

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 LOUDON ROAD PDD  
5 PLANNED DISTRICT DEVELOPMENT  
606 AND 608 LOUDON ROAD  
6 SKETCH PLAN REVIEW

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7 THE STENOGRAPHIC MINUTES of the above entitled matter  
8 by NANCY L. STRANG, a Shorthand Reporter commencing  
9 on January 22, 2019 at 8:05 p.m. at The Public  
Operations Center, 347 Old Niskayuna Road, Latham,  
New York

9

10 BOARD MEMBERS:  
11 PETER STUTO, CHAIRMAN  
12 CHIP ASHWORTH  
13 BRIAN AUSTIN  
14 LOU MION  
15 CRAIG SHAMLIAN  
16 STEVEN HEIDER  
17 SUSAN MILSTEIN

14

15 ALSO PRESENT:

16 Joseph LaCivita, Director, Planning and Economic  
17 Development Department  
18 Kathleen Marinelli, Esq., Counsel to the Planning  
Board  
19 Nicholas Costa, PE, Advance Engineering and  
20 Surveying  
21 Wendy Holtsberger, PE, VHB  
22 Kelly Andress, President, Sage Life  
23 Tom Burke  
24 John Grant, President of GSX Ventures  
25 Dave Hoffman  
Joseph Grasso, RLA, CHA

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1                   CHAIRMAN STUTO: Loudon Road, planned district  
2 development, 606 and 608 Loudon Road, sketch plan  
3 review, request for zoning change to a PDD, retail  
4 assisted living and apartments.

5                   Joe LaCivita, do you have any introductory  
6 remarks for that?

7                   MR. LACIVITA: Yes. The Resolution comes to us  
8 as number 480 of 2018, which is adopted November 29 by  
9 our Town Board and comes to us for review. The  
10 Resolution is required for the request for a planned  
11 development district for 606 and 608 Loudon Road. The  
12 applicant is here tonight to talk to us about the  
13 proposal.

14                  MR. COSTA: Thank you, Joe. Good evening, I am  
15 Nick Costa from Advance Engineering. This is the parcel  
16 that is located at 608 and 606 Loudon Road. It is better  
17 known as Hoffman's Playland. It has been there for many  
18 years. It is a parcel that is about 8.4 acres in size.  
19 It is the redevelopment of the site. We are here tonight  
20 to present the proposal that is being made to redevelop  
21 the site. We are certainly excited to be part of this  
22 redevelopment of this particular parcel. It is a real  
23 great location.

24                  There has been development that has occurred  
25 at the Village of New Loudon and Newton Plaza here

1 (Indicating). This fits between the two. The proposal  
2 that is being made is to redevelop the site with  
3 30,000 square feet of retail and 200 independent and  
4 assisted living apartments which would be located in  
5 the back.

6 I do have some team members who will be  
7 speaking. I will call them up and they will come up  
8 and give you a little bit of the speech. First, I  
9 think we want to talk to Wendy who will be presenting  
10 about the traffic.

11 MS. HOLSBERGER: Good evening. Wendy Holsberger  
12 from VHB.

13 We are in the process of completing our  
14 detailed traffic evaluation. I figured that I would  
15 just kind of give you a few of the highlights related  
16 to transportation. The first is regarding access.

17 The Hoffman's parcel currently has four  
18 signalized driveways. This development will minimize  
19 that down to two driveways, which is in support of  
20 access management.

21 The other thing we are doing is making sure  
22 those two driveways are aligned with driveways on the  
23 other side of the road which is preferred, where some  
24 of them are offset now. So, we are reducing it by two  
25 and then also aligning one of them across from the

1           Stewart's - the southern Stewart's driveway and the  
2           second one is across from an access to the Goldstein  
3           Auto Dealership. The other thing that is provided on  
4           the site is a cross connection to the north to the  
5           Village of New Loudon. That main driveway at that  
6           Plaza - actually there is a signal currently being  
7           designed and permitted with the Department of  
8           Transportation and that is anticipated to be installed  
9           prior to this project being developed. So, therefore,  
10          that will provide connectivity where patrons and  
11          residents of this facility can then use that signal,  
12          if desired.

13                   CHAIRMAN STUTO: Does that show on the drawing  
14          because we couldn't find it.

15                   MR. COSTA: It's rate here (Indicating). It is  
16          not labeled, but it is shown here. To the Newton Plaza,  
17          it also has a future connection reserved right in this  
18          area.

19                   MR. HOLSBERGER: So, I believe that part of the  
20          Village of New Loudon - it was a requirement for them as  
21          well to have that connection. Therefore, we are  
22          satisfying that as well with that connection. The Newton  
23          Plaza is not part of the agreement so therefore we are  
24          providing that access because we would like to connect  
25          to that in the future. If that agreement is made, we

1 would certainly connect that which then would provide  
2 more accessibility to another traffic signal, which  
3 makes a lot of sense from a transportation standpoint.

4 Our traffic analysis is looking at five  
5 intersections total. To the north we are looking at  
6 that main Village of New Loudon intersection which is  
7 called Winter Creek Boulevard; to the south at  
8 northern Newton Plaza driveway and then the two  
9 Stewart's driveways in between, as well is the site  
10 access driveways.

11 The trip generation - the a.m. peak hours is  
12 about 59 vehicle trips and in the p.m. peak hour is  
13 about 179 trips. We have done some comparisons to how  
14 the site is currently zoned just to put it in  
15 perspective. It showed that this is a relatively low  
16 generator because of the senior components to it and  
17 the size of the retail mixed use in there. The site is  
18 about 153,000 square feet of either retail or office  
19 and looking at those trip generations, the office  
20 would be more than double the trips that would be  
21 generated with this facility. The p.m. peak would be  
22 relatively comparable. If you looked at retail, the  
23 trips would be substantially higher.

24 With Hoffman's, there was a very high  
25 generator. There was a little different peeking and

1           because of the recreational use it was in the p.m. and  
2           afternoons and also on the weekends that would have  
3           substantial amount of traffic coming in and out. So,  
4           that is something also that we will present in that  
5           report.

6                       The other thing that I wanted to point out  
7           from a walkability standpoint - we will be providing  
8           sidewalks along the frontage and that will be  
9           connecting to the new sidewalks that are also on the  
10          Village of New Loudon. There's also additional  
11          sidewalks to the south and Newton Plaza that go down  
12          to Siena. So, it is walkable and then having those  
13          connections and those adjacent users are very  
14          complementarity to your residents here (Indicating).  
15          They would actually encourage walking between the  
16          sites and less vehicular traffic to patronizes places.

17                      The other thing, just to point out, as I have  
18          had some general discussions with the Department of  
19          Transportation. My latest one was actually today where  
20          I did talk a little bit about the land-use that is  
21          proposed. They agree that it is a less intense use  
22          than what was there before. We talked about the access  
23          and the alignment with my discussion. Obviously, they  
24          don't have a report yet but they did not indicate any  
25          red flags or anything that popped out at them as

1 something urgent at that point. So, we will submit the  
2 report to the Town and also submit to the department.

