This is the Shaker Meeting House
13 and the Trustee's building. This is Meeting House
14 Road, so the airport is located up here, for the folks
15 that aren't familiar with the area (Indicating).

16 The project involves 12.6 acre land lease for
17 Soldier On - from the county to Soldier On. This land
18 is currently zoned commercial/office. The county
19 actually owns 39.8 acres. This is a leased area which
20 is much smaller than that. It is bordered to the west
21 by Albany County lands of about 55 acres and to the
22 south by the Ann Lee Pond Historic Nature Preserve.
23 That's about 175 acres. The neighboring properties
24 are actually owned by the county.

25 The proposal is for approximately 100 dwelling

1 units in the original Ann Lee Home with some
2 additional support areas to be used for offices and
3 things of that nature and food service, as it was when
4 it was the nursing home. Two new three-story
5 residential structures are proposed, which would house
6 an additional 100 dwelling units. The Ann Lee Home
7 has a gross floor area of about 91,000 square feet and
8 the new structures would be about 113,000 square feet
9 for about 205,000 square feet all together in gross
10 floor area. The height of the existing structure is
11 about 45 feet and the proposed structures would be the
12 same.

13 There are currently 122 parking spaces on the
14 site. We would increase the number of parking spaces
15 by 62, bringing the total to 184. That includes some
16 very substantially increased parking for the Shaker
17 Heritage Site. That was a concern of theirs that they
18 had adequate parking.

19 The project plan includes about 55,000 square
20 feet of open space and four courtyards and a covered
21 pavilion. It also includes a restoration of asphalt
22 to grass surfaces of about 31,000 square feet to add
23 new greenspace and eliminate existing roads.

24 In terms of operations, the total number of
25 employees is anticipated to be about 44, with 35 being

1 non-resident workers. Those would be folks who would
2 be on a 24-hour/seven day a week basis traveling to
3 and from the site. The remaining folks would actually
4 be residents who would be working. Operations are
5 obviously day in and day out, continuously.

6 Soldier On estimates that there will be about
7 24,000 gallons a day demanded and a commensurate
8 amount of sewage generated. The intent would be to
9 have water provided by the Latham Water District and
10 waste water directed to the Mohawk View Water
11 Pollution Control Plant. This is less than 1% of the
12 volume of those facilities. We don't anticipate any
13 issue, obviously with things like cooking. There will
14 be grease traps and all that kind of stuff.

15 The number of peaks to be generated -- the p.m.
16 peaks total is 29 and that assumes that everyone is
17 coming and going at the same time. That won't be the
18 case because this is a 24-hour a day fully staffed
19 facility and obviously the traffic will be on
20 Dalessandro Boulevard. Just so that everybody kind of
21 has an idea, there is currently about 24,500 vehicles
22 on that road daily. We'd be adding 29 maximum, in
23 terms of trips.

24 CHAIRMAN STUTO: Would you be elaborating on
25 the traffic a little bit?

1 MS. BIANCONI: We can.

2 The only things that I wanted to mention is
3 that the county has a pretty significant commitment to
4 the site, in and of itself. I know that there is a
5 need for some public benefit here.

6 A couple of things to note: Right now the
7 county is spending about \$130,000.00 in materials in
8 DPW labor to go into the Ann Lee Pond Preserve and
9 restore the walkway that goes across the pond, which
10 has not been usable for some time. They've also done
11 quite a bit of work on signage and trail improvements
12 there.

13 In addition to that, the county working with
14 the Shaker Heritage Society has received a \$500,000.00
15 grant from OPR that's also backed by a \$500,000.00
16 bond for restoration improvements to existing Shaker
17 buildings. So, it's a pretty significant investment
18 and we have been working with Star D'Angelo at the
19 Shaker Historic Site. They were aware of these plans.
20 We are trying our best to do things that serve a lot
21 of purposes and that also assist them in implementing
22 their master plan and doing the things that they would
23 like to see on the site.

24 One of the benefits of this project as well, is
25 to drive interest in the site to get folks to go to

1 that site, visit that site and again, just drive
2 interest to the Shaker site. It's kind of a hidden
3 little gem and this will obviously create some much
4 needed interest.

5 In terms of traffic, is there something
6 specific that you wanted to understand?

7 CHAIRMAN STUTO: How are cars going to get in
8 and our and the entrance on the lower part on the map
9 -- is that right-in and right-out?

