

1
2 BRUNSWICK TOWN BOARD AND
3 PLANNING BOARD OF TOWN OF BRUNSWICK

4 PUBLIC HEARING
5 on
6 CARRIAGE HILL ESTATES PROJECT

7
8 DATE: January 23, 2006
9 TIME: 6:38 to 9:15 p.m.
10 LOCATION: Brunswick Central School
11 3992 Route 2
12 Troy, New York
13 BEFORE: PHIL HERRINGTON, Chairman
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1 Carriage Hill, 1/23/06, Troy, NY

2 APPEARANCES:

3 FOR THE TOWN BOARDS:

4 PHILIP H. HERRINGTON, Chairman

CAROLYN ABRAMS

5 DAVE CARBASH

TOM CIOFFI

6 CARL CLEMENTE

MICHAEL CZORNYJ

7 FRANK ESSER

BILL LEWIS

8 KEVIN MAINELLO

PATRICK POLETO

9 SAM SALVI

VINCE WETMILLER

10

FOR THE TOWN:

11

ANDREW W. GILCHRIST, ESQ.

12 TUCZINSKI, CAVALIER, BURSTEIN &

COLLURA, P.C.

13 90 State Street

Albany, New York 12207

14 Telephone: (518) 463-3990

Facsimile: (518) 426-5067

15

FOR THE APPLICANT:

16

TERRESA M. BAKNER, ESQ.

17 WHITEMAN, OSTERMAN & HANNA, LLP

1 Commerce Plaza

18 Albany, New York 12260

Telephone: (518) 487-7600

19 Facsimile: (518) 487-7777

20 MICHAEL UCCELLINI

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22

23

24

1 Carriage Hill, 1/23/06, Troy, NY
2 SPEAKERS:
3 Donna Forester
 Bill Reinhart
4 Jim Tkacik
 Alicia Welch
5 Vito Colangelo
 Joseph Derkin
6 Bernard Fleishman
 Elwin Stevenson
7 Gregg Ursprung
 Nancy Chuhta
8 Susan Hanes
 Jim Fahey
9 Michelle Caruso
 Mark Kestner
10 John Mack
 Norman Fibel
11 Eric London
 Rebecca Paiser
12 Kathy Vetzinger
 Barbara Russo
13 Lewis Hutter
 Joseph Cioffi, Jr.
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1 Carriage Hill, 1/23/06, Troy, NY
2 (The public hearing commenced at
3 6:38 p.m.)

4 MR. HERRINGTON: This is a joint
5 public hearing of the Town Board and the Town
6 Planning Board. At this point I'd like to call on
7 our deputy town clerk, Bill Lewis, to read the notice
8 of public hearing.

9 MR. LEWIS: Public notice: Notice
10 is hereby given that a joint public hearing will be
11 held by the Town Board of the town of Brunswick and
12 the Planning Board of the town of Brunswick on
13 Monday, January 23rd, 2006, at six-thirty p.m. at the
14 Brunswick Central School District auditorium, 3992
15 New York Route 2, Troy, New York.

16 Pursuant to the Brunswick Zoning
17 Code and Brunswick Site Plan Regulations, Brunswick
18 Subdivision Regulations and also pursuant to the
19 State Environmental Quality Review Act, SEQRA, and
20 its implementing regulations at 6 NYCRR Part 617 to
21 allow public comment on the application submitted by
22 United Development Group, the proposed Carriage Hill
23 State project a proposed mixed residential use on two
24 hundred and seventeen acres located on State Route 2

1 Carriage Hill, 1/23/06, Troy, NY
2 and County Route 140, Hines (phonetic spelling)
3 Avenue consisting of one hundred and six subdivided
4 residential lots and two hundred and four
5 independent-living senior apartments within seventeen
6 buildings.

7 The application has been submitted
8 pursuant to Section 10 of the Zoning Code of the town
9 of Brunswick for a planned development district,
10 P.D.D., as well as applications for subdivision
11 approval and site plan approval pursuant to the
12 Subdivision Regulations and Site Plan Regulations for
13 the town of Brunswick.

14 A draft environmental impact
15 statement, D.E.I.S., has been prepared by the United
16 Development Group for this action pursuant to SEQRA.
17 The Town Board of the town of Brunswick, as SEQRA
18 lead agency, has accepted the D.E.I.S. as adequate
19 for public review, and a notice of completion has
20 been filed.

21 The public hearing will allow
22 comment on the P.D.D. application, subdivision
23 application, site plan application and the D.E.I.S.
24 Copies of the P.D.D. application,

1 Carriage Hill, 1/23/06, Troy, NY
2 subdivision application, site plan application and
3 D.E.I.S. are available for public inspection during
4 regular business hours at the following location:
5 The town of Brunswick Town Office, 336 Town Office
6 Road, Troy, New York 12180. In addition, a copy of
7 the D.E.I.S. is also available for public inspection
8 during regular business hours at the Brunswick
9 Community Library, 605 Brunswick Road, Eagle Mills,
10 New York 12180. All interested persons will be heard
11 at the public hearing dated January 3rd, 2006,
12 Brunswick, New York. Submitted by the town of
13 Brunswick Town Board, by Philip H. Herrington,
14 supervisor, the town of Brunswick Planning Board by
15 Shawn Malone (phonetic spelling), chairman. This was
16 published in the Troy Record on January 5th, 2006.
17 MR. HERRINGTON: Thank you, sir.
18 At this point I'd like to ask
19 Attorney Gilchrist to please come up and explain to
20 us where we are in the process.
21 (Off-the-record discussion)
22 MR. GILCHRIST: My name is Andrew
23 Gilchrist, counsel for the Town Board on the pending
24 planned development district applications.

1 Carriage Hill, 1/23/06, Troy, NY
2 Procedurally where we are on this
3 particular project, as you may recall, as you just
4 heard in the public notice, this is an application
5 for planned development district, but this Applicant
6 has also submitted complete applications for
7 subdivision and site plan, which are pending in front
8 of the Planning Board, hence a joint public hearing
9 tonight with both the Town Board and Planning Board
10 members.
11 As indicated in the notice, the
12 Applicant filed a draft environmental impact
13 statement after undergoing the public scoping
14 process, which resulted in a final written scope.
15 The D.E.I.S. was deemed complete by the Town Board
16 which is acting lead agency on this application.
17 The Town Board held a public
18 hearing on this application on December 12th. On
19 that evening the public hearing was held open.
20 Subsequent to that time the Town Board determined
21 this evening to be the continuation of the public
22 hearing and noticed it, as was just read into the
23 record.
24 And to reiterate, a transcript is

1 Carriage Hill, 1/23/06, Troy, NY
2 being made tonight, as the stenographer just
3 mentioned, when you do come up to place a comment in
4 the record, please put your name and address, so that
5 can be duly noted in the record.

6 Let me reiterate, as I did on
7 December 12th, this public hearing was on notice,
8 published in the Record and posted at Town Hall, and

9 as with all of these applications, notice has also
10 been placed on the town's web site.

11 In connection with the public
12 hearing notices, all property owners within five
13 hundred feet of the project site were placed on
14 written notice of the public hearing. That was done
15 for the December 12th hearing, and it was also done
16 for the hearing -- the continuation of the hearing
17 this evening. In addition, as I mentioned at the
18 December 12th meeting, all of the other involved
19 agencies at the town level, at the county level, in
20 this case at the city of Troy level, due to the
21 septic issues, at the state level and at the federal
22 level, also placed on written notice of the hearing
23 and the opportunity to provide written comments on
24 this application and D.E.I.S. Those notices also

1 Carriage Hill, 1/23/06, Troy, NY
2 went out for tonight's hearing as well.

3 The purpose of the public hearing
4 is to receive comments on the application and
5 environmental impact statement from the public. The
6 purpose of these public hearings is not to provide a
7 debate, or question and answer, is to provide the
8 public the opportunity to present their comments, and
9 in this case to the joint boards, of their opinions
10 concerning the application. If the comment -- strike
11 that.

12 If the Applicant wishes to respond
13 to a particular comment that may be presented at the
14 public hearing they are certainly entitled to do
15 that. Do not read into the fact that the Applicant
16 may not be addressing all comments this evening. The
17 purpose, again, is to accept the comments, be
18 advised, as I said at the other hearings, the
19 Applicant will need to respond to all of these
20 comments presented in another document, called the
21 final environmental impact statement. And in that
22 document responses to all the questions or comments
23 that are raised must be made on the record in order
24 for the Board -- Board, and in this case the joint

1 Carriage Hill, 1/23/06, Troy, NY
2 Boards, to make an informed decision on these
3 applications.

4 As with our other applications,
5 there is always the opportunity for a written comment
6 to be made as well. The purpose of these public
7 hearings is to allow the public to come in and
8 present verbal comments on the record. While we're
9 making a writing of this thing, obviously the public
10 hearing is to come up and provide your statements
11 orally to the Board. There is always the opportunity
12 to provide written comments even at the close of the
13 public hearing on these applications, the opportunity
14 to provide written comments is presented. And as we
15 said on the other applications, that period must be
16 at least ten days following the close of any public
17 hearing, and this Board has actually extended that
18 written comment period on other applications.

19 And I believe that's enough of an
20 introduction. I believe the Board will entertain
21 from the Applicant a brief presentation, again
22 overviewing the application. For those that were in
23 attendance at the December 12th hearing it will be
24 repetitive. For those that were not in attendance at

1 Carriage Hill, 1/23/06, Troy, NY
2 the 12th -- at the December 12th hearing this is an
3 opportunity to hear an overview of the application,
4 and what it entails.

5 I will repeat, when you do come up,
6 please put your name and address on the record so
7 that that can be captured.

8 Thank you.

9 MR. HERRINGTON: Thank you, Andy.

10 At this point I'd like to call Mr.
11 Uccellini, a representative to update the Boards.
12 Michael.

13 MR. UCCELLINI: Good evening,
14 everybody. Thank you, Andy and Phil.

15 My name is Michael Uccellini, I'm
16 president of the United Group, a full-service real
17 estate firm that's been developing, operating and
18 owning income-producing real estate for over thirty
19 years. We're a family-owned company that's
20 headquartered in Rensselaer County, whose principals
21 lived in the town of Brunswick. We have extensive
22 experience in senior housing, having developed and
23 owning over a thousand units on ten different
24 properties, eight of those locally in the Capital

1 Carriage Hill, 1/23/06, Troy, NY
2 Region. As a firm and as residents of the Town we
3 are dedicated to the Town's comprehensive plan
4 guidelines and principles.
5 Tonight's discussion is going to
6 focus on a reexamination of the project and a closer
7 look at the product. There seems to be some
8 confusion about, in particular, the senior housing
9 component within the Town and with some of the Town's
10 Board members.
11 Carriage Real Estate is an
12 intergenerational community. It's a unique project
13 filling a critical need in the town, across several
14 generations, those being the Eisenhower Generation,
15 the Baby Boom Generation and the Gen-X generation.
16 It's a community that will be active and fun.
17 The product will consist of senior
18 housing, carriage homes, estate homes and a plan
19 development district environment. There is a huge
20 community need for this type of housing. There's not
21 one non-income-restricted senior housing project in
22 the town today. And there are tens of thousands of
23 people in the forty-five to eighty-five demographic
24 in the primary market area, that would either own or

1 Carriage Hill, 1/23/06, Troy, NY
2 rent a home in the Carriage Hill community.
3 We feel we have been very
4 responsive to the town and the town's comprehensive
5 plan through this process. We have a commitment to
6 those plan principles, a plan to the sensitive
7 growth, a commitment to building design and site
8 design that meets with those comprehensive plan
9 principles, taking advantage of the topography and
10 creating sensitive areas, nature preserves,
11 protection of open space. Our contract principles
12 addressed in our D.E.I.S. and the site design, calls
13 for, as I said, the preservation of open spaces,
14 creation of recreational areas, protection of
15 environmentally sensitive resources, and an extension
16 of the public infrastructure, which is something that
17 is called out for in the town's comprehensive plan.
18 This -- this is a picture of the
19 overall subdivision of Carriage Hill. There's some
20 larger boards down in the front. Some of you had a
21 chance to come up and look at those. I would
22 encourage you to look at those throughout the
23 presentation and after.
24 Overall the project is two hundred

1 Carriage Hill, 1/23/06, Troy, NY
 2 seventeen acres with rolling topography that's
 3 situated between Route 2 and Pinewoods Avenue, and is
 4 bordered by the west -- to the west by the Country
 5 Club of Troy. It covers two school districts, the
 6 Averill Park School District and the Brunswick
 7 Central -- or Brittonkill School District, and is
 8 split not directly down the middle, but off to the
 9 east by the National Grid property.