3 If you have any questions on more details --  
4 I tried to touch on a few things.

5 CHAIRMAN STUTO: I think that we will later.

6 MR. COSTA: Next will be Kelly from Sage Life.  
7 She will describe their portion of the project.

8 MS. ANDRESS: My name is Kelly Andress and I am  
9 President and Co-Founder of Sage Life where our mission  
10 is to create the best home for members of the Sage Life  
11 community every day through empowering and encouraging  
12 and celebrating successful aging. I state that because  
13 that is who we are and that's what we are in our core.  
14 We get up every morning and think about making great  
15 communities for seniors. I don't know about anybody  
16 else, but every time we say the word facility my skin  
17 crawls and my hair stands up on the back of my neck.  
18 What we do and the reason that we are here and so  
19 thrilled to be here in front of you is because we create  
20 great communities so that our seniors can stay in our  
21 great communities. That is really changing over time. If  
22 I was standing in front of you 30 years ago, I would've  
23 been standing here talking about a 90-bed assisted  
24 living community.

25 We own a community today that I built when I

1 was 23 when I worked as the first Vice President for  
2 the development for Sunrise Retirement Community. Some  
3 of you may know them. When I started with them we had  
4 two communities and at their peak they had about 370.  
5 I learned very young and providing community and  
6 supportive housing to seniors is basically all I have  
7 ever done in my professional career. All of the sudden  
8 we are looking at this community and we are looking at  
9 2020 and before you know it it's going to be 2030 and  
10 then all those baby boomers are going to be in their  
11 80s. So, tomorrow is today.

12 So, the reason we find ourselves in front of  
13 you today is because we have eight communities now. We  
14 are serving about 1,200 residents and their families  
15 and a 100% rental continuums. This morning I was at  
16 our project that was under construction with some of  
17 our partners who are here today. We have a project of  
18 150 apartments in a rental continuum that's going on  
19 up in Hudson, Massachusetts. So, this would be our  
20 second community in New England that we are very  
21 excited about.

22 As all of our new communities that are under  
23 construction, it is a continuing from independent  
24 living too assisted living to memory care, whereas  
25 that would've been very different just 20 years ago or

1 15 years ago.

2 So, the reason we are here is that all of our  
3 communities tend to be clustered within a two hour  
4 radius. We have a cluster from Princeton to  
5 Washington, D.C. and then now, as I said, we are  
6 starting our new England hub which is me returning to  
7 my roots because we have developed properties in  
8 Boston and up and down the eastern seaboard. So, when  
9 I got up this morning and got out of the airport and  
10 got that windchill - that it's just a little different  
11 than the Philadelphia windchill at 8° - I said here we  
12 go again. So, the weather is important.

13 One of the reasons that supportive senior  
14 housing does well in this area is because it is not an  
15 easy place to winter. So, that is a big portion of our  
16 day and it is a big reason why we want rental  
17 continuums for our folks where we offer underground  
18 parking. That's a huge benefit that many folks don't  
19 have.

20 So, when we started our new England hub,  
21 obviously the capital region is someplace that we were  
22 looking for. We already have a partnership of what we  
23 consider to be the dream team with the architect  
24 working on this property who introduced us to great  
25 development, introduced us to the Hoffman's who are

1 very concerned about the legacy of this property and  
2 the importance of this property to the Colonie area.  
3 So, we felt as people in our business that that legacy  
4 aspect of it is very important to us.

5 So, here's a picture of some of our existing  
6 communities. This happens to be Daylesford Crossing.

7 We do what would be considered up-market. We  
8 have up-market position projects. What we need to find  
9 is the more sophisticated markets and regions within  
10 larger metropolitan regions. So, obviously, this is  
11 the perfect Township to be in.

12 So, this is actually an assisted living  
13 community. So, this isn't even our independent living  
14 properties. This opened in 2015 and this is on the  
15 main line in Philadelphia (Indicating). Then, we  
16 wanted to show some options - some photographs. These  
17 are photographs and not renderings. This is an  
18 assisted living apartment and this is one of our  
19 independent living apartments. This property will be  
20 opening up in January or February in Malvern,  
21 Pennsylvania which is a different suburb of  
22 Philadelphia. So, we thought that would help you see  
23 the quality of the programs that we develop.

24 So the property that we are proposing here is  
25 200 independent and assisted living and memory care

1           apartments. They will talk about that later. Our  
2           typical independent, as I said, is rental. There are  
3           activities and underground parking, maintenance free  
4           living of course and assisted living. You get to start  
5           into a little more assistance with the activities of  
6           daily living and then a secure memory care area for  
7           people that are struggling with Alzheimer's and other  
8           similar issues.

9                       CHAIRMAN STUTO:  Would another member of the  
10           team that would like to speak?

11                      MR. COSTA:  Tom Burke.

12                      MR. BURKE:  Good evening.  It's nice to see you  
13           all again.  Before I get into the particulars regarding  
14           the project, I just want to say something about what  
15           Kelly said.  I just want to express my own personal  
16           thanks to the Hoffman family.  We all owe a debt of  
17           gratitude to them.  They had many, many options with  
18           respect to selling this property.  They could've gone a  
19           different route.  The application before you tonight  
20           would have been very different.  Their concern and their  
21           love for the Town of Colonie and the enduring legacy  
22           that was referred to of the family and of this property  
23           was important to them.  I applaud them for that and I  
24           think we all should bear in mind that you have great  
25           stewards of the land who made a decision of which way

1           they wanted to go with this thing.

2                         You have before you what I consider to be a  
3           best in class project. Sage Life is clearly an  
4           outstanding operator in the market that they compete  
5           in.

6                         John Grant, my partner in the retail side of  
7           the project, is also a top of the heap - - just a  
8           national reputation fabulous architect, great designer  
9           and terrific partner. What we envision for this  
10          property, particularly as it relates to the retail  
11          aspect, is not the run-of-the-mill stuff that you  
12          would find anywhere and everywhere. We are seeking a  
13          mix of complementarity uses including restaurants -  
14          perhaps as many as three or four, different boutique  
15          and retailers that are currently in the marketplace  
16          and a kind of sense of place that I will kind of let  
17          John get into a little bit more that will give this  
18          project and this property its own unique personality  
19          and contribute to the vibrancy and the quality of life  
20          in the Town of Colonie. We are very, very excited  
21          about everything from the architecture, to the  
22          tenants, to the services that Sage Life provides and  
23          the seniors who want to remain in Colonie but  
24          currently don't have an option like the one that Sage  
25          gives and we think this is a tremendous opportunity

1 for redevelopment of the property. Thank you, very  
2 much.