10 MS. BIANCONI: It's right-in and right-out
11 today and it will continue to be right-in and
12 right-out. This is a median that was done when
13 Dalessandro Boulevard -- and it's only about seven
14 feet wide. We looked at the possibility of putting a
15 left-hand turning lane in here, and it will not work.
16 So, this would continue to be right-in and right-out.

17 Interestingly, the road currently goes like
18 this (Indicating). This is actually not a dedicated
19 road. It's just asphalt on a piece of property. One
20 of the ideas is to -- because this is flood plain and
21 wetland area, we want to restore this to grass, which
22 is a good thing to do. There is no reason to have it
23 there.

24 This area would be restored and returned to
25 gravel (Indicating) which would have been the surface

1 it would have been when the Shaker site was here. It
2 would have been gravel and dirt. The idea is when
3 folks enter the site to go to the Shaker site, they
4 would come in through Meeting House Road, park in this
5 area, there is a walkway that will direct them down
6 with signage to come in. You would enter the site as
7 you did if you were back in the day when the Shakers
8 were here -- you would have come to the Trustee's
9 house and presented yourself. Then, you would have
10 conducted your business and either left or gained
11 access to the historic gate. So again, this is kind
12 of helping the Shakers restore their site.

13 In terms of where traffic will come and go for
14 this site: Originally, you may remember the site plan
15 had proposed adding another leg to this intersection
16 that is up here (Indicating). With the airport --
17 that's a very expensive project for 20 trips and it
18 wasn't something that was favored by the airport. So,
19 the proposal, given the low number of trips, and
20 that's assuming that everyone is leaving and coming
21 and going at the exact same time, is to bring traffic
22 into the site as it comes today; Meeting House Road.

23 You'll see that we've also included a little
24 jag in that road. It's not really our traditional
25 Shaker design. They are typically right angles. The

1 idea here is that this road today goes about six feet
2 away from the steps of the Meeting House. If you go
3 there on any given day, people may be parked here.
4 It's a very high pedestrian conflict vehicle area.

5 The idea is to curve this around (Indicating),
6 put some bollards here, restore this little section
7 back to gravel and maybe put some type of
8 interpretative sign that describes what would have
9 been there.

10 The Shakers have a fabulous library of pictures
11 that could be shown and that would eliminate some of
12 this potential conflict that exists right now. Our
13 concern is that while we're going to have staff who
14 are going to come and go to the site every day and I
15 think that they are going to be very aware of what is
16 on this site -- we already have things like delivery
17 trucks who are not necessarily as aware of the uses
18 around this site and the potential for pedestrians.
19 So, the idea here is to get traffic away from the
20 front of the Meeting House and direct it around and
21 into -- this was the former loading dock area and it
22 will continue to be for things like deliveries and
23 those kinds of things. So, that's the idea there.

24 Are there questions?

25 CHAIRMAN STUTO: We'll have more questions

1 later probably. We have a Town Designated Engineer
2 from Barton and Loguidice, Brad Grant.

3 Brad, have you looked at these plans? It is
4 only a sketch plan, but do you have any preliminary
5 comments?

6 MR. GRANT: Yes, just a few.

7 Just to stay on traffic for now, have you had
8 any meetings or discussions with DOT on the connection
9 to 155?

10 MS. BIANCONI: This exists today and we are not
11 changing it. We're not doing anything to it.

12 MR. GRANT: Just on the curve and the
13 alignment -

14 MS. BIANCONI: Yes. Again, this is right-in
15 and right-out. The idea here is that it's almost
16 intentional traffic calming. You have to slow down.

17 MR. GRANT: We hope.

18 MS. BIANCONI: You shouldn't go around that
19 curve quickly. We did look at this in terms of that
20 curve. It's obviously tight, but again, it's intended
21 to be a slow -- this is not a highway. It's an access
22 road. So, nobody has gotten as far to say what this
23 would be posted for speed. It will be a very slow
24 posted speed; 20 or 15 miles an hour, since this is a
25 site access road.