10 There's three housing types for the
 11 project. They are -- consist of the estate homes,
 12 which are kind of in the middle of the project.
 13 There's eighteen estate homes. The carriage homes,
 14 which consist of eighty-seven carriage homes and
 15 basically three different areas are the east side
 16 that there's fifty-six called Carriage Hill Landing
 17 East; to the south there is nine called Carriage Hill
 18 Landing South; and to the west there's twenty-two,
 19 which is called Carriage Hill Landing West.

20 When we designed -- and in -- in
 21 addition to that there's Orchard Village, the
 22 independent-living senior housing community that is
 23 on forty-three acres of land.

24 When we created the design and the

1 Carriage Hill, 1/23/06, Troy, NY
 2 subdivision plan, we took great care in working with
 3 our design professionals, the -- the town, and the
 4 topography to create buffer areas, conservation
 5 zones, et cetera. It was important for us to focus
 6 on enhancing the quality of life for the people that
 7 were going to live here. That's why we have a lot of
 8 open space. There's over seventy-five acres of land
 9 to remain forever wild. There's a number of
 10 recreational areas that consist of the community
 11 clubhouse and over a mile of walking trails that will
 12 connect all the different housing types to create a
 13 cohesive community.

14 There will be three community
 15 gardens, strategically placed throughout the project
 16 so that the carriage homes and the senior housing can
 17 take advantage of those. And in addition, as part of
 18 the D.E.I.S. there has been an extensive analysis of
 19 the site, archeological analysis of the site and dug
 20 over eleven hundred holes and found three historic
 21 sites. One is in the north -- the northwest site
 22 called the C. Colehammer Site, the other one is the
 23 W.J. Stillman Site, and then there's a small historic
 24 area in the southwest area.

1 Carriage Hill, 1/23/06, Troy, NY
 2 Our reports and conclusions and
 3 recommendations have been submitted to SHPO, and they
 4 are in concurrence with our recommendations. All
 5 areas are being avoided and protective buffers have
 6 been proposed around these sites. The estate lots
 7 will have archeological deed covenants.
 8 This slide -- slide truly
 9 represents what we feel Carriage Hill will all --
 10 will be about once it's populated. It will be the
 11 first intergeneration community in the area with a
 12 mix of housing products, generations and cultures.
 13 There are over sixty-four hundred
 14 residents aged sixty to eighty-five with income
 15 levels of forty-five thousand or greater that are
 16 living in the primary market area that need this
 17 housing product. There are over thirty-six hundred
 18 residents aged forty-five to sixty within the primary
 19 market area that need the Carriage Hill product and
 20 want to live there. Currently we have over two
 21 hundred people on an interested-party list whose ages
 22 range from the midthirties to the mideighties, and in
 23 a few instances of those people on that list, we have
 24 families across the three targeted generations that I

1 Carriage Hill, 1/23/06, Troy, NY
 2 spoke about earlier, the Eisenhower Generation, the
 3 Baby Boomer and the Gen-Ex generation that have an
 4 interest in each product site and plan to live in
 5 this community. As a matter of fact, several members
 6 of my family plan to live within the Carriage Hill
 7 community. It's a unique project with a variety of
 8 housing types and will fill this critical need across
 9 several generations.
 10 Carriage Hill community wants the
 11 families to stay together in Brunswick, to not have
 12 to leave and move -- and move away, or our adult
 13 children -- that child who is living in Brunswick and
 14 has a need for their -- their mom or dad to be near
 15 them, there is no option right now. There is no
 16 non-income-restricted senior housing in the town.
 17 The diversity -- the intergenerational diverse
 18 benefits will benefit the local community in a number
 19 of ways. It will keep seniors here, and there will
 20 many volunteer opportunities, and it will provide --
 21 the senior housing will provide an aging-in-place
 22 options for all the local residents in the town.
 23 The confusion, I think, revolved a
 24 little bit around the senior housing, and what is an

1 Carriage Hill, 1/23/06, Troy, NY
 2 independent-living senior housing and what is a
 3 market-rate independent-living project versus a tax
 4 credit or an income-restricted project. There is no
 5 housing in the town for the middle income senior that
 6 is not income restricted. This will be unique to the
 7 town of Brunswick. It's not unique to the Capital
 8 District. There are other -- other projects within
 9 the town that are non-income restricted, in
 10 particular in Colonie, there's a couple that we've
 11 done, that the seniors in the town of Brunswick could
 12 move to, and would move to as -- as an option if we
 13 don't provide non-income-restricted senior housing in
 14 the town.

15 It is an unserved market segment.
 16 It provides for maintenance-free lifestyle. They
 17 don't want to maintain the -- the insides -- the
 18 inside of their home, they don't want to maintain the
 19 grass, they don't want to maintain the yard. They
 20 want to have a quality of life that they can enjoy.
 21 And this does it for them.

22 In addition, we have a
 23 lifestyle-amended program that I will explain in
 24 further detail later on, called our senior umbrella

1 Carriage Hill, 1/23/06, Troy, NY
 2 network program, which is a seven-prong model that
 3 provides all kinds of programming in terms of health
 4 and wellness education, lifelong learning, community
 5 and recreation. And again, we will expand on that
 6 towards the end.

7 There are several stylish apartment
 8 layouts. It's a senior-friendly design, Orchard
 9 Village. There's a full-service clubhouse that will
 10 not only cater to the programming and -- and
 11 lifestyle needs for the seniors, but also the entire
 12 community. And there will be several
 13 intergenerational recreational opportunities offered
 14 by our management company at the senior housing, with
 15 a high quality of amenities and -- and fixtures.

16 The development of Orchard Hill
 17 will allow the middle-income seniors in the town to
 18 remain as lifelong residents and enjoy a quality of
 19 life that centers around socialization, intellectual
 20 stimulation and recreational activities.

21 This is the site plan for Orchard
 22 Village. There -- there are nine smaller
 23 residential-style apartment buildings placed between
 24 the community clubhouse to the west, and the eight

1 Carriage Hill, 1/23/06, Troy, NY
 2 villa style buildings to the east. This produces a
 3 sense of place, a village green, and a beautifully
 4 landscaped community.

5 The village green, looking at the
 6 clubhouse, creates a real naturalistic landscape
 7 setting, with places for gathering, conversation and
 8 activities.

9 The project consists of now a
 10 hundred and seventy-eight apartment homes. There's a
 11 reduction of twenty-six apartment homes. And I'll
 12 get into that a little later. Originally we had two
 13 o four, we're now at a hundred and seventy-eight on
 14 forty-four acres of land. It's an age-restricted
 15 community of sixty-two and older. It will be age
 16 restricted as part of the P.D.D., it will be age
 17 restricted as part of the financing. It will be
 18 senior housing. And it will cater to the Eisenhower
 19 and Depression Era Generations. And it -- this
 20 project is in concert again with the needs which
 21 calls for senior housing.

22 The nine buildings consist of about
 23 eighteen to twenty-two apartments per building. I
 24 talked about they have unique and spacious one- and

1 Carriage Hill, 1/23/06, Troy, NY
 2 two-bedroom floor plans and our proprietary SUN
 3 program will be to liaison to a gateway to services
 4 and activities that will allow the seniors to relax
 5 and enjoy life.

6 The Carriage Hill component, which
 7 is up here, and also there are several elevations of
 8 the carriage homes to my left, consist of
 9 eighty-seven homes in three different areas, Carriage
 10 Hill Landing West has fifty-six, the southern portion
 11 has nine, and the -- I mean the eastern portion has
 12 fifty-six, the southern portion has nine and the
 13 western portion has twenty-two. They -- they will
 14 cater to the Baby Boom Generation. The lots will be
 15 a quarter to a half acre each, with an average lot
 16 size is about a third of an acre.

17 The first-floor level of these
 18 homes will be about sixteen hundred to eighteen
 19 hundred square feet on one floor. In some instances
 20 the homes will have a second story or half a story
 21 and could grow up to about twenty-four hundred square
 22 feet. Each -- there will be several different floor
 23 plans. There will be several different building and
 24 home elevations. And the way the topography of the

1 Carriage Hill, 1/23/06, Troy, NY
2 Carriage Hill area lays out some of the homes will be
3 set back further than others. Some will be higher
4 than others, and it will provide for a streetscape
5 that is just -- looks mature in nature, and that's
6 our -- that's our goal.

7 The homes will be maintenance-free
8 living, landscaping, snow removal of all walkways,
9 driveways and parking areas will be done through the
10 homeowners association. And again, the goal will be
11 to make the development feel mature, unique and
12 distinctive through building design, topography and
13 landscape architecture.

14 The estate homes consist of
15 nineteen homes on approximately seventy-three acres.
16 They are two to eight acres in size with an average
17 lot of about four acres. They -- these lots and
18 homes will cater to the Baby Boom and the Gen-Ex
19 generation. There is a minimum home size in the
20 project of four thousand five hundred square feet,
21 and each will be custom designed and built in
22 accordance with United's guidelines as the master
23 developer and the homeowners association
24 architectural design guidelines. There will be a

1 Carriage Hill, 1/23/06, Troy, NY
2 commitment to an adherence with the New England style
3 of architecture that will ensure that the current
4 character of Brunswick and the envisioned character
5 of Carriage Hill are maintained.

6 As you can see from this slide,
7 this is a close up and an elevation of Orchard
8 Village, the senior housing.

9 In working with the town and the
10 Eagle Mills Fire Department there was concerns about
11 the three-story design, and that would cause a change
12 in ISO ratings, and a potential need for a ladder
13 truck. We worked with Chief Belzer's office and the
14 town to try and mitigate that, and we ultimately
15 decided that the best way to mitigate that would be
16 to drop a story off the building and have a two-story
17 building throughout the Orchard Village property.

18 And the top rendering -- or not --
19 the top elevation is an elevation of what the -- the
20 two-story building with eighteen units in it would
21 look like. The elevation below is an example of the
22 villa style apartment buildings that will consist of
23 four units, and have direct-access garages and I'll
24 talk about these products and their plans later.

1 Carriage Hill, 1/23/06, Troy, NY
2 But the -- in addition to being
3 responsive to the fire department and the Town and
4 dropping the building from three to two stories, we
5 also ended up dropping the unit count. It was very
6 important to us, as the developer, to keep scale
7 in -- in -- in mind and be concerned about that. And
8 so when we lost the top floor of nine of the
9 buildings we decided not to spread the project out
10 over more land and impact more land, and we lost
11 twenty-six units. I think that's pretty noteworthy.
12 The viewshed impact -- the viewshed
13 impact for that -- for this is -- now that we are two
14 stories versus three, is such that we believe it's
15 been mitigated.
16 The apartments have several
17 different floor plans. They consist of one bedrooms,
18 one baths; two bedroom, one baths; two bedroom, two
19 baths; and two bedroom, two baths with dens. The
20 plans show the one bedroom, one bath, and what's
21 important to note is that these are very unique.
22 These apartments have kitchens with windows.
23 And when we met with several senior
24 groups, and worked on designing this -- this project,

1 Carriage Hill, 1/23/06, Troy, NY
2 and got their input to make sure that it was a
3 senior-friendly design, those were some of the things
4 that came out that were very important. In addition,
5 the project has -- every apartment has a balcony.
6 That balcony can also be converted into a solarium or
7 a four-season room. We will have some of those that
8 have that option.
9 There's also to the far left an --
10 an ability to combine the solarium and the kitchen to
11 create a bay window such that you have the solarium
12 and -- you have the kitchen and an eat-in kitchen,
13 eat-in area, dining area, with a solarium. All these
14 apartments have side-by-side washers and dryers,
15 they're handicap accessible, there will be high level
16 of finishes in the apartments, and they're very
17 spacious as you can see. The one bedrooms range in
18 size from six hundred and eighty-three square feet,
19 to eight hundred and forty-seven square feet, that's
20 very generous. The two-bedrooms range in size from a
21 thousand seventy-eight to eleven -- one thousand one
22 hundred and thirty-eight. And the two bedroom, two
23 bath with den, ranges in size from one thousand three
24 hundred sixty-eight to one thousand four hundred