3 MR COSTA: Thank you, Tom.

4 John?

5 MR. GRANT: Good evening. My name is John  
6 Grant, President of GSX Ventures, a multinational  
7 development and architectural firm. We have been  
8 involved in development with a number of projects here  
9 in Albany and also across the country.

10 I started working in senior living - assisted  
11 living probably in 1982 when I was really young. Now,  
12 I find myself ready to move into senior living. I  
13 think almost everyone in this room - if I said put  
14 your hand up if you're over the age of 60 - - it is  
15 beginning to become an epidemic. The thing is that  
16 things are changing and people's expectations as we  
17 get older change. The expectations are that we won't  
18 live in our suburban home forever and that we might  
19 want to live somewhere closer to other people, closer  
20 to retail, places where we don't have to get up and  
21 get into the car or shovel snow or maybe cook for  
22 ourselves and we have more fellowship and more social  
23 interaction. This project is really a response to that  
24 idea.

25 We had an amazing amusement park here for

1 years were all us baby boomers went and enjoyed the  
2 amusement park. As time goes on, the same site has the  
3 opportunity to create another opportunity for the same  
4 baby boomers as they age and place. So, this is a  
5 response to a need in the Hamlet of Colonie to become  
6 a center for seniors in a place that is a walkable  
7 community that has retail and housing and gives a  
8 continuum. Doing that, we looked at how this project  
9 would be developed front to back. This rendering is  
10 basically our first sort of push at looking at how  
11 this works. In the front obviously you have that  
12 continuum of retail where we have two shopping centers  
13 on each side. This is a little bit higher class retail  
14 and has a lot more high-end stores with spas and  
15 things like that. It's all walkable. There is a large  
16 central green space behind it so restaurants can have  
17 outdoor space for dining and things like that. It's  
18 not really that big. It's only about 30,000 square  
19 feet of space. That supports the building in the rear  
20 which is basically the independent living facility.

21 You can see that there is no big parking  
22 fields in the back of that building. All the parking  
23 for the assisted and independent living happens under  
24 the building. So, when seniors come down in the  
25 morning like two days ago to get their cars, they'd

1 don't have to shovel them out. They just go down and  
2 get in their cars and drive off. Typically, people in  
3 assisted living don't even drive anymore and people in  
4 independent living drive on a fairly infrequent basis.  
5 This is really the key behind this plan. The key  
6 behind this plan is you get up in the morning and you  
7 go outside and go across the street and you have a cup  
8 of coffee and you walk and do some shopping and then  
9 you meet your friends and then it becomes a center for  
10 a community of seniors that really creates a nucleus  
11 in Loudonville for seniors. It becomes a sense of  
12 place for seniors. This is something that is very  
13 unique.

14 As we all grow older, we start to realize we  
15 are not the only older people. We are part of a whole  
16 huge group. If we don't provide these types of  
17 facilities, we will be moving out of the Towns and  
18 away from our neighbors and our churches and our  
19 friends and that's not what anybody really wants. So,  
20 this is an excellent response for community to age in  
21 place.

22 It also allows us to have very high quality  
23 retail. These residents will be able to shop at both  
24 the shopping centers on either side. Actually, they  
25 become a fairly vibrant part of the retail solution.

1           So, that's what the general idea is that we have right  
2           now. We have a team of pretty wonderful people  
3           involved with the retail and getting some of the best  
4           retail tenants together. Kelly is involved with  
5           seniors and some of the best care that you could find  
6           anywhere and DSX which really works in creating  
7           architectural pieces on very small sites that have a  
8           lot of great vitality to them and creativity.

9                         Beyond that, it creates a basis for a tax  
10           base without a lot of services. Seniors don't require  
11           schools and they don't require a lot of services. They  
12           basically are big spenders.

13                        I'm ready to take any questions when you are  
14           ready.

15                        Thank you for letting us present tonight.

16                        CHAIRMAN STUTO: Thank you.

17                        MR. COSTA: We would like to ask Mr. Hoffman to  
18           come up and speak.

19                        MR. HOFFMAN: Thank you, Nick. I was born and  
20           raised on this property for my entire life at the  
21           amusement park and met my lovely wife Ruth there.  
22           Together, we operated the amusement park for 42 years  
23           before retiring in 2014.

24                        We received a number of offers from fast food  
25           restaurants and convenience stores with gas pumps out

1 in front. Even though our property was owned for that  
2 particular type of use, we didn't think that was the  
3 type of legacy we wanted to leave to the Town. Thanks  
4 to Tom Burke and John Grant - they made our decision  
5 very easy.

6 The project is absolutely beautiful,  
7 first-class in architecture, landscaping. It's going  
8 to seamlessly join the developments to the, north and  
9 south of the property. I think it's really going to  
10 enhance the Route 9 corridor. We are really thrilled.  
11 It's going to be a tremendous asset to the Town of  
12 Colonie. I think it's a real gem. Thank you.

13 CHAIRMAN STUTO: Thank you.

14 MR. COSTA: That really completes our  
15 presentation. If there are any questions, would be more  
16 than happy to answer them.

17 CHAIRMAN STUTO: Thank you for obviously a very  
18 professional presentation in what looks to be an  
19 aesthetically beautiful project. I'm sure that this is  
20 going to go through a lot of comments and a lot of  
21 public vetting and so on and so forth.

22 As with all of our projects, it is being  
23 reviewed by our Town Designated Engineer.

24 Joe Grasso from CHA hasn't done a formal  
25 review yet. I think he has given us some attention

1 because he understands the significance of it. So,  
2 Joe, could you give us your thoughts so far?

3 MR. GRASSO: Sure thing. We are at sketch so  
4 we didn't issue a formal comment letter, but we have had  
5 a chance to go through the plans and also attend the DCC  
6 meeting.

7 I would like to echo Pete's comments about  
8 the quality of the presentation materials and the  
9 quality of the presentation that you all made tonight.  
10 I think you did a fantastic job describing an  
11 otherwise very complex project and you did it very  
12 eloquently. I think it shows the passion that the  
13 design team and the owners have in the project. That  
14 has come through.

15 I would just like to start out with some  
16 positive features. These are noteworthy as it relates  
17 to projects that we reviewed across the Town, the  
18 various alternatives for senior housing is something  
19 that we have heard for many years is needed in the  
20 Town and this responds positively to those needs.

21 The fact that you have incorporated  
22 underground parking - we obviously know the cost  
23 implications of doing that. You have done that well.  
24 There's actually a rendering in the booklet that Kelly  
25 passed out that actually shows that and it doesn't

1 read well on Nick's plans - no offense Nick. Some of  
2 that surface area that is covered is actually plaza  
3 space, even though the parking goes underneath it. The  
4 drawing that I wanted to bring to your attention is  
5 this one and you may not be aware of just the amount  
6 of detail that they have gone through. That level of  
7 detail at sketch plan review is appreciated and I  
8 think what you have done is created some really nice  
9 features around the site and a dominant sense of place  
10 around both buildings. That is noted and I appreciate  
11 the level of design that went into the plan.