1 MR. GRANT: The clients will typically not have
2 cars.

3 MS. BIANCONI: That's correct. They use a
4 shuttle service.

5 MR. REID: We provide transportation because
6 they do not have licenses and they do not have
7 vehicles.

8 MR. GRANT: The realignment of Meeting House
9 Road is just that little one area right there
10 (Indicating)?

11 MS. BIANCONI: Correct. This is actually
12 already paved today. This goes like this today
13 (Indicating). This is a 1930's garage. It's a block
14 building. That is proposed to be taken down.

15 MR. REID: It's a non-contributing structure to
16 the Shaker site. It's not part of the historic
17 aspects.

18 MR. GRANT: Would there be any improvements
19 from Meeting House Road?

20 MS. BIANCONI: We may need to look at that.
21 Again, it's a very low trip generator. So, we want to
22 do things that are appropriate for that level. We
23 don't want to turn this into the Minneapolis Speedway.
24 Certainly to the extent that's necessary for wear and
25 tear and those kinds of things, absolutely.

1 MR. GRANT: This is a great cause, by the way.
2 I love to see that site rehabilitated, especially the
3 hall. The Ann Lee Home - the first floor, you go up
4 steps basically at every entrance to get into the main
5 floor. They knew what they were doing back then
6 because there was likely flooding long, long ago
7 before this was even built.

8 MS. BIANCONI: In about this area right here
9 (Indicating) there is actually a nice very obvious
10 two-foot slope. If you look at historic pictures of
11 the site that were taken from down at this area
12 (Indicating), which was an orchard looking back this
13 way to what in the future would be the airport, it's
14 flat as a pancake. So, when they developed this, they
15 raised this site because they were certainly well
16 aware that the soils are incredibly poorly drained and
17 that this was a flood plain. So, this whole area
18 (Indicating) is about two feet or two and a half feet
19 higher than this area.

20 The idea is that we will carry that same
21 finished floor elevation. No decisions, obviously,
22 about how that will happen at this point. This is a
23 very large area to consider things like major
24 earthworks and those kinds of things that we clearly
25 have a drainage issue on this site. It's flat and the

1 soils are poorly drained. So, in terms of how will we
2 direct water away from the structures, how will we
3 provide quantity and quality attenuation - those kinds
4 of things will be details that will have to worked
5 out. There is an understanding and you can't see it
6 very well from where you are.

7 There is area here that is flood plain and it
8 will have to be addressed in terms of those structural
9 measures.

10 MR. GRANT: And those did show up on the plan
11 here. There was a comment out of the Planning
12 Department regarding the existing FEMA maps and a
13 revised FEMA maps that haven't been formalized yet, or
14 at least formally accepted. It's changing the
15 100-year flood elevation from 273 to 274. A foot
16 doesn't sound like a lot, but it's a ton on that site.

17 MS. BIANCONI: Exactly; and we are aware of
18 that. There is unfortunately no way to build anything
19 on the site without being in the flood plain to a
20 degree.

21 MR. GRANT: Right. I had a little issue
22 following it, but the creek has its own 100-year flood
23 plain. There is kind of an enclosed area around kind
24 of where the new buildings are going.

25 MS. BIANCONI: Exactly; it is a challenge.

1 CHAIRMAN STUTO: Okay, we'll turn it over to
2 the Board for questions.

3 MR. LANE: Where you are eliminating that
4 section of Meeting House Road - so, therefore you
5 still have that road to the left that leads into it.
6 What would be the purpose of the extension of that?

7 MS. BIANCONI: Excellent question. So, this
8 would become a pathway (Indicating). Right now there
9 is actually a walking trail that comes along the side
10 of this that connects down. You can see this little
11 jag here that connects into the nature center. So, it
12 would continue that use of being the recreational -

13 MR. LANE: Are you going to have poles there to
14 prevent cars from going down further?

15 MS. BIANCONI: Yes, there will be some traffic
16 control there. It will be bollarded off at this point
17 (Indicating), and there will be something here. This
18 road is going to curve.

19 MR. REID: Also, if you change right here,
20 there is a connection road right there (Indicating)
21 and that will have to be eliminated.

22 MR. LACIVITA: Tim, prior to that, when all
23 that redirection went around Albany County, there used
24 to be a thru-lane going all the way down out to
25 Dalessandro Boulevard. That was known as the main

1 entrance to the main Shaker site back in the day. So,
2 they are trying to return that back to a gravel area
3 to still give that feeling.

4 MS. BIANCONI: It will be a walking path, but
5 it will be wide enough for maintenance - so, 10 feet
6 or something like that. A walking path will be the
7 concept here.