1 Carriage Hill, 1/23/06, Troy, NY
2 sixty-one.
3 We know that people from this
4 generation that are moving in, have furniture that
5 they don't want to -- that they've had with them,
6 heirlooms, things that they -- they want to bring
7 with them. It's important to provide the space
8 within the -- within the apartment. They want to
9 right-size, but they don't want to go into a small
10 box, and that's what's out there on the market place
11 right now in the town.
12 In addition, in the -- these
13 apartments we also -- there will be maintenance-free
14 living. There will be a full-time professional
15 property management and maintenance staff with a
16 twenty-four-hour emergency response system.
17 Each building will have a secure
18 entrance into the apartment building with intercom
19 and video access. Every apartment floor plan will
20 have a nurse call system in each apartment home that
21 will be both in the bedroom and the bathrooms. And
22 there will be a comprehensive fire safety detection
23 system with a full smoke alarm and sprinkler system.
24 The villa floor plans are -- are

1 Carriage Hill, 1/23/06, Troy, NY
2 eight in total. They're at the eastern edge above
3 the Orchard Village setting. And they are almost
4 eighteen hundred square feet. They are three
5 bedroom, two bath. We see this unit as a transition
6 area between the carriage homes and the senior
7 apartments. Somebody may want a much larger floor
8 plan, they are two stories, and they have
9 direct-access garages. In addition, because of the
10 where they're situated on the site these -- these
11 villas will have access to practically their own
12 private of yard and area in the back, and even though
13 the owner will maintain that entire area.
14 As part of the senior housing
15 project there's -- there's a clubhouse, which is the
16 hub of the community for Orchard Village. It's also
17 going to be the hub of the community for Carriage
18 Hill and the Carriage Hill owners and the estate
19 homeowners. It will have such features as an indoor
20 lap pool, a state-of-the-art exercise facility,
21 surround-sound media room, a salon, a game room, a
22 cyber cafe with a residential style kitchen, and a
23 great room for large events. We will have all kinds
24 of activities and programming that go on.

1 Carriage Hill, 1/23/06, Troy, NY
2 And -- and United Realty, the
3 management of the United Group, will deliver its
4 proprietary senior umbrella network program
5 through -- at this clubhouse. And that program will
6 facilitate relationships with community service
7 providers, and will allow for the residents to remain
8 independent for as long as possible. It's a
9 seven-prong model that consists of health and
10 wellness, finance and legal, education and lifelong
11 learning, convenience and economics, fun and
12 recreation, community and friendship, and safety and
13 security.

14 And let me just give you a few
15 examples of some of the things that we do within each
16 one of those seven prongs. Under the health and
17 wellness we have -- we'll have meal delivery, we'll
18 have grocery delivery. Price Chopper and Hannaford
19 will bring coached buses through our property, take
20 our seniors to the -- to the grocery store and bring
21 them back on days like today, when a senior doesn't
22 want to drive. We will have pharmacy delivery.
23 We -- we work with a local pharmacist that will bring
24 pharmacy delivery to the -- to the project. There's

1 Carriage Hill, 1/23/06, Troy, NY
2 linkages to home health aids, preventive health
3 programs, screenings. There's also a part-time
4 resident service coordinator who will assess the
5 resident's needs and provide counseling to the family
6 members and caregivers as they age in place.

7 People will move in here and they
8 won't need that right away, but as they age in place,
9 our SUN program will allow them to stay here a lot
10 longer than they would in a normal apartment
11 community or an apartment community that doesn't have
12 the SUN program.

13 In addition, we have an education
14 and lifelong learning program. We have a speaker
15 series on estate planning, Medicare, Medicaid,
16 financial markets, and will do educational programs
17 in history, art and languages through the local
18 universities. We have -- we have a partnership
19 currently with OASAS. We're doing this at the
20 thousand units of senior housing that I talked about
21 earlier, and it's a wonderful program. The seniors,
22 they're retired, but they want -- everybody wants a
23 challenge to the brain. Everybody wants to continue
24 learning -- learning. We provide the opportunity for

1 Carriage Hill, 1/23/06, Troy, NY
2 that, and we're the liaison to that -- to that --
3 that menu of educational programs.

4 In addition, we like to have a lot
5 of fun and recreate, so we'll -- our activities
6 director will coordinate cooking classes, wine
7 tastings, volunteer opportunities, and these will be
8 not just for the seniors, they will be across all the
9 generations at Carriage Hill, which is what this
10 project is about. And there will be trips to SPAC,
11 casinos, Radio City, the Pepsi Arena and shopping
12 trips.

13 We are serving a community need for
14 meeting an overwhelming demographic lifestyle need
15 for the seniors. Our -- our project exemplifies the
16 principles of the comprehensive plan, and it's not an
17 income-restricted community. These projects that are
18 listed below, Diamond Rock Terrace, Rouse of
19 Brunswick, Diamond Ridge, Blooming Grove Senior,
20 Cornerstone Senior Apartment Brunswick, in one way or
21 the other over the last month have been compared to
22 Orchard Village. They're not comparable. They're
23 not even in the same arena. These are
24 income-restricted projects.

1 Carriage Hill, 1/23/06, Troy, NY
2 Diamond Rock you can't make more
3 than thirty thousand dollars to live there. At Rouse
4 you -- they have an income restriction that is in the
5 sixty percent and ninety percent of the median, and
6 the most that you can make at Rouse is forty, and the
7 place is full.

8 There's a huge need for
9 non-income-restricted independent-living market-rate
10 senior housing like Orchard Village in -- in the town
11 of Brunswick. Diamond Ridge is an assisted-living
12 community, Blooming Grove is an income-restricted
13 project, and Cornerstone Senior Apartments are income
14 restricted. Not all -- not -- only one of these is
15 in town, that's Rouse.

16 Our target market, and we hit a
17 category of houses whenever we look at -- at an area,
18 and we look at a range -- age range of sixty to
19 eighty-four with income levels of forty-five thousand
20 and greater. And in some instances, we'll go five
21 miles or ten miles from the project site. In this
22 site we went ten miles, and we ran into the Hudson
23 River, so we excepted out anybody in the ten-mile
24 range on the western banks of the Hudson River. And

1 Carriage Hill, 1/23/06, Troy, NY
2 when we did that, we came up with about two thousand
3 four hundred and forty-three households in a
4 five-percent capture rate calls -- calling for a
5 hundred and eighty-eight units to be built. We're
6 building a hundred and seventy-eight.
7 If you take that ten-mile ring, and
8 you put that in the areas on the other side of the
9 Hudson it produces over sixty -- over sixty-five
10 hundred households at a five-percent capture rate for
11 four hundred and eighty-seven units. Where are we
12 building a hundred and seventy-eight? There's a huge
13 need for this -- this type of senior housing in the
14 town.
15 Tonight's discussion focuses a lot
16 more on the senior housing component, because I think
17 there was confusion, although I thought I presented
18 it last time I -- I must not have -- have done that.
19 I think a review overall of what the project's about,
20 the different components, the eighty-seven carriage
21 homes, maintenance-free living, the nineteen estate
22 lots, the hundred seventy-eight units of
23 independent-living non-income-restricted senior
24 housing with United Group's proprietary SUN program;

1 Carriage Hill, 1/23/06, Troy, NY
2 and we feel we've been very responsive to the town's
3 desires and needs, and that all of the interested --
4 interested agencies within the town. We've worked
5 with the department of transportation to meet their
6 needs. SHPO has concurred with our conclusions on
7 the archeological stuff, the Eagle Mills Fire
8 Department, we've dropped the three-story building to
9 a two-story building.
10 We've also in the previous
11 discussion back in December talked about the positive
12 economic impacts that the project's going to bring,
13 with a
14 hundred-and-fifty-five-thousand-dollar-town-park-and-
15 rec-fee payment, over a million dollars in real
16 estate taxes annually being provided as a result of
17 the project, over two hundred thousand per year in
18 sales-tax revenue at project completion, one point
19 four million in sales-tax revenue during
20 construction, sixteen new temporary jobs and ten new
21 permanent jobs, and a commitment to the comprehensive
22 plan principles in providing -- with -- which it
23 calls for senior housing, cluster development, plan
24 development districts, environmental sensitivity,

1 Carriage Hill, 1/23/06, Troy, NY
 2 which we're dealing with the ten-and-a-half-acre
 3 conservation zone, protection of natural resources
 4 with the seventy-five acres that are remaining
 5 forever wild; we're expanding the tax base, we're
 6 extending the public infrastructure, and we're
 7 improving the quality of life for the seniors in
 8 this -- in this town.

9 Thank you to the Town Board and the
 10 Planning Board and everybody in the audience for your
 11 time. We're very passionate about this project. As
 12 I said, I -- I plan on and hope to live in here
 13 with -- with my family. I know a number of people in
 14 the town that want to see this project, because they
 15 want to move in as well. We're a local developer,
 16 we're a local owner, who has got proven experience,
 17 and we're passionately committed to Brunswick's
 18 future.

19 Thank you.

20 MR. HERRINGTON: Thank you, Mike.

21 Okay. At this point I'm going to
 22 open up to the public for comments. What I'd like to
 23 have you do, if you would, please, is come forward to
 24 the mic. State your name and your address, please

1 Carriage Hill, 1/23/06, Troy, NY
 2 for the record. So, anybody that -- the mic is open.
 3 Anybody who wants to get started. As we mentioned,
 4 it's not really a question and answer period. If you
 5 have concerns, comments, we're here to listen to you,
 6 and -- and get you on record and have the developer
 7 answer your concerns.

8 At this point I will open the
 9 public meeting, and ask someone to come up to the mic
 10 if they would like to.

11 Dave -- Dave, are you out there at
 12 the Carbash (phonetic spelling)? Come on up, buddy.
 13 A member of the Planning Board.

14 We're all going to set up here.

15 MR. CARBASH: Okay.

16 MR. HERRINGTON: You can start the
 17 quarrels this way, Dave.

18 Anyone who wants to get started,
 19 any questions or comments?

20 MS. FORESTER: My name is Donna
 21 Forester, I live on McChesney (phonetic spelling)
 22 Avenue. I have some questions, I am glad to hear
 23 about the two-story buildings. That's -- my first
 24 question is going to be about the third -- the

1 Carriage Hill, 1/23/06, Troy, NY
 2 three-story buildings, but I don't have to ask those
 3 questions.
 4 We still haven't gotten any prices
 5 from the developer to really see how the pricing
 6 structure impacts -- will affect residents who want
 7 to move into this housing. I don't know if you want
 8 to discuss that, but it's -- now, or do you want to
 9 address it in the D.E.I.S., but I just feel that it's
 10 very hard to assess this project from a town
 11 standpoint without any prices, for the Carriage Hill
 12 Senior Apartments especially, or Manor Homes, the
 13 larger homes.
 14 It's Shall I keep going; is
 15 that --?
 16 MR. HERRINGTON: Yeah. Say your
 17 points, ma'am.
 18 MS. FORESTER: Okay. So, I really
 19 have a question about pricing, because you know,
 20 market analysis, you -- I know that the site is
 21 desirable, because it's -- there's a country club,
 22 but how does it affect residency needs, because you
 23 know, with the average value of each home, costs, and
 24 these -- these carriage homes, et cetera, are so much

1 Carriage Hill, 1/23/06, Troy, NY
 2 more expensive than what would a senior would spend
 3 by staying in their own home, and even hiring
 4 plowing, gardening, whatever. So, I -- I would like
 5 to know the prices.
 6 And also -- and this might be a
 7 question that gets answered tonight, what apartments
 8 are there that you've built for seniors?
 9 MR. HERRINGTON: Again, we really
 10 don't have a question and answer, we -- Andy, how do
 11 we handle this?
 12 The last time, I kind of let the
 13 meeting turn into a debate, I'm trying not to do
 14 that.
 15 MS. FORESTER: No, I'm not
 16 trying -- yeah, I'm not trying --.
 17 MR. HERRINGTON: No, I'm just
 18 trying to figure out --.
 19 MR. GILCHRIST: No, these are --
 20 as -- as a general rule, yes, it's -- it's not a
 21 question and answer session. If the Applicant has
 22 the ability to respond to a fact question like that,
 23 by all means, but we -- we don't need to get into
 24 the -- the question and answer session or further

1 Carriage Hill, 1/23/06, Troy, NY
2 explanations.
3 MR. UCCELLINI: I can do that if
4 you need me to.
5 MS. FORESTER: No, it helps if you
6 didn't aggravate the local --.
7 MR. UCCELLINI: I can answer most
8 of those questions.
9 MS. FORESTER: Okay.
10 MR. UCCELLINI: The projects in
11 Colonie are -- one is the Beltrone (phonetic
12 spelling) Living Center. We were the developer and
13 we're the manager and have been involved in the
14 project since 1998. And it's maintained in excess of
15 ninety-eight percent occupancy, and it's almost
16 impossible to get a hundred percent because you do
17 have this turnover.
18 MS. FORESTER: What was the name
19 again?
20 MR. UCCELLINI: The Beltrone Living
21 Center. It's on --.
22 MS. FORESTER: Beltrone.
23 MR. UCCELLINI: Beltrone Living
24 Center. It's off of Wolf Road behind the Mariott.