12 Also, I would like to mention that the  
13 architecture design of the building. A lot of these  
14 buildings look fantastic. You have presented them well  
15 and I think they're going to be attractive when they  
16 get built.

17 We do have a lot of comments on the project.

18 It is a zone change. Right now the property  
19 is zoned NCOR, which is  
20 neighborhood/commercial/office/residential and allows  
21 the uses under those various categories. They are  
22 proposing to change it to a PDD, but I just wanted to  
23 mention some of the underlying zoning requirements -  
24 if it was developed under NCOR, it would be a maximum  
25 building height of 40 feet and a maximum footprint of

1           15,000 square feet. It would allow a base commercial  
2           density of 18,000 square feet per acre and that's  
3           buildable lands. Nick mentioned that the property is  
4           8.4 acres. I don't think you know how much constrained  
5           lands there are, but I would say maybe only half an  
6           acre. So there is probably about 8 acres that is  
7           developable. Out of the 18,000 square feet per acre  
8           density, up to 80% of that can be converted to a  
9           residential use or a significant portion could be  
10          converted. So, I think because it is a PDD I think the  
11          Planning Board needs to understand where the project  
12          is regarding the density. If the Board wants, I can  
13          get into some analysis - deeper analysis of that  
14          later. That is something that as the project goes  
15          through the process we would want to see density  
16          calculations done comparing what is proposed and as it  
17          compares to the underlying zoning district. There are  
18          some requirements of PDDs regarding density in public  
19          amenities that need to be documented and evaluated  
20          through the process.

21                   As part of the application they were looking  
22          to do a two lot subdivision. I'm not sure if the back  
23          lot would have frontage on Loudon Road so it may  
24          actually trigger the need for an ODA. That is a  
25          process that involves both the Town board in the

1 planning board. We would want to know that early so  
2 that we can do that concurrently and not have to come  
3 back and go through that process at a later date.

4 One of the things that I wanted to bring to  
5 the Board's attention is the layout of the buildings  
6 and their relationship to each other, but also Loudon  
7 Road. I think what they have tried to do is create a  
8 nice courtyard area between the two buildings and  
9 minimize the amount of parking and vehicular  
10 circulation there, which is very desirable.

11 CHAIRMAN STUTO: Can I ask what the frontage is  
12 on Route 9?

13 MR. GRASSO: Nick, you're going to have to help  
14 me out.

15 CHAIRMAN STUTO: I just want a sense of scale  
16 on this.

17 MR. GRASSO: Maybe 700 feet.

18 CHAIRMAN STUTO: You can keep on talking while  
19 Nick is looking for that.

20 MR. GRASSO: The parking bay across the front  
21 is 102 feet, so the three rows of parking - I'm figuring  
22 that. It is 600 feet or so?

23 MR. COSTA: Yes.

24 MR. GRASSO: So, in terms of where that retail  
25 building is situated, if you can compare it to the

1 developments on both sides which have retail buildings -  
2 obviously, Newton Plaza to the south has four rows of  
3 parking between the building and Route 9 is about 120  
4 feet of parking area. So, this development has three  
5 rows of parking and about 102 feet of parking area.

6 Then, you have the Village of New Loudon to  
7 the north which doesn't have any parking. All the  
8 parking is behind the building and the building is  
9 pushed up against Route 9. That is what the NCOR  
10 design standards push for - is the buildings pushed  
11 closer to the road and then all the parking behind.  
12 So, I think that is important to weigh in on because  
13 if we put the parking to the back, we are not going to  
14 have the sense of place between the two buildings.

15 In terms of the access, I don't think that  
16 the plans did a good job showing the cross access  
17 connections or opportunities. This dovetails into  
18 where the parking is located because if the cross  
19 access connections are where they described further  
20 back by the residential building, then it's unlikely  
21 that all the people that are patrons for the retail  
22 spaces are going to go back deeper into the property  
23 and try to cut across the adjacent properties to try  
24 to access the signals.

25 CHAIRMAN STUTO: Can you make that point again?

1                   MR. GRASSO: So, with the layout as proposed,  
2                   you've got all the retail parking in between the  
3                   building and Route 9. Yet, the cross access connections  
4                   - the way they were described were deeper into the  
5                   building and towards the back of the property. So,  
6                   you're missing all that traffic. What is going to happen  
7                   is all those retail patrons are going to come out to  
8                   Route 9 to a signalized intersection. I think what we  
9                   want to look for is to try to get as much traffic to  
10                  those signalized intersections as possible. So, that  
11                  could require a change to the plan to accommodate that.

12                 CHAIRMAN STUTO: I want to asked Joe Grasso - I  
13                 have been on this Board 10 years. Was there a master  
14                 plan? Didn't we see a master sketch of the property to  
15                 the north of this?

16                 MR. LACIVITA: No. This was a going concern  
17                 when it came in. It was only the Village of New Loudon  
18                 that had a master plan.

19                 CHAIRMAN STUTO: Thank you.

20                 MR. GRASSO: So, Wendy spoke that she is in the  
21                 middle of the traffic study and that is going to be  
22                 important.

23                 Again, access management and trying to  
24                 minimize the curb cuts - we acknowledge they are here  
25                 are for now, but I don't think that has much bearing -

1           - I'm not sure if the two access points being full  
2           access is appropriate for this corridor. Again, we  
3           want to get as much traffic to the signals as  
4           possible. That is not to say that there shouldn't be  
5           any direct access in front of the site, but that's  
6           going to be taken into consideration.

7                        A couple of things, Wendy, in terms of the  
8           traffic study is because there is the residential  
9           component in the retail, you may have to look at the  
10          peak hour during the weekday p.m. peak hour as well as  
11          the Saturday peak hour because Loudon Road operates  
12          differently between those two peaks. When you do your  
13          analysis, it's going to be critical how much traffic  
14          you are anticipating on getting from the development  
15          to a signal. I think that's going to have a dramatic  
16          effect on the traffic operations and delays when you  
17          do your comparison to existing traffic. We all  
18          understand what the former use is of the site and how  
19          much traffic could've been generated during peak  
20          times, but it's really irrelevant. I think you really  
21          have to look at the traffic that is generated out of  
22          the site today which obviously is minimal. The other  
23          thing I would say in the traffic study is make sure  
24          you're looking at full build-out of the Village of New  
25          Loudon which I assume you have already done.

1                    Obviously the pedestrian connections from the  
2                    site to Route 9 are important. That is something that  
3                    they can easily accommodate in the plan. The PDD  
4                    standards require a common open space of not less than  
5                    35% of the project area. That is something that you  
6                    may already meet, but we would like that documented on  
7                    the plans.

8                    Then, there is the CDTA bus stop along the  
9                    project site's frontage. We would like to see  
10                    coordination with CDTA and access coordinated with the  
11                    plan, too.