8 MR. MION: I think that it's a great project.
9 Since I retired from the military myself, I've been
10 working extensively with homeless veterans and I'm
11 very happy to see this place be put to use like this.

12 MS. DALTON: I had just a couple more questions
13 that could impact the traffic.

14 In the narrative it says that there will be a
15 post office, a barbershop and that kind of thing.
16 Will that be open to the public?

17 MR. REID: No. I shouldn't say no. If a
18 veteran from the community wanted to come to the
19 barber shop and get his haircut, we would cut his
20 hair.

21 MS. DALTON: That was my second question. For
22 potential non-residents who chose the core services -
23 can you describe what those would be?

24 MR. REID: I would think, transportation. If
25 somebody needed transportation, for instance, to the

1 Albany VA or if somebody needed to go to the North
2 Hampton VA, we typically have vehicles that go there
3 every day, so we have no problem providing
4 transportation in that regard.

5 We also do a program in New York which is
6 called SSVS support services for veterans and
7 families. So, we work with veterans in the community
8 to help them to prevent them from becoming homeless
9 and also keep them in their home if they are being
10 evicted, or if there are other issues.

11 We have mobile case managers, probably 24 that
12 work in Central New York and Eastern New York that
13 service veterans in their communities. We also have
14 those case managers who are able to help us with
15 support services; maybe get them to an attorney or
16 budgeting classes. Also, if they need to see somebody
17 for mental health or something like that. Once we
18 become located here - right now we use the white house
19 across from the Ann Lee Home, which is kind of like an
20 office in a small nucleus, for that same type of
21 purpose. Most of our case managers are mobile, so
22 those services can happen in the community. You're
23 going to have people drop in and you'll be able to
24 provide the same services from there.

25 MS. DALTON: But essentially, you don't

1 envision a lot of veterans coming there on a regular
2 basis for mental health or any other kind of -

3 MR. REID: No. Typically, it would just be the
4 veterans that reside there that we provide services
5 to.

6 CHAIRMAN STUTO: I have a couple of comments
7 and questions.

8 Do you have much in the budget for landscaping
9 or screening? How do you envision it looking from the
10 outside?

11 MS. BIANCONI: One of the things that is
12 interesting about this site is that we have Shaker
13 heritage and we have Shaker buildings and we have a
14 Shaker style to a portion of the site. Obviously,
15 it's very old and we have a lot of reverence for that.

16 The Ann Lee Home, in and of itself, was built
17 in 1929. It has its own historical significance. So,
18 what we are trying to do is we are trying to create a
19 site here that works in harmony, where we are
20 recognizing the separate histories of these sites, the
21 ideas with the new structures is that they will, to
22 the extent that we can, mirror the look, feel, colors
23 and those kinds of things of this existing structure.
24 So, the idea is to make this blend in as much as
25 possible. It's not going to look like a Shaker

1 building. In fact, the Shakers don't want it to look
2 like a Shaker building. It shouldn't. It's going to
3 look a lot like the Ann Lee Home.

4 In terms of landscaping, we are very early in
5 the process, obviously. Landscaping and stormwater
6 green infrastructure is proposed for this island area
7 (Indicating). We will work with the Shakers to figure
8 out what they would like to have happen here.

9 One of their concerns was about the visual
10 impacts of this and what this will look like. You may
11 remember that the original site plan from 2014 had a
12 building that ran along Dalessandro Boulevard this way
13 (Indicating).

14 We met with the Shakers and we did some very
15 simple "what will that look like from your site".
16 That's a pretty massive building with a long face.
17 Even if it was broken up, architecturally, it's a very
18 large structure. This has the benefit - well, it's
19 closer. It's a much smaller area to look at and in
20 this respect you're looking into greenspace. So, the
21 idea is that these will work together in terms of
22 landscaping and those kinds of things. I think those
23 are details that we will work out as we go through the
24 process.

25 MR. REID: Functionally speaking, this was a

1 more workable model for Soldier On because it also
2 created more campus-like atmosphere. It's also more
3 conducive to their programming.

4 CHAIRMAN STUTO: Thank you. I had one other
5 question.

6 The proposed parking in the upper right corner
7 -- I'll confess that this wasn't my suggestion, but I
8 showed it to an engineer who just said that the
9 perimeter road perhaps should be further on the
10 outside and bring the parking more to the inside.
11 It's really more of a question than a comment.