1 Carriage Hill, 1/23/06, Troy, NY
2 And it is a non-income-restricted market-rate senior
3 housing community.
4 In addition, we're currently
5 building Hearthstone Village, which is in the town of
6 Colonie. It's a hundred and forty-four unit project,
7 independent-living, and it has three buildings, a
8 central clubhouse, and apartment plans that are
9 similar in size to Orchard Village, but a little
10 smaller.
11 MS. FORESTER: Uh-huh.
12 MR. UCCELLINI: And those -- not
13 much. And those apartments are renting for, right
14 now, from nine hundred and forty dollars for a one
15 bedroom to about fifteen hundred dollars for the
16 largest two bedroom.
17 As I said back in December, it
18 would be premature to state the rents for this
19 project, because we haven't even been all the way
20 through the approval process, and we don't know what
21 our total development costs are going to be. But I
22 can tell you that there's a similar project that
23 we're building right now, whose rents range from nine
24 fifty to fifteen hundred.

1 Carriage Hill, 1/23/06, Troy, NY
 2 MS. FORESTER: Okay. Thank you.
 3 Oh, is there any price --
 4 approximate price of the carriage homes, or carriage
 5 homes that you've built?
 6 MR. UCCELLINI: That would be --.
 7 MS. FORESTER: Okay. My second
 8 question, now this is -- as you may know, Eagle Mills
 9 is going to be strapped under two of the new -- two
 10 constructions for the bridge, and your project is
 11 going to involve two miles of sewer pipe along
 12 Pinewoods, and I'm concerned about the
 13 construction -- the affect from the construction
 14 phase. So, I'd like that explained, because we feel
 15 like all our east-west routes are going to be very
 16 heavily impacted in the next two years.
 17 Also, the -- I think, the question
 18 where are there going to be heavy -- where there
 19 would be construction trucks going; only Route 2 or
 20 Route 2 and Pinewoods? That's the second question I
 21 had.
 22 Again, on the combined impact, the
 23 Poestenkill Crick, one of the main tributaries is
 24 going to be affected by construction and -- and silt,

1 Carriage Hill, 1/23/06, Troy, NY
 2 and I won't try to get more technical, but certainly
 3 the construction's going to affect the quality of
 4 that, which is a trout fishing area. And your
 5 project will affect the Poestenkill. And so, I think
 6 there should be a study of -- of the combined impact,
 7 especially -- well, after construction, but
 8 especially during construction when so much land is
 9 being taken up.
 10 You're lucky, I didn't write down
 11 any other questions. So, that -- those are my
 12 main -- or some of my concerns. And I will leave it
 13 at that.
 14 Thank you.
 15 MR. HERRINGTON: Thank you, Donna.
 16 Okay. Anybody else?
 17 MR. REINHART: Bill Reinhart,
 18 Averill Park School Board and Bolster (phonetic
 19 spelling) Road Kindergarten. The Averill Park School
 20 Board wishes to deliver a negative recommendation on
 21 this project. While both districts receive roughly
 22 the same -- while both districts receive roughly the
 23 same amount of tax revenue, Averill Park becomes
 24 responsible and solely responsible for the education

1 Carriage Hill, 1/23/06, Troy, NY
 2 of the homes that are developed, roughly two hundred
 3 students, we figure.
 4 The result of this is a two hundred
 5 thousand negative cash flow that's the impact on our
 6 budget. This decrease in cash flow will result in
 7 our having to raise the taxes across the nine towns
 8 that we serve. And the impact of this project is
 9 felt clear to Nassau. Nassau has one town that we
 10 serve.
 11 The elementary students -- we did a
 12 population study for George Washington. George
 13 Washington, we still consider at roughly capacity.
 14 So, since this is a single development it would make
 15 more sense, in our minds, to bus all of these
 16 students to Poestenkill, which would result in a
 17 twenty- to forty-minute bus time for the students in
 18 each direction. And that would increase as the
 19 students age; middle school, high school further
 20 away. That's from Averill Park.
 21 I have just two questions for you
 22 to think about. What is the economic impact on the
 23 senior houses that would come into this development?
 24 They would leave, presumably, their homes; a lot of

1 Carriage Hill, 1/23/06, Troy, NY
 2 which would be within the Rensselaer County lines.
 3 What is the economic impact on our real estate market
 4 when roughly a hundred and fifty houses hit that real
 5 estate market simultaneously, or within a twelve- to
 6 twenty-four-month period?
 7 The point being as the supply of
 8 available homes increases, so therefore the
 9 property -- or the sales price is going to drop, and
 10 of course then everyone's property values begin to
 11 drop.
 12 And when these houses are sold, and
 13 reoccupied, we presume that they would become starter
 14 homes. Those people are going to be commuters, we
 15 hope, they're going to have to pay for their new
 16 homes. What is the affect of those people coming
 17 into the county, populating the roads during peak
 18 travel times, commute times?
 19 And how will those families who are
 20 going to be, we presume, new families, how will their
 21 children populate both Brittonkill and Averill Park?
 22 So, there's something to think
 23 about.
 24 MR. HERRINGTON: Thank you, sir.

1 Carriage Hill, 1/23/06, Troy, NY
 2 Anybody else, the mic's open.
 3 Microphone, please.
 4 MR. TKACIK: Good evening, my name
 5 is Jim Tkacic, 387 Brunswick Road,
 6 (Off-the-record discussion)
 7 MR. TKACIK: I have -- I have one
 8 question that could be answered very easily. The
 9 senior housing, is this a taxable property?
 10 MR. GILCHRIST: The answer is yes.
 11 MR. TKACIK: Okay. Now, there --
 12 there was a presumption in the -- in the D.E.I.S.,
 13 and I'm quoting here: "It is anticipated that a
 14 payment in lieu of taxes will be discussed with the
 15 relevant body." So, is it a PILOT or is it -- is it
 16 taxed? It seems to me that those two are
 17 contradictory. And I have -- I have other questions
 18 for you on that. That's --.
 19 MR. GILCHRIST: The general answer
 20 is the property, of course, is taxable. As real
 21 estate there is an application by the developer to
 22 explore taxing alternatives, and they have stated in
 23 the D.E.I.S. that they would like to explore a PILOT
 24 agreement. But this has not been determined by the

1 Carriage Hill, 1/23/06, Troy, NY
 2 Town Board in any respect yet, this is merely a
 3 request to explore that by the developer. But the
 4 general answer is this is taxable, the answer is yes.
 5 MR. TKACIK: Okay. Is that -- is
 6 he going to negotiate for a greater amount of tax, or
 7 a lesser amount than the normal taxes?
 8 MR. GILCHRIST: We have not gotten
 9 into those discussions yet.
 10 MR. TKACIK: All right.
 11 MR. HERRINGTON: I could probably a
 12 gamble on that one if you want me to.
 13 MR. TKACIK: Yeah. That's right.
 14 What -- what is the -- the
 15 gentleman who spoke at the meeting last week had some
 16 things that worried me. He -- he said this whole
 17 process is -- we're thinking about we want Brunswick
 18 to look like. Right. Well, I -- and I -- I was
 19 trying to think about -- I live very close to this --
 20 the proposed development, right next to Welch's
 21 (phonetic spelling) Farm. And I'm trying -- I was
 22 trying to think of what Carriage Hill is going to
 23 look like.
 24 First off, in all the eight or ten

1 Carriage Hill, 1/23/06, Troy, NY
 2 inches of the D.E.I.S.s, there are no pictures in
 3 there, all right, I couldn't get a -- couldn't get a
 4 handle on what this thing's going to look like. I
 5 guess from here I can -- I can see, you know, some of
 6 the -- some of the features from -- from these map,
 7 but it's -- it's -- it's difficult to get a picture
 8 of it, because it keeps changing. You know, it went
 9 from a three-story to a two-story, and it might keep
 10 going, it might go down to one, and maybe to zero if
 11 we're lucky; eh?

12 In the D.E.I.S., though, it was
 13 a -- it was a forty feet or -- there was nine
 14 forty-five-foot tall buildings, and these buildings
 15 are approximately --

16 FROM THE FLOOR: You've got to stay
 17 near the microphone, so we can pick you up.

18 MR. REINHART: -- two --
 19 approximately two-hundred-feet long buildings,
 20 forty-five feet tall. Okay? Are you going to be
 21 able to see these buildings? Well, the answer is,
 22 yes, and you're going to be able to see them from a
 23 great distance.

24 Mr. Uccellini talked about the --

1 Carriage Hill, 1/23/06, Troy, NY
 2 the viewshed. Do you have the viewshed diagrams on
 3 your slide by any chance? Okay. They -- they don't
 4 seem to find the -- the things in the D.I.E.S.s that
 5 have a negative or -- a negative impact, never seem
 6 to make into these -- into the -- into the speakers'
 7 slides or into their information.

8 The viewshed diagram is a circle;
 9 right? Imagine this, this is a circle with a
 10 two-mile radius, a four-mile diameter; right? And
 11 the -- and the epicenter is the development. And on
 12 there is -- is -- on the areas shown on there where
 13 the -- the -- from -- from what areas can this
 14 development be seen? And the interesting -- go look
 15 at this, go look at this.

16 MR. HERRINGTON: Don't get too far
 17 away from that mic. You need to take it with you.

18 MR. REINHART: And figure fifteen-A
 19 in -- in the D.E.I.S., if you look at this -- this
 20 circle, you'll see all the areas which can see the
 21 development. And for example, if you're essentially
 22 a mile in each direction on Route 2 you will be able
 23 to see the development. From almost -- almost
 24 Pinewoods you will be able to see the development.

1 Carriage Hill, 1/23/06, Troy, NY
 2 You will be able to see the development from some of
 3 Hoosick Street. You'll be able to see this
 4 development from Evan Miller School. This is -- you
 5 can see this from a great distance; right? This is
 6 not something that's sort of going to be tucked in
 7 woods. This is their own analysis, this is not my --
 8 this is not my -- my ideas coming out here; all
 9 right?

10 Now, we talked about mitigation in
 11 the -- in the D.E.I.S. And I -- and they seem to be
 12 most definite toward the -- the golfers and the
 13 country club. They -- they talk about a
 14 two-hundred-and-fifty-foot mitigation zone, so
 15 that -- so that the poor people on the -- the golf
 16 course don't have to put up with looking the these
 17 buildings; all right? The rest of you, well, they
 18 say -- they say that they're -- they're going to have
 19 beautifully landscaped entrances, and they're going
 20 to have soft tone and multihued features on the
 21 homes; right?

22 But I'd -- I'd like to read this
 23 just one very short segment from the D.E.I.S. And
 24 it's -- it's -- it's they're revealing, to me, the

1 Carriage Hill, 1/23/06, Troy, NY
 2 attitude toward the people who live around this --
 3 around this development, it's all the people in the
 4 town; right? And they talk about the adjoining
 5 residences. In other words, people like myself, and
 6 a lot of people here, you people who live around
 7 here.

8 The adjoining residences are not
 9 considered as second resources of local, state or
 10 national significance, and therefore the visibility
 11 of the project, capital P, project, the project, from
 12 which the area -- from which these areas is not --
 13 the visibility of the project from these areas is not
 14 considered a significant adverse impact.