12                    Because it's really important to see how the  
13                    site fits into the larger context, we do think the  
14                    diagrams that show the site plan on the air photo is  
15                    important. We know your surveyed site plans that you  
16                    can show some of the adjacent properties so that we  
17                    can look at those cross connections that are going to  
18                    be real important. They are proposing a four-story  
19                    building. I think the retail is obviously one-story  
20                    with some taller vertical elements. Then, you go into  
21                    a four-story part of the residence and then it steps  
22                    down to a three-story in the back. The four-story, I  
23                    think, would be the tallest building along the  
24                    corridor. I think it is important how that height of  
25                    the building fits into the context of the developments

1 on either side and maybe some viewsheds of the photos  
2 actually taken along the Route 9 corridor so we can  
3 see how that building is going to fit in.

4 I think I touched on all my comments. I would  
5 be happy to touch more on the density, if you want. Do  
6 you want me to get into that level?

7 CHAIRMAN STUTO: I would like to hear, yes.

8 MR. GRASSO: So, obviously we didn't know the  
9 amount of constrained lands and we assumed it was about  
10 half an acre. So, we assumed 8 acres of developable  
11 property. Again, I'm just looking at what would be  
12 allowed under the NCOR and, the PDD supersedes those  
13 density limitations. If it was 8 acres times 18,000  
14 square feet, you could have 144,000 square feet of  
15 straight commercial. That would be either office or  
16 residential. The zoning also allows the conversion of  
17 80% of that for residential. So, you could have 38  
18 residential units plus 20,800 square feet of commercial  
19 space. Just to compare that to the plans, the retail  
20 building is about 30,000 square feet so it's about a  
21 wash with what would be allowed under existing zone. The  
22 increase in density is on the residential so it goes  
23 from 38 units up to 200 units. So, it's about 162 unit  
24 increase in density on the residential.

25 With that, I will turn it over to the Board.

1                   CHAIRMAN STUTO: I would just open it up. The  
2 issues, I think, - - I will ask what is the highest  
3 height of the building?

4                   MR. BURKE: Actually, the first story of the  
5 building is about 15 feet because there is a lot of  
6 public spaces. Then, the three other floors are 11 foot.  
7 So, you have 33 and 15. So, it's about 45 feet or  
8 somewhere around there.

9                   MR. SHAMLIAN: How tall is the retail?

10                  MR. BURKE: We have a sketch here that shows  
11 this (Indicating). The retail in front is actually  
12 one-story with some high points. There is also some - -  
13 we have some restaurants that are thinking about coming  
14 here. They will have roof top special events. So, up  
15 here and up here (Indicating). There are some outdoor  
16 walking decks out there. The nice thing about the  
17 building is that fortunately the building and set so far  
18 back on the site that as you're driving by, the  
19 one-story or two story building blocks your view of that  
20 pavilion. You can actually see that in this perspective.  
21 Here's your one-story building up front. The only thing  
22 that you see that is four stories is really the corners  
23 about the buildings. Actually, you have some 3-D models  
24 in the bullet that we gave you to give you a better  
25 sense. If you're sitting in your car, your eye level is

1           about 4 feet or 3 1/2 feet above the ground, if you're a  
2           SUV. Even at that, looking at this building up front it  
3           is obscured. Then, there's also going to be quite a lot  
4           of trees in front and the front of the retail as well.  
5           This going to be a fairly nice bunch of trees between  
6           the two which is what we are showing in the sort of  
7           central space here (Indicating). I don't think visually  
8           this is going to be too jarring at all. I don't think  
9           you're going to actually see that because you are set  
10          back. The other building is in front of you and the  
11          other building is set way back behind that. Actually,  
12          the highest point of this is just this curve which is in  
13          the middle of the site. It steps down to basically eight  
14          three-story building in one-story is parking.

15                         Does that answer your question?

16                         CHAIRMAN STUTO:  It's a very thorough answer to  
17          the question.

18                         MR. SHAMLIAN:  Actually, you didn't answer how  
19          high the retail was.

20                         MR. BURKE:  The front part of the retail up  
21          here is about 21 feet. Then, you have another 15 foot -  
22          - these are little segments that are on top and it will  
23          be part of the design of where the restaurants are and  
24          you will have a stair and elevator that will come up  
25          into those restaurants in the two upper levels. You

1           might have a wedding up above or seasonal patio or  
2           outdoor - - if the university wants to have a  
3           conference, they can use this facility for a conference.

4                   MS. MILSTEIN:  What about that tall building  
5           almost in the middle?

6                   MR. BURKE:  This is just a glass box.

7                   MS. MILSTEIN:  How high is that, though?

8                   MR. BURKE:  This thing here would probably be -  
9           the top of this glass box it probably be about 40 feet -  
10          35 or 40 feet.  That has the elevators in it and the  
11          stairs.  It is glass from one end to the other.  So, when  
12          you're out on the outside where the parking is in the  
13          retail, you can walk through that glass box and get  
14          inside this garden space inside where there is dining  
15          and outdoor space.  Maybe there's a golf store with a  
16          couple of putting greens and things like that back in  
17          this area.  It's a really nice area for people to sit and  
18          talk and have meetings.

19                   MR. MION:  How does the architecture fit in  
20          with the surrounding project?

21                   MR. BURKE:  The surrounding architecture is  
22          sort of a mixed bag.  The one is sort of a modern  
23          shopping center - on the right.  The one on the left  
24          tends to try to emulate some Italian villa or something  
25          like that.

1                   What this says - this is what we call a  
2                   smooth modernist which is sort of brick and glass.  
3                   It's very smooth and high-end quality. It has  
4                   balconies and the landscaping is actually a really  
5                   important part of the overall mix. I think the  
6                   materials between the projects are probably similar of  
7                   brick and stone and things like that. The  
8                   architectural vocabulary is going to be different.

9                   MR. MION: Now, you are butting up against the  
10                  Village. How is the view for them? They're going to be  
11                  looking at this.

12                 MR. BURKE: Our views are this way and this way  
13                 and this way (Indicating). This is the Village over here  
14                 and this is the other side. Actually, above the parking  
15                 garage there is actually green outdoor terraces. So,  
16                 when you come into the senior village, the actual  
17                 roadways drop a story when you go to park underneath  
18                 these buildings. Above that, you have enough green space  
19                 with the dining rooms and things like that from the  
20                 assisted living and independent living come out over top  
21                 of the garage. So, there is a lot of green area between  
22                 here and here (Indicating). When you're looking out the  
23                 windows, you're basically going to be looking at a park  
24                 or you're looking at some other green space.

25                 MR. MION: What are the people in the Village

1 going to be looking at?

2 MR. BURKE: The people at the shopping center?

3 MR. MION: No, the housing back there

4 (Indicating).

5 CHAIRMAN STUTO: That housing that's not

6 completely built-out.