12 MS. BIANCONI: What we did is we kept what is
13 there now. This is, oddly, if you go back in here
14 where it's all grown over with grass (Indicating) -
15 when the nursing home was functioning, this was where
16 the road went and this is where the parking went
17 (Indicating) across the road. That could be changed.

18 One of the things that we initially looked at
19 is: Could we come out here? You have some of those
20 tight angles on those turns. Again, you can call it
21 traffic calming or you can do whatever you'd like to
22 do. This is a lot of parking for this site.

23 I don't think, Rick, that you think that we're
24 going to have anywhere near 180 cars on the site.

25 MR. REID: We built Soldier On in Pittsfield

1 five years ago. At the time, we probably built it and
2 three veterans had vehicles. I would venture to say
3 that maybe eight veterans have vehicles at this point.
4 That was a 39-unit facility. We also have 70 units at
5 a transitional facility and a homeless shelter there
6 also. So, combination wise, I think that we probably
7 have 30 vehicles on that site.

8 MS. BIANCONI: One of the things that we'd
9 actually like to talk to you about is as we work
10 through this process - is actually eliminating some of
11 this parking, if we think that it's appropriate for
12 this use. We could always plan for it and just not
13 build it until it is necessary. We still think that
14 this is a lot of asphalt for this land use. We would
15 rather -- we can plan for it -

16 MR. LANE: We are very open to banking parking.

17 MS. BIANCONI: But we'd rather think about
18 things like that. We're not fans of this, especially
19 with the drainage concerns that we have and all of
20 those issues. If we all agree that we can have a
21 reasonable amount of parking proximate to the
22 structures for staff, deliveries and those kinds of
23 things, whatever Soldier On feels is appropriate for
24 -- we'd love to talk about it.

25 One of the things that was interesting in

1 talking with the Shaker folks is one of the reasons
2 that they are very excited about getting rid of this
3 building - this garage - is because when you are at
4 the intersection up here (Indicating) and there is
5 that tiny sign that says Shaker Site -- when you look
6 across here, one thing is that there is a lot of kind
7 of scrubby not particularly well-maintained sort of
8 trees and foliage and things here. One of the things
9 that they wanted us to do is see if we could restore
10 this line of sight in some way. If we can maybe work
11 on the parking spaces on the site, we can put some
12 landscaping here. We could do something that is
13 appropriate and that is much nicer from that
14 intersection that would allow that line of sight to
15 the Meeting House, especially since we are eliminating
16 this building. That and the trees are what blocks the
17 view. If that is something that we could work with
18 you on, we'd really like to.

19 CHAIRMAN STUTO: That makes sense.

20 Permeable paving is another thing that works in
21 a lot of parts of the Town.

22 MS. BIANCONI: We can talk about that. We've
23 always had concerns where the soils are very poorly
24 drained. We've ended up with a lot of freeze and thaw
25 issues in the wintertime; especially a winter like we

1 just had where it was actually very, very warm and we
2 still had some freezing nights and you're going to get
3 melting during the day. We can look at that. It's
4 going to be a matter of how you put it in some kind of
5 system underneath it that's going to carry that.

6 CHAIRMAN STUTO: I'll ask Joe LaCivita and the
7 applicant. I assume that they have been talking to
8 the Town administration about the public benefit and
9 so forth.

10 MR. LACIVITA: One of the things that we did
11 mention, and one of the things that Starlyn had
12 mentioned to us especially with the Gordon property is
13 that connectivity all the way down to the Mohawk Trail
14 down by the bike lane. So, any type of improvements
15 that they can get people to the site - those
16 improvements are welcome.

17 CHAIRMAN STUTO: Thank you.

18 MR. GRANT: Just along that same vein, are
19 there portions of that site where the public would -
20 walking trails would not be accessible or should not
21 be able to get to?