15 In other words, it doesn't make any
 16 difference what the peasants have to look at; right?

17 Further, for -- for these local
 18 residents that may be sensitive to change in the
 19 landscaping, their sensitivity may be diminished over
 20 time, due to repeated exposure.

21 In other words, they're just
 22 peasants. Okay. They'll get used to it, piss on
 23 them. That's what they're saying. And that's the
 24 arrogant attitude that I don't like; right?

1 Carriage Hill, 1/23/06, Troy, NY
 2 This is -- this is something that
 3 they -- look at it, that's being impose upon the
 4 people here, upon the people of Brunswick. What's
 5 this thing going to look like? This thing is no more
 6 compatible with -- with the town, with the rural
 7 character of Brunswick, than -- than -- well, I'm not
 8 sure what. I don't want to -- I don't want to insult
 9 them too much, but in my nonarchitectural training
 10 I'd call this an eyesore or a monstrosity. And it's
 11 hardly something that I -- I would want put on -- put
 12 on Route 2, because you know darn well, that when you
 13 put this thing -- this is the -- the entrance coming
 14 up to Route 2. This whole hillside's going to be
 15 denuded. They're not going to be trees here. These
 16 things are going to be, you know, six and eight feet
 17 tall. You're going to be able to see all these
 18 structures from Route 2, and all along Route 2. And
 19 that's it. That's the way I look at it.
 20 I've -- as I've said, do you want
 21 the town to look like this? And I say no.
 22 Thank you.
 23 MR. HERRINGTON: One thing, without
 24 getting into it, the Town Board and the Planning

1 Carriage Hill, 1/23/06, Troy, NY
 2 Board will look at this view. I'm not sure that's a
 3 hundred percent correct. You can't see everything.
 4 Usually in the past, and I think Mark Kestner will
 5 tell you, he passed -- put a balloon up, taken
 6 pictures, and -- I mean we will look at that. So,
 7 I'm not sure all your thinkings are true or not.
 8 MR. REINHART: That's -- that's
 9 their analysis.
 10 MR. HERRINGTON: Okay.
 11 MR. REINHART: That's --.
 12 MR. HERRINGTON: But -- but we --
 13 we are concerned about that, too, but we will look at
 14 the viewshed.
 15 MR. REINHART: It's -- it's figure
 16 fifteen-A in the D.E.I.S.
 17 MR. HERRINGTON: Okay. Thank you.
 18 MS. WELCH: My name is Alicia Welch
 19 and I live at 6 Muriel (phonetic spelling) Drive.
 20 (Off-the-record discussion)
 21 MS. WELCH: I just have a comment.
 22 It's -- it's inconceivable to me, and I think it's
 23 probably inconceivable to anybody in the room, and I
 24 know it's got to be inconceivable to the planning

1 Carriage Hill, 1/23/06, Troy, NY
2 group that the town can absorb all four of the
3 financial projects that are being planned. The
4 numbers being describes kind of -- at least to me
5 imply that they'll be the only -- they're the only
6 place that seniors will move to, the only kind of
7 carriage house settings people will go to. But we
8 can't -- we can't deal with four.
9 And you've done -- you've done such
10 a good job planning, and I know that that must have
11 hurt you, well -- and I guess you can't answer the
12 question tonight, but I would suggest that the
13 planning group at least consider it. Is -- you know,
14 what -- what is the plan? Is it going to be
15 first-come first-served? We can't -- we can't deal
16 with all these. It's just not possible. Completely
17 aside from the environmental issues.
18 That's all.
19 MR. HERRINGTON: Thank you.
20 MR. COLANGELO: My name is Vito
21 Colangelo and my address is Brunswick Road, 377
22 Brunswick Road. I have a few points that -- that I
23 would like to make, and I think need to be
24 considered, primarily these involve the -- the sewage

1 Carriage Hill, 1/23/06, Troy, NY
2 system. The -- the D.E.I.S. shows five pumping
3 stations, D-S one through D-S five. In other words,
4 since the sewer is -- proposed sewer runs down
5 Pinewoods Avenue or along Pinewoods Avenue to Troy,
6 sewage will have to be pumped around the -- the
7 project, and there are five pumping stations planned
8 in order to move that sewage up to the -- the sewer
9 line at Pinewoods.
10 Some of the questions that I think
11 need to be answered are the following:
12 What is the projected failure rate
13 independent of power outages? I'm talking about
14 mechanical failure rates. What are the alternative
15 power sources they will use in the event of power
16 outages? What is the impact of a single failure in
17 the system? What is the effect of multiple failures
18 occurring simultaneously in the system of any of the
19 pumping stations?
20 In other words, where is the uphill
21 going to go? Is it going to float down into a
22 lagoon, is it going to flow into the Poestenkill, or
23 what's -- what's projected?
24 And finally, the -- also dealing

1 Carriage Hill, 1/23/06, Troy, NY
2 with the pumping station, the D.E.I.S. said that
3 the -- that the pumping station closest -- in Troy
4 was closest to the end of the sewer line will have to
5 be upgraded, because it's no longer capable of taking
6 the increased sewage outflow from this project.

7 I don't know what the City's
8 response is to this project, but it's something
9 that's going to have to be answered.

10 A couple of other points: One
11 dealing with the -- and this deals with traffic.
12 There is one line obscured in the text of the
13 D.E.I.S., which refers to a post predevelopment of
14 fifty-six homes near South Lake and Route 2. Now,
15 obviously this is not in Brunswick, it's in the city
16 of Troy, but it's certainly going to affect the
17 traffic on Route 2. Any obstruction on Route 2 is
18 going to cause problems back up the line.

19 And basically, finally, we've got
20 the flood plane consideration, which is apparently
21 being left untouched, but again, I want to know how
22 that's going to be treated in the event of a failure
23 of the sewage system.

24 Thank you.

1 Carriage Hill, 1/23/06, Troy, NY
2 (Off-the-record discussion)

3 MR. HERRINGTON: You know, these
4 are all good concerns, good questions. One good
5 thing about raising them tonight is they will be
6 answered.

7 MR. COLANGELO: Thank you.

8 MR. HERRINGTON: Thank you.

9 MR. DERKIN: Joseph Derkin, Eagle
10 Mills. I spoke at the -- the other meeting and I
11 won't go over what I mentioned previously. But I
12 have one question that I'd like clarified, and I did
13 raised this briefly at the last meeting. I -- and --
14 and I think I'm going to have to walk away from the
15 mic for a second to point to this.

16 MR. HERRINGTON: You can take your
17 mic with you, so he can -- he can catch it.

18 MR. DERKIN: Well, I'm not very
19 good at that.

20 Anyway -- yeah, I'll just speak
21 louder. I'm -- I'm looking at the page here from
22 the -- the D.E.I.S. for existing zoning. And I
23 notice that there's a very large slot of colored area
24 here that is the recreation zone, which I guess is

1 Carriage Hill, 1/23/06, Troy, NY
2 the golf course. And from what I understand the only
3 permitted used, currently, in the recreation zone is
4 the golf course from what I've been told. I -- I
5 checked with Town Hall about that. And this swamp --
6 can you hear me? Can you hear me?
7 FROM THE FLOOR: It's the recording
8 system that has to hear you.
9 MR. HERRINGTON: He has to hear
10 you, so -- so -- so your comment's in the record.
11 That's the problem.
12 He's got it though.
13 MR. DERKIN: This swamp -- let me
14 see if I can get this right, comes through here like
15 this. And I think, if I understand correctly,
16 currently the zoning they're not allowed to build
17 here. At all. So, that's -- that's kind of a
18 significant change from the existing zoning.
19 Now, also from the design map, I
20 understand that down here is R-forty, which is one
21 house per forty-thousand-square-foot plot, roughly an
22 acre. Then over here is R-twenty-five, which is one
23 house per twenty-five-thousand-square-foot lot, which
24 is roughly a half an acre. Now, I'm -- I'm having a

1 Carriage Hill, 1/23/06, Troy, NY
2 hard time understanding how this is preserving open
3 space, which they're touting quite a bit in the --
4 the draft E.I.S. Because if you look over here, this
5 whole area, which is a combination of R-forty and
6 R-twenty-five, is essentially filled to the maximum.
7 Right here.
8 Over here, the senior zone,
9 forty-four acres, that would probably yield, maybe
10 seventy houses, seventy-five. Down here in R forty
11 where the -- that's probably about right what they've
12 done, although I think -- I think they've exceeded
13 the density that they could probably get out of the
14 R-forty down here as well.
15 But I would like to get a little
16 further clarification on how this plan preserves open
17 space, relative to what the current zoning does in
18 terms of open space, because there's a recreation
19 zone there.
20 Oh, one other thing I did mention
21 at the prior meeting, and we've talked about it
22 before, bringing the sewer out here. And this may
23 not be something that would be fair to force the
24 developer to address, but I do think the town has to

1 Carriage Hill, 1/23/06, Troy, NY
 2 very seriously consider what bringing the sewer --
 3 what was it, two miles from Troy, a mile and a half,
 4 eleven thousand feet, out of this vicinity, what it
 5 will do, it's called reducing impact. I think you
 6 have to seriously consider what that's going to do
 7 for the development potential for every other
 8 undeveloped area. And I said that previously, I want
 9 to reiterate that.

10 The other thing that you have to
 11 consider is that, the next mile, the next half mile.
 12 I mean Welch's farm is only a half a mile away. I
 13 mean is Welch's farm going to be the next place to be
 14 developed now? Welch's farm is currently zoned
 15 R-fifteen, so that would be, you know,
 16 fifteen-thousand-square-foot lots. But if the person
 17 who's going to develop Welch's farm, and he may be
 18 waiting in the wings, we don't know, but if he says
 19 that there's an apartment complex right down the road
 20 from him, and he then comes a year or two hence, and
 21 says I'd like to build an apartment complex. And you
 22 say "well, you can't because you're an apartment
 23 complex, you're an R-fifteen zone." And then he
 24 says, "but you've already built an apartment complex

1 Carriage Hill, 1/23/06, Troy, NY
 2 less than a mile away." I'm troubled by how you can
 3 say yes to one builder and no to the next.
 4 And then another thing, we know
 5 that you're engaging a plan if you look at the zoning
 6 map, and you know, we said it before, and we know the
 7 developers want to get going, but it would certainly
 8 be nice if these projects were considered prior to
 9 the change in the zoning map, because I think I know
 10 what's going to happen. With these development
 11 districts placed on the map before the map is
 12 changed, the -- the zoning -- the planning guy can
 13 say, well, the character of those -- those
 14 neighborhoods is now distinct. So, that's going to
 15 be a justification for smaller lots, the balance of
 16 the area. So, I'm -- I'm just a little troubled by
 17 the sequencing of the zoning map change relative to
 18 these planned development districts. And I -- I
 19 think that's it.

20 Thank you for your time.
 21 MR. HERRINGTON: Thank you, sir.
 22 Next? It's an open mic here, if
 23 anybody else has any comments just come on up.
 24 Bernie.

1 Carriage Hill, 1/23/06, Troy, NY
2 MR. FLEISHMAN: Bernard Fleishman.
3 The gentleman before who raised
4 some architectural issues and the issues of the --
5 what did you call it, the -- the view --?
6 FROM THE FLOOR: Shed. Viewshed.
7 MR. FLEISHMAN: The viewset?
8 FROM THE FLOOR: Shed.
9 MR. FLEISHMAN: Viewshed.
10 Viewshed. Reminded me of a fact that a couple of
11 years ago the planners in Rensselaer County,
12 assembled a group of citizens who worked on a
13 proposal for a scenic highway. There was a
14 competition for receiving funds, a competition for
15 being declared a scenic highway. And Route 2 from
16 Troy through Brunswick, out into Grafton, maybe a
17 little beyond was the candidate chosen for Rensselaer
18 County to be a scenic highway. And the -- you know,
19 that's -- that idea was consistent with the feeling
20 that certainly most of us have had in coming to -- to
21 Brunswick, that this is a beautiful place. It has
22 natural attractions, and lots of open space and
23 the -- in terms of wildlife, in terms of the
24 wetlands, and in terms of the -- just the -- the --

1 Carriage Hill, 1/23/06, Troy, NY
2 the -- the scene that you see. I love driving along
3 the roads. There's some beautiful scenery --
4 beautiful scenery. That this is very, very pleasing
5 to us, to -- to live in such an environment. I think
6 that's the attitude that we've had for many years.
7 But now the -- the multiplicity of
8 projects which are being proposed, and the rate at
9 which we're having to think about them, and there are
10 some very serious practical issues here that require
11 some time to think about, such as the -- the sewage
12 issue, the -- the spacing of the houses, and so
13 forth. I think that the -- the atmosphere being
14 created now, in this set of proposals, coming one
15 after the other, and we don't know what was going to
16 be first, or what are the criteria of accepting one,
17 rejecting the other, the speed at which we're
18 considering them I find very unsettling, and I think
19 many other people do in the town. Again, a lot of us
20 feel that we should slow down the process, and take
21 our time, and think about the values that we may be
22 giving up if we just rush through too fast, and think
23 just about the -- the money value of new development.
24 Thank you.