7 MR. BURKE: I think we have a side elevation of  
8 that 3-D model. They are looking at an elevation here  
9 that is three stories high. The four stories actually  
10 stop right here (Indicating). This is actually one-story  
11 below the elevation. The site here is the same elevation  
12 as the site. The site drops. Underneath here, you have a  
13 three-story building, but it's actually a story lower  
14 because there is parking underneath, okay? So, this  
15 three-story building is only two stories high the side  
16 over here. It's actually pushed down because there is  
17 parking underneath.

18 MR. AUSTIN: So, it's a two-story living  
19 residence with parking underneath.

20 MR. BURKE: Yes, but on the first floor there  
21 is an entry area and some assisted living to the front.  
22 I can show you that 3-D model. This is an elevation from  
23 the rear (Indicating). There's the drop-off for the  
24 assisted-living the back. That's actually a story below.  
25 These sites over here are actually elevated above so all

1           these people are going to be seen. There's also a green  
2           buffer here.

3                   MR. AUSTIN: That's important for that  
4           community.

5                   MR. MION: The next question is: how much does  
6           it cost to live there?

7                   MR. BURKE: It's going to be a really nice  
8           place to live.

9                   MR. AUSTIN: Is it one of those things where if  
10          you have to ask, you can afford it?

11                   MR. BURKE: I don't think so. I think this was  
12          designed to be affordable to the community.

13                   CHAIRMAN STUTO: Can you talk about your  
14          market? We're asking some serious questions.

15                   MR. AUSTIN: You have 200 units of senior  
16          living and am assuming this is for fairly wealthy people  
17          because all these amenities that you're talking about -  
18          - my parents are going through this aging in place,  
19          hopefully, and we are in the process of looking at  
20          facilities. This is extraordinary. I love it. There's no  
21          possible way I could ever get into it, just knowing your  
22          costs. So, I am wondering if 200 units - -

23                   MS. ANDRESS: So, we have a fairly complex  
24          algorithm that we look at that includes population  
25          within a 21 minute drive time. It includes housing

1 values, pension and then demographic data from a company  
2 called Buxton that aggregates income and data from 43  
3 different sources.

4 One of the great things about your great area  
5 is that there is pension money and your seniors have  
6 on average a relatively high stabilized income after  
7 retirement. So, in assisted living, I'm going to  
8 question your assumptions about what it costs. In  
9 assisted living, for instance, our average length of  
10 stay is about 2 1/2 or 3 years. People stay in their  
11 homes a long time. If they didn't want to stay in  
12 their homes, they would be in these communities. They  
13 have already kind of decided at this point that  
14 they're not going to retire to Florida, right? So,  
15 these are people who have stayed here. They have  
16 family in the area. They are already paying real  
17 estate taxes here in contributing to local schools and  
18 they want to stay here.

19 So, the first thing that we look at is site  
20 selection. So, we've talked about market selection. We  
21 look at broad demographics. When we look at site  
22 selections, they are areas. The reason we stay in areas  
23 is because the family. So, it's where friends and  
24 family can stop by on an easy basis.

25 After that, let's say assisted living is

1           \$5,000 a month. I'm not going to give you some wild  
2           number like 2,000 and lose credibility. Let's say it's  
3           \$5,000 and I can give you a significant amount of  
4           support. So, at 2 1/2 years with \$5,000 a month, most  
5           of that is tax-free because it has a large healthcare  
6           component to it. So, \$5,000 a month is that \$60,000 a  
7           year. Our average length of stay is 2 1/2 years. So,  
8           you can live in the Ritz basically. You can get 90% of  
9           your healthcare covered because your medications and  
10          all of that are covered by usually Medicare so that  
11          \$60,000 a year is \$120,000 for two years and that's  
12          \$180,000 for what is generally considered your end of  
13          life - highest quality of life that you can. Our  
14          number one reason for move out in assisted-living is  
15          death.

16                        So, what our residents have had to learn is  
17                        you've done your job. You have created a nest for  
18                        yourself. You have sold your forever home. Most of the  
19                        people that have forever homes in this area have  
20                        significant savings outside of their home asset. So,  
21                        it's a family decision that this is a supportive  
22                        environment where you might spend the last 2 1/2 years  
23                        of your life. So, when you get to that stage and  
24                        people are looking at homecare at \$25 an hour or even  
25                        \$20 an hour if you're buying - - these are real

1 numbers. If you need 24 hour care - - we, in our  
2 assisted living are there for you 24 hours. I would  
3 just like to just give you one statistic. I weigh 160  
4 pounds on a good day. That means when I fall on the  
5 floor, it takes four people to get me up in an OSHA  
6 safe way. So, if you have ambulation issues or let's  
7 say you have knee issues or let's say you need  
8 assistance just getting up and down going to the  
9 toilet, that's a 24 hour a day occurrence.

10 Homecare in your care - people say it's  
11 cheaper because I already own my home. So, \$20 an hour  
12 for 24 hours a day is \$400 a day. So, when you talk  
13 about value, the numbers can be big. They can be  
14 large. It doesn't mean it is not a great value. So,  
15 what senior communities do in these aggregate  
16 communities as they give you all the support you need  
17 when you need it but it allows you to basically share  
18 homecare. So, you're not paying that \$20 an hour  
19 alone. It allows us to judge how many people can work  
20 there based on your needs.

21 So, many of us have businesses where you have  
22 to step up for the heaviest time of day, right? So,  
23 with a 24 hour business - believe it or not I have  
24 people who need to go to the bathroom all the time.  
25 So, we can constantly cycle one or two people around

1 to assist with those. We have barrier free entrances.

2 I'm from an area that is old. I live outside  
3 of Philadelphia. I don't have a 3 1/2 foot door in my  
4 house. If I was in a wheelchair or had a walker for  
5 recuperation, it wouldn't work there.

6 So, the reason emergency folks like us in  
7 their community is we are sprinklered. We are fully  
8 sprinklered and we are fully staffed.

9 The emergency personnel is no longer the  
10 first responders. We are the first responders and when  
11 they do come to us there are standpipes and fire  
12 hydrants. If it is an emergency or there should be an  
13 ambulance visit or something like that, they are  
14 talking to and RN or a nurse. There not talking to a  
15 very upset son or daughter who might be in a highly  
16 emotional state. So, that's why generally speaking, we  
17 are first responders' friends. We generally get higher  
18 remarks. And also because our seniors in a vulnerable  
19 situation can be made more independent and a  
20 pedestrian environment. They are socialized. We all  
21 need to be around socialization as well. So, when we  
22 start talking about cost, we are not talking about  
23 somewhere where you live for 20 years. We're talking  
24 about somewhere that you live for four or five years  
25 or six years, God willing.

1                   MR. SHAMLIAN: What is the breakdown between  
2 independent living units, assisted living units and  
3 memory care?