22 MS. BIANCONI: I think that the idea here is to
23 -- this will be shared parking (Indicating). Folks
24 who are visiting the Shaker site would come in and
25 they would park here (Indicating). One of the things

1 that we have talked to the Shaker folks about is some
2 increased signage. I don't know if people are aware
3 of this, but there were structures all along here and
4 here (Indicating). One of the things that will
5 eliminate this parking lot is that we could actually
6 restore that location and put some kind of -- the
7 Shakers could work with folks. Maybe they could work
8 with Solider On or others to do signage. One of the
9 things that this site really begs for is increased
10 signage to describe its history and you can kind of
11 picture those kinds of kiosk style signs that really
12 go through the ages with the pictures. I don't know
13 that there would be any actual barriers. It's just
14 more that this is sort of the public part of this and
15 I think that through signage and proper site design to
16 sort of keep people in the public spaces as opposed to
17 the more programmatic spaces that are on the other
18 side.

19 MR. GRANT: Would there be a receptionist or
20 people that would monitor who goes in and out of the
21 buildings?

22 MR. REID: Yes. We don't have a locked
23 facility, but it is secured and there will be staff
24 on-site. There are resident staff that are going to
25 live there. The veterans are there.

1 As far as the Shakers in Pittsfield --
2 obviously, we have the Hancock Shaker community there.
3 We have a small construction team that works with them
4 on a daily basis. We build chairs for them that they
5 sell. They are over there painting barns and they are
6 helping to rebuild stairs. So, we look to foster the
7 same type of relationship with the Shakers over here.

8 CHAIRMAN STUTO: Anything else?

9 MR. LACIVITA: As I was going to say, the next
10 steps for the project would be -- we gave the
11 information as to how it addresses the rezoning for
12 the PDD. Digest that the next time that we bring it
13 on, it will be strictly for the rezoning so that we
14 can make recommendation to the Town Board for the PDD
15 design for this site, and they can move right onto the
16 rezoning.

17 CHAIRMAN STUTO: You mentioned SEQRA, also. Do
18 you have what type of action or anything else to add
19 on that and the technicalities of the SEQRA?

20 MS. BIANCONI: This is an interesting SEQRA
21 question. Obviously, the Town Board is going to be
22 considering a PDD which is going to be subject to
23 SEQRA. Eventually down the road, this project will be
24 back in front of you for site plan and other
25 approvals; all SEQRA actions. The county has a roll

1 in SEQRA with us as well, because the county has to
2 execute a lease with Soldier On and that's a SEQRA
3 action, too.

4 In addition to that, this whole area is in the
5 airport area GEIS. So, we kind of have a lot of
6 different pieces and parts, but the idea here is to -

7 CHAIRMAN STUTO: I assume that it's a historic
8 district too; but I don't know.

9 MS. BIANCONI: Yes, it is. We have the airport
10 and I think that we have nine different things going
11 on here, all of which have to be addressed. Right now
12 I think that we're going to end up with a lot of SEQRA
13 on this project.

14 CHAIRMAN STUTO: Is it a coordinated review and
15 who is the lead agency? I think those are relative
16 questions; I don't know.

17 MS. BIANCONI: The intention is -- and I've
18 asked Joe to jump in on this -- the intention is to
19 reestablish the lead agency status of the Town and
20 county who are the original joint lead agencies for
21 the airport area GEIS and do this under the auspices
22 of that GEIS. In our view, it falls into those
23 categories of the thresholds that were established and
24 make a new findings statement based on this particular
25 project.

1 MR. LACIVITA: And from our Town Attorney's
2 office, we'll probably look to act for Lead Agent on
3 this and we'll coordinate with the county only because
4 we are going to be doing the approval process that
5 will assist us through all of the rezoning and -

6 CHAIRMAN STUTO: That's the Town Attorney's
7 recommendation?

8 MR. LACIVITA: Yes. We are looking at an
9 action here as a Type I for SEQRA with a long form EAF
10 and we'll get together and put that together.

11 MS. BIANCONI: The only agency that has any say
12 in your zoning is you.

13 MR. LACIVITA: That's right.

14 CHAIRMAN STUTO: Well, there is the Town Board
15 too. We are two different Boards.

16 MS. BIANCONI: Right, but nevertheless, it's in
17 your purview as opposed to the county or anybody else.
18 It's just you that makes that decision for zoning.

19 CHAIRMAN STUTO: Okay. Thank you.

20 MR. LACIVITA: Thank you.

21 MS. BIANCONI: Thank you.

22

23 (Whereas the above entitled proceeding was
24 concluded at 7:29 p.m.)

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CERTIFICATION

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I, NANCY L. STRANG, 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 L. STRANG

Dated _____