1 Carriage Hill, 1/23/06, Troy, NY
2 MR. HERRINGTON: I will comment
3 that the Board, we won't be rushed. What we are
4 trying to do here is trying to get input from the
5 public. And as we mentioned, we've had one public
6 hearing in the past. The history has been in
7 Brunswick, you open a public hearing, you listen to
8 the developer, and then you close the public hearing.
9 What this Town Board has done is opened the public
10 hearing, and left it open, and had a second public
11 hearing. And if we feel we need it we'll have
12 another public hearing on these projects. If -- if
13 we feel like we've got the same questions, and we
14 have input, you know, we'll keep a written period
15 open. But the Board won't be rushed. Trust me.
16 We know the pressure. And we want
17 to do what's correct. And we're going to ask
18 questions. The Town Board members, I know Carol and
19 Sam have going to talk to the school board members,
20 they've been talking to developers, two on two, so we
21 don't have a quorum, but we're all dipping, and --
22 and we will take our time.
23 Yes, sir?
24 MR. STEVENSON: Elwin Stevenson. I

1 Carriage Hill, 1/23/06, Troy, NY
2 happen to be an architect. The comment on
3 architecture is controversial. This doesn't happen
4 to be my cup of tea, but it's -- it's obviously
5 someone's. The last time when we met they made a
6 statement about there was no impact, I believe, to
7 the Brittonkill School District. I find that hard to
8 believe that the Brittonkill School District wouldn't
9 be severely impacted.
10 From the state list they feel that
11 the apartment housing is available to the people in
12 Brunswick, that the seniors that want to move into
13 such a facility, and perhaps that's right. But
14 somebody's going to move into the houses they move
15 out of, and they're going to be young people with
16 children. And the more you make these particular
17 units the more you're going to impact both the
18 Averill Park, and I think severely, the -- the
19 Brittonkill School District.
20 Is this the same drawing that we
21 saw the last time? Has there been any changes, other
22 than the two stories?
23 Everything is located the same?
24 FROM THE FLOOR: Correct. Yes.

1 Carriage Hill, 1/23/06, Troy, NY
 2 Everything is the same as shown on that map, except
 3 for the senior housing development. That's -- that's
 4 been also changed.

5 MR. STEVENSON: Well, I feel, and I
 6 made the statement last time, that this project is
 7 too big for the site, it's too big for Brunswick.
 8 This project is not Brunswick, that's for sure. I
 9 think maybe there is a need for senior housing, but I
 10 don't think it's here. And I don't think it
 11 necessarily has to be in Brunswick. I think it would
 12 be unfortunate if we went ahead with a project like
 13 this. It's just not what all of us came to Brunswick
 14 for. And it would severely impact everybody in this
 15 town.

16 I urge that the Board to not
 17 approve this -- approve this project, and that we
 18 consider the over -- the long-range planning that's
 19 going to be taking place.

20 MR. HERRINGTON: For people who are
 21 uncomfortable with mics I will mention after the
 22 meeting is over, the developer will be here, and
 23 plans to be here, if you're more comfortable to come
 24 down and ask a question or voice your concerns; but

1 Carriage Hill, 1/23/06, Troy, NY
 2 for the record, if you want to mention it on the
 3 record here, everything that gets mentioned here will
 4 be in that. But if you're more comfortable to come
 5 down and ask questions, I believe Mike will be here
 6 after the meeting; correct?

7 MR. UCCELLINI: That is correct.

8 MS. CHUHTA: My name is Nancy
 9 Chuhta, I live at 14 Chippy (phonetic spelling) Lane.
 10 (Off-the-record discussion)

11 MS. CHUHTA: I'm one of the
 12 peasants that's going to have to get used to this,
 13 because I'm going to be looking at the back of the
 14 recreation facility. That's okay. The noise bothers
 15 me. I moved to Brunswick as my retirement home, now
 16 it's being ruined.

17 But my main concern is they're
 18 saying independent-living. Well, if we're
 19 independent-living, why do we have a nurse call
 20 system? Why do we have buses taking us to the
 21 grocery store? Why do we have the pharmacy coming
 22 in? It seems to me that they're planning for the
 23 future of assisted living. This is not independent.
 24 Independent means you get in your car, and you do

1 Carriage Hill, 1/23/06, Troy, NY
2 what has to be done. Or you make arrangements.
3 You don't need a nurse call system.
4 They have Lifeline. That's what that's for.
5 I'm a nurse, I work with the
6 elderly. This is not independent-living. I see us
7 getting an assisted-living program.
8 Thank you.
9 MR. HERRINGTON: Anybody else?
10 MS. HANES: Susan Hanes, 11 West
11 Plains (phonetic spelling) Road.
12 I did a little adding, and I come
13 up with, just the empty nester and the apartments
14 from last time, and these to be over a thousand -- a
15 thousand, empty nester apartment buildings, things
16 targeted toward seniors -- toward senior citizens and
17 toward -- and toward the people who are only going to
18 be minimally contributing to the community.
19 My question is with so many
20 seniors, and so many empty nesters moving into our
21 community, and also with the other people that are
22 moving into -- supposedly moving into the community,
23 who's going to be in the volunteer fire department;
24 who's going to be able to make calls?

1 Carriage Hill, 1/23/06, Troy, NY
2 Are we going to have to clear-run
3 streets with so many new people moving in, that we're
4 going to be able to make ambulance -- ambulance calls
5 easily and quickly?
6 Also, land across the street that
7 Mr. -- this is on another subject -- that Mr. -- and
8 I saw -- it is one I -- I really do wonder how we're
9 going to be able to provide services.
10 I also wonder about taxes because
11 seniors live on limited incomes. Okay. You know,
12 when I retire my -- I don't have a cost of living
13 that goes up like I do with my current salary job.
14 So, are they going to be willing to keep paying
15 increases in rent to -- to cover costs, and to cover
16 the costs of increasing schools, increasing need for
17 roads, increasing -- and -- and all the things that
18 go with increasing taxes and possibly further
19 development, because we seem to be on some kind of
20 carousel that it's just never going to end? And so
21 that is very concerning to me.
22 I also wondered if property across
23 the street from this development that Mr. Uccellini
24 owns is also going to remain forever wild, or is that

1 Carriage Hill, 1/23/06, Troy, NY
 2 going to be also opened for development, and are we
 3 just going to end up more and more and more, so our
 4 community becomes nonrural and becomes mainly another
 5 suburb of Albany?
 6 Thank you.
 7 MR. HERRINGTON: Anybody else?
 8 MS. FORESTER: I just wanted to
 9 clarify that last question -- I remembered my
 10 question and I -- I gave it to Susan, but --.
 11 MR. HERRINGTON: State your name,
 12 please.
 13 MS. FORESTER: Oh, okay.
 14 MR. HERRINGTON: State your name.
 15 MS. FORESTER: What? Donna
 16 Forester, McChesney Avenue Extension.
 17 The question about the land across
 18 the street, I was referring to the -- I believe it's
 19 five point eight acres that Mr. Uccellini has
 20 included in that he owns, but it's not included in
 21 the building site. Now, that is right alongside of
 22 Poestenkill, which is land we've all enjoyed. And I
 23 would like to see the use of that land discussed in
 24 the plan. It's an important town resource. I

1 Carriage Hill, 1/23/06, Troy, NY
 2 personally, if this went through, would feel much
 3 better if that land was guaranteed forever wild
 4 for -- for everyone's sake. So, that's what I wanted
 5 to say. That was the question.
 6 This is not exactly -- Mr.
 7 Uccellini, it doesn't concern you, but I have to
 8 admit, I was the maker of the signs; and I've been
 9 very disappointed, people have been pulling them
 10 down, all the way from Pinewoods, all the way up
 11 here, and there's just signs saying there's a public
 12 hearing, and I think the public is supportive to --
 13 for everybody's benefits, so I'm very disappointed
 14 that they're disappearing, and I hope we can stop it.
 15 Thank you.
 16 MR. HERRINGTON: Anybody else?
 17 MR. FAHEY: I'm Jim Fahey, I live
 18 at 269 Brunswick Road.
 19 (Off-the-record discussion)
 20 MR. FAHEY: I'm close enough to
 21 this project to be concerned about it, I guess, I'm
 22 in the blast zone if they do have a blast.
 23 But what I wanted to talk a little
 24 bit about was traffic. And I know this was discussed

1 Carriage Hill, 1/23/06, Troy, NY
 2 a good deal more at the last meeting, but I guess I
 3 want to urge the Town Board and the Planning Board,
 4 as well as the developers, if in fact, this project
 5 goes through, I'm worried about there being that
 6 entrance road onto Route 2.
 7 As we all know, that section to
 8 Route 2, the speed limit is fifty-five miles an hour,
 9 and I'm worried. And this is not, certainly not
 10 about -- about seniors, I'm sure there's many seniors
 11 out there who are much better drivers than I am. But
 12 I shudder to think of my eighty-two-year-old mom
 13 driving out of that access road turning left with a
 14 gravel trucks speeding by at sixty miles an hour in
 15 one direction and the rush hour traffic going sixty
 16 miles an hour in the other direction and going out
 17 onto that road. And you know, I -- I think it's just
 18 an accident waiting to happen. And if we allow this
 19 project to go through with that speed limit at that
 20 point on the road at this point, I -- I think that
 21 this has -- we're -- we're going to be sorry down the
 22 line. So, I guess I'm going to urge both the
 23 developers and the Town Board to be proactive in this
 24 regard, and ask the state to reconsider the speed

1 Carriage Hill, 1/23/06, Troy, NY
 2 limit along that stretch of Route 2.
 3 And along the same lines here,
 4 since Route 2 is a designated scenic byway, it just
 5 would be a kind of opportunity to perhaps talk with
 6 the state about putting in bike lanes, making that
 7 area more pedestrian, more bikeway friendly. They
 8 could lower the speed limit. Actually, I -- I -- I
 9 think it would be awful for us to have that road --
 10 that access road as it stands at fifty-five miles an
 11 hour. I -- I know there's going to be an accident
 12 there.
 13 Just another couple of questions
 14 that I have. Another question I have, I guess, about
 15 the development, it -- it looks beautiful. I will
 16 never be able to live there, I don't know how many of
 17 you have the income to live there, but I'll never
 18 make it. But I wonder if they'll let me visit.
 19 Okay. I sort of -- I'm -- I'm wondering, the access
 20 roads there through this development, are these going
 21 to be handled by the town, are they going to take it
 22 over, or is this going to become something akin to a
 23 gated community? And if it's something like a gated
 24 community, I think we should be very careful about

1 Carriage Hill, 1/23/06, Troy, NY
 2 this. Or if it has the potential for being a gated
 3 community, I think we should be very careful about
 4 this.

5 When we talked about in the master
 6 plan for Brunswick setting up various recreational
 7 opportunities for the residents of the town, I think
 8 we want those residential -- recreational
 9 opportunities to be available to any -- everyone, not
 10 just to members of the community. So, I guess my
 11 question that I would like to hear answered at some
 12 point is, "hey, will let me go up there to walk
 13 around?" Okay.