4                   MS. ANDRESS: Okay, so generally speaking, we  
5 would call it half-and-half.

6                   MR. SHAMLIAN: You're proposing 200 units.

7                   MS. ANDRESS: About 90 assisted and memory  
8 care. So, that is generally 60 and 30.

9                   MR. AUSTIN: So, memory care is 60 and assisted  
10 is 30. So, there is a big difference between assisted  
11 and memory care. Memory care is a very secured facility  
12 which I am assuming will be provided, too.

13                   Also, there is a much bigger bump in the cost  
14 because of the care needs of the memory care  
15 individual. I'm not questioning the value of this  
16 project.

17                   I think it is, like I said, extraordinary. I  
18 think what you're offering with the pictures and all  
19 the other properties that you own are spectacular. In  
20 my research around this area, \$5,000 probably wouldn't  
21 get me in that door. I think that's a great number and  
22 if that is the number, I will sign up.

23                   MS. ANDRESS: I can't promise you that we will  
24 get you in the door.

25                   I'm not selling it. There are different size

1 apartments. There is a whole range of services and  
2 support apartment sizes from studios to two-bedrooms.

3 MR. AUSTIN: I think what our question is: Does  
4 the market bear it? We just opened up a memory care  
5 center over by CBA. There are some other memory care  
6 centers in the area and there are other assisted living  
7 facilities - we just approved one off of Forts Ferry.  
8 Well, I think that's actually independent. There is a  
9 number of senior housing facilities that we're looking  
10 at in the Town. This is obviously a different clientele,  
11 most likely. I'm just looking to see if the market fares  
12 for that.

13 MS. ANDRESS: Well, for what it is worth, Sage  
14 Life owns and operates all of our communities. We have  
15 institutional backing from an Austin based company  
16 called AEW. They are our partners. My husband and I - we  
17 sign ourselves on the debt and on the equity. It is more  
18 than just us looking at this. These are significant  
19 investments. So, it's not just us who have looked at it.

20 So, there is nobody more motivated than me to  
21 not make a bad decision here. So, by our standards  
22 after 30 years, I can tell you if your region fits the  
23 way other regions do, we assume there's about a 65 to  
24 75 apartment absorption per year. So, it is not like  
25 we need to fill up in one year. We have a 24 to 30

1 months fill up year. So, at a 75 absorption, that's 2  
2 1/2 years to fill.

3 MR. AUSTIN: The property to the north - that  
4 was the property that we were told was pretty much sold  
5 and everything was filled in an hour looking at a bunch  
6 of empty lots. They are still trying to build out. We're  
7 always conscientious of that, too. We don't want  
8 anything - just like I said, I love it. It is great.

9 MS. ANDRESS: Thank you.

10 MR. HEIDER: It's a beautiful project and it  
11 was a beautiful presentation. There are a couple of  
12 mundane concerns.

13 I think the cross connection is very  
14 important. We've already talked about it being too far  
15 setback. That is a concern. Is this phased building,  
16 or is it all at once? What do you think the build-out  
17 time will be for the whole project? That is part of  
18 Route 9 and it will be worse with construction  
19 traffic. Nick, do you have any idea? Is this going to  
20 be one shot builds it all?

21 MR. BURKE: I think the residential portion  
22 would go first. There's so much room for staging and  
23 working and so forth. I think our expectation is that  
24 Kelly's crew would come in first and we would follow  
25 behind the rest.

1                   MR. HEIDER: The other concern that I have and  
2                   that is partly because we don't know who your tenants  
3                   will be - it doesn't look like there will be a  
4                   tremendous amount of parking out front. You are talking  
5                   about event space, weddings and stuff like that. You're  
6                   going to be talking for a need for a lot of parking. I'm  
7                   just concerned about that. My biggest concern is,  
8                   beautiful as this picture is, you show no service area  
9                   behind that front building. Every other picture in your  
10                  aerial - Newton Plaza across the street - you've got to  
11                  have places for dumpsters. You've got a have places to  
12                  service restaurants.

13                 MR. BURKE: Actually, they are all built in to  
14                 the two towers. There are actually garage doors. They  
15                 drive the trucks in and all the sanitation is there. The  
16                 doors close and they drive them out. There is actually a  
17                 connected cord or to the center of all the retail. It  
18                 all backs up in it all feeds out to that one.

19                 MR. HEIDER: So, there are no dumpsters?

20                 MR. BURKE: There are no dumpsters anywhere.  
21                 You don't see anything. If you have looked at malls  
22                 these days, you can't see the dumpsters. Everything is  
23                 hidden. That's why there are those big towers on both  
24                 sides so that they hide all the garbage, all the waste  
25                 and also all the deliveries. They have to have ways to

1 get things in and out. We have very large drop off  
2 areas.

3 MR. HEIDER: But your parking plan would have  
4 to incur all employees out in front of that building.

5 MR. BURKE: There are 185 spaces in front of  
6 the building right now. So, if you're looking at retail  
7 ratio, it's probably - - if you take the net square  
8 footage, it's probably seven spaces per thousand. It's  
9 almost double the requirement.

10 MS. ANDRESS: I also wanted to say that in this  
11 community here - this is in Daylesford Crossing - with  
12 commercial on both sides and residential to the back of  
13 us are in the \$700,000 range. So, this community  
14 actually has - and I can take a picture for you and send  
15 it to you - it's got a two-story garage in the back.  
16 There's no underground parking here. There is only 90  
17 apartments. The dumpster comes in and picks up  
18 underneath - within our community, dumps it, backs out  
19 and then the garage door goes down. So, we have an  
20 example of how that works. It was just for that reason  
21 because we have very high residential behind us. If we  
22 are in a commercial environment, it allows you to be  
23 able to clean on the inside much easier than actually  
24 you could keep something clean on the outside. So, it  
25 has dual functions.

1                   MR. HEIDER: The only other point that I have -  
2                   and I realize they're looking for a change in use, but  
3                   we just made people street put buildings close to the  
4                   road again - so, you have a miss mash. You have close to  
5                   the road, back from the road, close to the road, back  
6                   from the road. I just don't know how this is going to  
7                   look as a Town.

8                   MR. BURKE: Well, this is consistent with  
9                   Newton Plaza. I think that the benefits of the Plaza -  
10                  the outdoor space between the retail building in the  
11                  residential portion of the project mitigate in favor of  
12                  being upfront. Remember, we will be landscaping out  
13                  front as well.

14                 CHAIRMAN STUTO: You identify a good issue. I'm  
15                 probably repeating myself, but we have probably talked  
16                 about that issue in the Land Use Law more than any other  
17                 issue. I don't know if there's a consensus on this but  
18                 it's my opinion that - is it 20 feet - - that's probably  
19                 not the best and should be changed.

20                 MR. HEIDER: I don't disagree.

21                 MR. SHAMLIAN: I actually like the fact that  
22                 this is 102 and Newton Plaza is 125. It is a transition.

23                 MR. HEIDER: I'm not advocating for closer.

24                 CHAIRMAN STUTO: I know what you are saying.

25                 MR. HEIDER: I'm talking about the pool place.

1           You have restaurant and retail. They needed a waiver to  
2           push it back.

3                   CHAIRMAN STUTO: Yes, we have been granting  
4           them.

5                   MR. HEIDER: It's just a point.

6                   CHAIRMAN STUTO: I have a question. Nick, you  
7           have been in front of us a lot of times. You know on the  
8           PDD's that we have certain questions. One of them is  
9           that there is a list of suggestions and we call them  
10          public benefits as shorthand. It is a give back to the  
11          community. Generally, to say that we are giving back  
12          senior housing because that's what the market wants has  
13          not really been sort of an acceptable - - at least in my  
14          mind or in some of the Board Members' minds - that you  
15          are getting significant increase density. You getting  
16          162 residential units beyond what you would have been  
17          allowed under the current use. Had you given suffered to  
18          the public benefit?

19                   MR. COSTA: Our plan is to work with Joe in the  
20          Town to identify something that the project can  
21          contribute towards the public benefit. We don't know of  
22          anything immediately here but the plan is to -

23                   CHAIRMAN STUTO: You're only at sketch plan and  
24          you are aware of that.

25                   MR. COSTA: That is correct. We will work with

1 the Town to contribute towards the public benefit.

2 CHAIRMAN STUTO: Did you do a presentation for  
3 the Town Board already?

4 MR. COSTA: No, we made a request for a PDD and  
5 they sent it to you.

6 MR. SHAMLIAN: Nick, I know that it is sketch,  
7 but it looks like where you're putting your retention pond  
8 - it seems like a relatively small area for retention  
9 pond for a project of 8 acres. Given the fact they've  
10 got some underground parking, I'm not sure whether you  
11 could do underground -

12 MR. COSTA: That is correct. This is the sketch  
13 plan and you're absolutely correct. That's not the only  
14 area for stormwater management. I think one thing that  
15 when John was up here explaining - one thing that has to  
16 be made more - explained further is that the topography  
17 goes from here down towards the rear. There's actually a  
18 retaining wall here. So, the topography of the Village  
19 is much higher. It's enough to have a retaining wall.

20 We will be utilizing some underground  
21 detention here and maybe underground retention in this  
22 area. We will be exploring those. This is all for  
23 redevelopment so there is some run-off that goes out  
24 currently to the rear. So, we are not as restricted as  
25 we normally would have been if this was all green. If

1           this is all green, we would need much bigger areas. I  
2           think we can show that you would have a larger  
3           discharge because of the existing conditions of the  
4           site.

5                     MR. SHAMLIAN: The only other question that I  
6           have at the moment is: parking for the independent  
7           living apartments - where is that?

8                     MR. COSTA: In the garage.

9                     MR. SHAMLIAN: Which is underneath the  
10          independent living units or is it under the assisted  
11          living and memory care? I'm just curious.

12                    MR. COSTA: Actually, it is between both of  
13          them. This outline shows that there is an underground  
14          parking here and underground parking here.

15                    MR. BURKE: There's roughly 200 parking spaces.  
16          You can see that there are parking spaces on the curve.  
17          That's the independent living going right there and then  
18          there are further parking spaces - there's about 60  
19          parking spaces for guests and for workers under assisted  
20          living. Then, you have one unit per apartment in the  
21          independent living. I guess one of the things that we  
22          would say is that assisted living is not like a regular  
23          apartment. It is a smaller apartment. You're not looking  
24          at the same thing. In a lot of jurisdictions, they don't  
25          even look like assisted living units as being residents

1 as they look at them as being units. So, you have about  
2 100 apartments and then you have about 100 or 90-some  
3 units of assisted living which aren't really apartments.  
4 They are living units.

5 MR. SHAMLIAN: So, just like the assisted  
6 living portion, the independent living would be in a  
7 four-story building and that is three-stories of living  
8 space.

9 MR. BURKE: It's actually four-stories of  
10 living space and one-story of apartment below. You are  
11 traveling downhill from here to here. By the way, this  
12 is the cross connection and this is the other cross  
13 connection. Actually, the back of the site is right  
14 where this field of parking from the development to the  
15 north - the Village - - it is actually continuous  
16 through here so we should be able to get as far as  
17 travel - this would be the connection here. So, actually  
18 it does link up the two parking lots. You have to go  
19 back into the residential, but that link happens here.  
20 As far as the independent living this is parking and so  
21 all of that connects up. We thought about how all of  
22 that would link up in terms of circulation in traffic.  
23 You have to remember that if you walk in the front door  
24 from the Plaza, you're actually on the first floor here,  
25 but as soon as you go across here, you're actually on

1 the second floor because it comes out of the ground and  
2 parking is above grade. It is a two-story building above  
3 that back there. So, you're walking straight through  
4 when you end up on the second floor.

5 MS. ANDRESS: The best way that I could get a  
6 visual - if you were in the Dunkin' Donuts, and when  
7 you're standing there looking at the site, it is a drop  
8 off from there. I couldn't because I couldn't get my  
9 hands around it until I went out there. It is a good  
10 three or 4 feet drop off from the Dunkin' Donuts site  
11 looking down onto the asphalt. There is a lot of asphalt  
12 there now.

13 CHAIRMAN STUTO: Okay, any of the questions?

14 MS. MILSTEIN: Is that a segregated unit there  
15 on one floor?

16 MS. ANDRESS: Our memory care is locked and  
17 secured. It is on one floor facing into this. So, it is  
18 secure and that would be basically one floor of the  
19 assisted living that is dedicated to secure outdoor  
20 space.

21 MR. HEIDER: The comment about the cross  
22 connection - I agree with you. Do you want that traffic  
23 going through that site in that position? I don't know  
24 if you want everybody from the Village that want to go  
25 to Newton Plaza going through the middle of your

1 independent living space. I think that's what the  
2 concern of the Board is. The parking lot out front  
3 doesn't cross. You're actually offering almost a road  
4 from the Newton Plaza and all the way up to Bellini's.  
5 I'm not sure you want that.

6 You talk about walk ability but as you know  
7 today it's cold and 8° weather. Nobody's going to be  
8 out there walking.

9 CHAIRMAN STUTO: Okay, we look forward to  
10 seeing you next time. The public is going to be noticed  
11 for concept acceptance and of course were going to hear  
12 from the neighbors. I'm sure they're going to introduce  
13 different issues that we haven't discussed tonight.  
14 Thank you.

15 (Whereas the above entitled proceeding was  
16 concluded at 8:49 p.m.)

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CERTIFICATION

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.

Dated: \_\_\_\_\_

NANCY L. STRANG  
LEGAL TRANSCRIPTION  
2420 TROY SCHENECTADY RD.  
NISKAYUNA, NY 12309