14 And then, finally, this is
 15 something that has been emphasized a lot, and I guess
 16 I just want to reiterate it. I was struck at the
 17 last meeting by something Supervisor Herrington said.
 18 You were commenting on the traffic near your house
 19 right on Tamarack Road, and it's -- and my -- and I
 20 know the Board is thinking about this, and I guess
 21 I'm just going to reiterate that everyone should be
 22 thinking about this. Where -- where sort of a funnel
 23 here, people are coming in in all directions through
 24 Brunswick. And so, just as has been suggested by the

1 Carriage Hill, 1/23/06, Troy, NY
 2 previous speaker, we have to think of all these
 3 developments and all of these impacts all at once.
 4 It -- it all fits together, and we've got to keep
 5 that in mind.

6 Thank you.

7 MR. HERRINGTON: Thank you, sir.
 8 Anybody else?

9 MS. CARUSO: My name is Michelle
 10 Caruso and I live at 7 Village Drive.

11 I don't know if I have the right
 12 location here, looking at the map correctly, but this
 13 is right here is Shyne (phonetic spelling) Road?

14 FROM THE FLOOR: Yes.

15 MS. CARUSO: It is? Okay. So, my
 16 house -- but my home is located right along here, and
 17 our property line is about twenty feet from this
 18 development. And I had asked the question at the
 19 last town meeting. I was wondering if anybody here
 20 could answer my question about the nature trails that
 21 are proposed, because since we're so close to the
 22 property line, I'm wondering how much privacy are my
 23 husband and I going to have to give up. You know, we
 24 moved to this property and bought an acre of land,

1 Carriage Hill, 1/23/06, Troy, NY
2 and the home was already built, and we're really
3 concerned about the impact, because we're so close to
4 that line.

5 Is there anybody here that can
6 answer that tonight, or will I see that in some kind
7 of report later on?

8 MR. HERRINGTON: Your question is
9 setbacks?

10 MS. CARUSO: Is -- well, nature
11 trails that are proposed. I mean right now we can
12 open our -- our blinds to our sliding glass door, and
13 we have our deck there, and the clearance is twenty
14 feet from our deck, and that's where the buffer zone
15 is for this particular -- for Carriage Hill.

16 MR. HERRINGTON: So, your -- your
17 concern would be you'd like to see a setback near
18 your property?

19 MS. CARUSO: Right. Yeah. Because
20 I know that there's a buffer zone, but I mean are
21 there going to be people walking around right there,
22 I mean because that's no privacy at all for us?

23 And I'm also concerned about our
24 well. We have a three-hundred-foot well that's fed

1 Carriage Hill, 1/23/06, Troy, NY
2 from the Poestenkill, and with all this development
3 going on, it's definitely going to be affected to
4 some degree. And we'd like to know -- because you've
5 got the crews coming in to take care of the
6 landscaping and everything, and I can understand that
7 with this development. But folks that want to move
8 in there, you know, they don't want to have to
9 maintain their properties. But what kind of
10 pesticides and things are going to be used in these
11 properties?

12 And because you can't tell me that,
13 you know, in the groundwater it stops at a certain
14 point, it won't contaminate our well.

15 If it does become contaminated
16 who's going to pay for that? Because then, I won't
17 be able to ever sell my home. So, I -- I really have
18 these two major concerns, especially with a baby on
19 the way. And I really want them answered. And I
20 don't see where I can get those answers.

21 MR. HERRINGTON: Well, can I
22 comment?

23 I didn't think that you were going
24 to be an empty nester here. Not -- not yet.

1 Carriage Hill, 1/23/06, Troy, NY
2 MS. CARUSO: It'll be a little
3 while. Yeah.
4 FROM THE FLOOR: That's the --
5 that's the next step.
6 MR. HERRINGTON: That's the next
7 step, some of these questions. What we've done with
8 the other developer -- one of the developers, Mr.
9 Shednoff (phonetic spelling) on that large apartment
10 complex being proposed between Route 7 and -- and
11 Northway, where they came in with eleven hundred or
12 twelve hundred, whatever the number, people such as
13 yourself who live along Northway, were not really
14 happy with the proximity and we asked the developer
15 if he's come back in and he's proposing now to pull
16 everything away. We hadn't looked at close to this,
17 but I'm hearing your concern --
18 MS. CARUSO: Right.
19 MR. HERRINGTON: -- in terms of
20 your property, and we'll take a look at that.
21 MS. CARUSO: Okay. Is there going
22 to be public water in this particular development, or
23 is --?
24 MR. HERRINGTON: Public water?

1 Carriage Hill, 1/23/06, Troy, NY
2 MS. CARUSO: I mean is there going
3 to be individual wells?
4 MR. HERRINGTON: Yeah. No, they're
5 going to bring -- they're proposing to bring water in
6 from the beach.
7 MS. CARUSO: So, there's public
8 water.
9 MR. HERRINGTON: Public water.
10 MR. SALVI: Actually, the next step
11 is from the -- and they compile all these questions,
12 they'll answer all of those. Everything --
13 everything that's been discussed here, they'll -- it
14 has to be in writing. So, it's like you will have
15 answers to all your questions. Period.
16 MS. CARUSO: Okay. Is that -- is
17 that going to be a report or something?
18 MR. SALVI: Yes.
19 MS. CARUSO: Is that -- is that
20 going to be the D.E.I.S. or do I --?
21 MR. SALVI: F.E.I.S. The final
22 E.I.S.
23 (Off-the-record discussion)
24 MR. SALVI: It -- it will be

1 Carriage Hill, 1/23/06, Troy, NY
2 answered in the final -- final environmental impact
3 statement. And he has -- the developer has to
4 respond in writing to -- to every comment written
5 or -- or -- or oral in the public hearings. He has
6 to -- he has to answer those to your satisfaction.
7 MS. CARUSO: So, if there is going
8 to be groundwater contamination to the well, is there
9 any consideration for us to be put on the public
10 water supply, you know, because we have to have water
11 to our home, or else I've got to be able to sell it?
12 MR. SALVI: I --.
13 MR. CIOFFI: We can't make any
14 commitments --.
15 MR. HERRINGTON: I'll ask Mr. --
16 Mr. Kestner, here with a final answer.
17 MR. KESTNER: Yes, if she was
18 concerned, we could take a sample of her water, you
19 know, at this time, and run an analysis on it, that
20 we could then compare later on, if in fact, you felt
21 there was some impact. We can also talk to the
22 developer about, you know, how intense he would put
23 on these chemicals. That's something that can be
24 addressed. Okay?

1 Carriage Hill, 1/23/06, Troy, NY
2 (Off-the-record discussion)
3 MS. CARUSO: Thank you, Mr.
4 Herrington.
5 MR. HERRINGTON: Thank you.
6 All right. Anybody else that would
7 like to comment?
8 MR. MACK: Hello. My name is John
9 Mack, M-A-C-K, I live at 4 Shepherdberry (phonetic
10 spelling) Lane, which is on this map, it would be
11 right here on this corner.
12 I have the same concerns basically
13 as most of my neighbors here have expressed, traffic,
14 schools. There's one more question I'd like to ask
15 the developer, if I could. When it comes to a
16 concern over site lighting of the area, are we
17 talking like high-intensity discharge lenses, sodium
18 vapor or mercury vapor, something that, you know, is
19 really bright, and is going to be intrusive into
20 the -- actually both highways, both Pinewoods Avenue
21 and Route 2?
22 And also I've heard discussed -- I
23 think last time, the only discussion I heard on
24 lighting was referred to as cut-off lighting. And if

1 Carriage Hill, 1/23/06, Troy, NY
2 I could, it's with -- you know, at this time, or
3 sometime in the future have a discussion exactly what
4 are we talking on the site lighting. Especially in
5 some of these areas more densely -- how are we
6 lighting these areas?

7 That's about it. Thank you.
8 MR. HERRINGTON: Now, what happens
9 is -- if I can answer that. If this project goes
10 forward, and it does get approved, at that point
11 there will come a step where they have to go to this
12 gentleman to my right, the Town Planning Board and
13 for a site plan, and at that they will consider the
14 light.

15 Correct, Mark?

16 MR. KESTNER: Yeah.

17 MR. HERRINGTON: You want to
18 comment on that?

19 MR. KESTNER: Sure. Mark Kestner.
20 What we do is we ask the Applicant to submit the type
21 of fixtures that he wants to use, and all of these
22 fixtures have certain light intensity diagrams, and
23 we can put those on -- on the map, and then we show
24 the relationship of the intensity of light to your

1 Carriage Hill, 1/23/06, Troy, NY
2 property boundary. So, the Board -- the Planning
3 Board, which is the left half of the table there, are
4 very concerned, they've handled just recently some
5 projects right on Hoosick Street where a fellow
6 wanted to put a realty office next to two homes. So,
7 they're very sensitive to the -- to the lighting
8 aspect of it.

9 MR. HERRINGTON: If you come up
10 Route 7 there after, I don't know, ten o'clock, and
11 you see the car dealerships have their lights off,
12 that's because of -- that's one of the restrictions
13 that the Planning Board put on them. I'm not saying
14 they're going to turn their lights off up here.

15 MR. MACK: Right. I'm assuming
16 that's what they refer to as cut-off lighting, but in
17 that period of time between dusk and ten o'clock or
18 eleven o'clock, if we'd had lighting, it's the -- so
19 whether they're mercury vapor or what -- whatever.

20 MR. HERRINGTON: Okay.

21 MR. MACK: You know, it's going to
22 be rather intrusive to that area.

23 Okay. Thank you.

24 MR. HERRINGTON: Thank you, sir.

1 Carriage Hill, 1/23/06, Troy, NY
2 Anybody else?
3 MR. FIBEL: Norman Fibel, Rose
4 Lane.
5 (Off-the-record discussion)
6 MR. FIBEL: It occurred to me when
7 the developer was making his presentation that the
8 services and amenities that are going to be provided,
9 especially for the seniors like the bus trips or the
10 buses to and from the grocery store, to and from the
11 pharmacy, I am not clear as to what is the entity
12 that is going to arrange for, and be financially
13 responsible for, those trips. Who are the buses
14 going to be owned by? What legal obligation is there
15 for whatever entity is going to provide these
16 services to do that? And are people who are going to
17 live in this development going to be required to
18 contribute to those costs?
19 What happens if the developer or
20 the entity providing these services, dissolves or
21 goes belly up, is there some legal requirement that
22 these services continue, and what will the mechanism
23 for that be?
24 Thank you.

1 Carriage Hill, 1/23/06, Troy, NY
2 MR. HERRINGTON: Thank you, sir.
3 Anybody else?
4 MR. LONDON: Eric London. First,
5 I'm -- I'm kind of confused by some of the statements
6 made by the developer in the presentation. It
7 baffles me how the developer knows that there would
8 two hundred thousand dollars in sales revenues
9 approximately from this project, but he doesn't know
10 the -- the price of his own units. How is that?
11 Where -- where are the numbers coming from when he
12 can't figure out the price of his own units?
13 I will comment that I did read in
14 the D.E.I.S. that the estate homes will be a million
15 dollars plus. That's not bad, as an alternative why
16 not make them all estate homes? That would do
17 nothing but raise the value of the property in the
18 area. It seems like a good alternative. Or -- you
19 know, I have mentioned once before, and I think a
20 gentleman in the back that had mentioned once before,
21 put in hobby farms, things like that. Yeah, you're
22 close enough to Saratoga for that.
23 Another thing that he mentioned,
24 and -- and I don't know if I got the -- the numbers

1 Carriage Hill, 1/23/06, Troy, NY
2 correct, he said that he has about a thousand senior
3 units across ten properties. Well, that's an average
4 of about a hundred units per property. This
5 proposal -- well, originally it was more than double
6 that, until he had a problem with the fire and
7 insurance. So, he reduced it to one seventy-eight,
8 but it's still almost double the average. So, why do
9 we deserve that -- that great honor when, you know,
10 Colonie isn't getting that, and I do believe their
11 population is higher?

12 I also did a little research - I
13 call it research, it was brief, on-line you can do
14 everything fast these days - and I went to the U.S.
15 Census web page, and I found that the seasonal
16 adjusted housing starts from December '04 to December
17 '05 for limited structures in the United States are
18 down seven point nine percent. For the northeast
19 they're down nine point three percent. Well, that's
20 not necessarily a prediction of how -- of the housing
21 market future, but when you consider those figures
22 along with rising interest rates, it's a pretty good
23 indication that the market is already starting to
24 weaken.

1 Carriage Hill, 1/23/06, Troy, NY
2 Now, we've got many projects before
3 the Board, before the Town. Given these statistics
4 along with other factors, the Town Board has a
5 responsibility to consider the cumulative affect of
6 the large number of units proposed in this project
7 and the other projects, such as Brunswick Meadows,
8 Highland Creek, and I got it right for you this time,
9 and also Hudson Hills. And -- and they need to
10 consider it cumulatively, so the town does not wind
11 up with half-finished projects dotting the landscape.
12 You know, that just seems to be where -- where it
13 might be going.

14 I know a hundred people have
15 already addressed the sewer, you know, two miles a
16 lot of people are complaining. And that's a long way
17 if they got -- how long was it on -- on Hoosick
18 Street; was that about two miles; anyone know?

19 MR. KESTNER: Yes.

20 MR. LONDON: Roughly? And look at
21 the havoc that created.

22 I -- I have questions regarding
23 that as to how long will the construction last? I
24 don't know if that was addressed. I didn't find that

1 Carriage Hill, 1/23/06, Troy, NY
 2 anywhere. What recourse will the town and the
 3 citizens of the town have when the construction of
 4 the sewer lines take longer than expected, because of
 5 unexpected difficulties or other circumstances beyond
 6 the builder's control? It seems reasonable, that
 7 usually happens, particularly when you're talking
 8 about a two-mile stretch of roadway.

9 And that appears to be a lot for
 10 the builder to ask for the town and -- and it really
 11 appears to be a lot for the Board to ask for the town
 12 to have to go through that again. How many
 13 complaints did you get about Hoosick Street when they
 14 were working on that apartment?

15 I'd also like to know what are the
 16 parameters of the new proposed sewer district. I
 17 didn't see that anywhere in the D.E.I.S. Will the
 18 residents outside the planned development district be
 19 forced to hook up to it? I don't know if that's
 20 addressed anywhere.

21 Will the -- the town, county or any
 22 other municipality, share in any of the costs for
 23 extending and improving the sewer district and the
 24 water lines?

1 Carriage Hill, 1/23/06, Troy, NY
 2 Finally, you know, looking at the
 3 town's web site and the comprehensive plans, I found
 4 this, and thought I would mention it to remind the
 5 Board of the desires of the citizens of this town.
 6 Apparently there was a survey that was done in 1999.
 7 I'm sure some of you remember it. I don't know if
 8 everyone does.

9 And I'll -- I'll read parts from
 10 it: "From the viewpoint of planning. The townwide
 11 survey undertaken in 1999 may provide some indication
 12 of the wishes or desires for participating
 13 residents."

14 There's a total of three hundred
 15 and twenty-one fact-finding surveys returned, which
 16 was a rate of three percent. The comprehensive plan
 17 saw that this was a response rate that was favorable,
 18 because I know that there were four thousand sent
 19 out. The result of the survey indicates that the
 20 majority of the respondents live in the Eagle Mills
 21 area. Well, this -- this is important because this
 22 project is going to directly affect Eagle Mills and
 23 have a direct impact on them.

24 The majority of the persons who

1 Carriage Hill, 1/23/06, Troy, NY
 2 responded have lived in the town of Brunswick for
 3 more than ten years, and approximately fifty percent
 4 have lived in the town for more than twenty years. I
 5 know Phil likes to kid around and say he's been here
 6 for basically ever, but if you take these people and
 7 add them up they've been here even longer than you.
 8 MR. HERRINGTON: Looks like it.
 9 MR. LONDON: The survey responders
 10 were allowed to put in their own words -- and I'm
 11 skipping through this if you guys don't read it. The
 12 survey responders were allowed to put in their own
 13 words those things that they liked and disliked about
 14 the town of Brunswick. When asked why they lived in
 15 the town most respondents indicated the following:
 16 The first answer on here is "country atmosphere,
 17 convenient to work, shopping, good school system,
 18 scenic, born and raised here."
 19 When asked what the important goals
 20 and values of the town of Brunswick are the majority
 21 responded, "keep it scenic and rural." That's the
 22 first thing on your web site.
 23 They also said "fix traffic
 24 congestion." I don't see how this fixes traffic

1 Carriage Hill, 1/23/06, Troy, NY
 2 congestion.
 3 "Do not overdevelop." I don't see
 4 how that applies to this either. You know, it's --
 5 it seems to be, definitely, overdevelopment,
 6 particularly in light of all the other projects.
 7 "Control growth, low and fair
 8 taxes, clean environment and controlled commercial
 9 burning." Please consider that.
 10 Thank you.
 11 MR. HERRINGTON: Thank you, Eric.
 12 Anybody else? We have an open mic
 13 here if anybody wants to grab it. If not -- I knew
 14 if I said that they'd jump up.
 15 MS. PAISER: Rebecca Paiser.
 16 (Off-the-record discussion)
 17 MS. PAISER: I just have one
 18 question for the developer. I just want to make sure
 19 I've got these numbers right. Your -- your -- you
 20 started with two hundred and four, I think you
 21 referred to them as apartment homes, the senior
 22 citizen apartments, and reducing that to one
 23 seventy-eight; right?
 24 Okay. Is that in writing anywhere?

1 Carriage Hill, 1/23/06, Troy, NY
 2 Did you send a letter to the town making --
 3 describing these -- these minor modifications to the
 4 project?
 5 Anybody get -- get that in writing,
 6 and --?
 7 MR. HERRINGTON: Andy? I -- I
 8 don't believe we did get that.
 9 MS. PAISER: Okay. All right.
 10 I -- I was just wondering.
 11 Hudson Hills, we had a hearing on
 12 that a week ago. We got another modified plan or
 13 they were changing quite a bit -- there was quite a
 14 number of things here just changing this one little
 15 thing. There's -- there's no change in exits or
 16 entrances or anything, just taking the top off
 17 buildings. I don't know -- I'd -- I'd like to make a
 18 suggestion that maybe a letter or just -- I'm not
 19 comfortable with just taking notes on numbers at
 20 meetings. It would be -- I'd like to see it in -- in
 21 writing just a -- you know, if you could get just a
 22 little letter or something like that.
 23 And my other request was I imagine
 24 this hearing is probably going to close tonight.

1 Carriage Hill, 1/23/06, Troy, NY
 2 You -- you have to get comments in on Hudson Hills by
 3 February 14th, and I'm just asking respectfully, if
 4 you could give maybe two weeks past that date if
 5 possible. I understand that we'll actually probably
 6 submit written comments at that time.
 7 Thank you.
 8 MR. TKACIK: Rebecca, excuse me.
 9 Could you ask for the record, are the elevators --?
 10 MR. HERRINGTON: Well, you need to
 11 come up to the mic.
 12 FROM THE FLOOR: No, no, don't --
 13 don't worry about the mic. I was okay without the
 14 mic there.
 15 MR. TKACIK: I didn't want to come
 16 back up here.
 17 Are -- are there -- are there still
 18 going to be elevators in these two-story buildings
 19 for the senior citizens? That's what I want to know.
 20 Okay. Because that's -- that's a
 21 modification. Other than -- they just dropped off
 22 the top story or they're going to have -- have
 23 elevators?
 24 MR. HERRINGTON: This is mic -- if

1 Carriage Hill, 1/23/06, Troy, NY
2 he can answer it.
3 FROM THE FLOOR: I'm sorry?
4 MR. HERRINGTON: Anybody else?
5 MS. VETZINGER: I'm Kathy
6 Vetzinger, 1 Valley Drive.
7 (Off-the-record discussion)
8 MS. VETZINGER: I'm sorry, I was
9 actually late and didn't hear the -- the developer
10 speak earlier, but I was at the first meeting with
11 this Carriage Hill project so I did hear the
12 modifications with it. And with some of the other
13 developments that are being planned in the town, and
14 this goes along with my comment that I had made at
15 one of the other meetings, and I believe it was the
16 Hudson Hills development, is that the Town Board and
17 the Planning Board should be looking at the impact of
18 both of the projects together, the huge impact of the
19 projects by looking at each one separately and
20 independently, and also by having all the residents
21 come for every single meeting and then another
22 meeting, is really pretty inconvenient, when we care
23 about the town, we care about how it's going to look.
24 I've lived in the town of Brunswick

1 Carriage Hill, 1/23/06, Troy, NY
2 for twenty-eight years. I plan on living here
3 longer, you know, depending on how the town looks.
4 But I do know that enough -- all the developments
5 that have been planned, especially under zoning --
6 I've attended a number of meetings, because my mother
7 owns land near Sarah Road. And some of the things
8 that were required by the Zoning Board was that --
9 you know, one of the things that you can't change the
10 zoning, but now there's five projects before the
11 Board, all of which will require zoning changes. Why
12 the town is willing to review these types of things
13 and review, you know, zoning changes -- and it is
14 very serious, especially when the developments are
15 not at all in line with the way that other
16 developments have gone. All other developments of
17 this sort, have been three acres, depending upon
18 the -- the -- the county water and sewage sort of
19 requirements.
20 I understand that the -- the
21 developers, is this correct; is going to be bringing
22 in, paying for the water, the infrastructure and for
23 the sewer, and you know, everything? If they're
24 paying for it, well, I can understand why they want

1 Carriage Hill, 1/23/06, Troy, NY
2 to have -- like their wishes are to have all these
3 houses so close together, at the expense of what we
4 have to look at.
5 You know, changing the character
6 according to the State Environmental Quality Review
7 Act, you know, it's supposed to be, you know, as to
8 how you change the character. And it's been
9 consistent over years and years and years, that you
10 know, Brunswick has not been changed in this manner.
11 So, all of a sudden now things are changing.
12 I looked at and I heard at one of
13 the other last couple of meetings that people were
14 talking about their own property and they care for
15 their own property, and they -- and the labor that
16 they put into owning their own farms, and they want
17 to be able to -- to sell it and to move on.
18 Absolutely. And it should be the same way as
19 everybody else. It's sold depending upon the access
20 to the road, and it's the same thing as everyone
21 else. Why should -- if anyone should have more of an
22 advantage now or convenience because, oh, you know,
23 all of a sudden there's all this development going,
24 and let's go change the building for one. Or all of

1 Carriage Hill, 1/23/06, Troy, NY
2 a sudden these people that are going to sell their
3 property, and now we're left with all these crowded
4 developments, and just because it may look like --
5 Clifton Park would look like these other areas that
6 some folks thinks are desirable, I think it's very
7 shortsighted.
8 I don't think it's looking, at all,
9 at the future of what's going to happen with energy.
10 Why doesn't the town look more progressive? Why
11 aren't they looking at other sources of energy for
12 the town? We could have hydro, we could have, you
13 know, wind power, solar power. We should be looking
14 at floating a bond to provide energy for our
15 community. That would make it so much more desirable
16 instead of just building, building it up. And then
17 everybody is moving out, and you know, leaving it
18 where it is.
19 The cost of energy and oil is going
20 to be outrageous. That -- those are the types of
21 thing that the town should be looking at. You know,
22 they should be saying how can we make it, you know, a
23 more affordable place, to -- to make this area
24 some -- someplace that in the future is going to be a

1 Carriage Hill, 1/23/06, Troy, NY
 2 place where everybody is going to want to live, and
 3 we're going to be the lucky ones to be here.
 4 So, I just don't like the fact -- I
 5 think this is very convenient for those that owns
 6 land and are able to -- to sell it and make a
 7 fortune, frankly, at the expense of the way -- the
 8 way we want to look.
 9 And we have rolling hills and it's
 10 been that way for years. And the developments that
 11 have happened have all been in the same guidelines.
 12 So, why, all of a sudden, is this being changed, and
 13 every one of these -- of these developments are
 14 looked at separately and not cumulative? It doesn't
 15 make any sense at all.
 16 And the other thing about the --
 17 the senior citizens, my mother is eighty-seven years
 18 old. There are -- I have six sisters. There's seven
 19 children. When you look at traffic, "oh, just the
 20 senior citizens living in an area." At any given
 21 time my mother has -- you know, and we are all
 22 getting together as a family, and we have eight, ten
 23 cars piling in just to see her. Is that being
 24 considered in these little communities?

1 Carriage Hill, 1/23/06, Troy, NY
 2 You know, you have -- everybody in
 3 the village has family, they're not living alone,
 4 hopefully, if they're going -- you know, they want to
 5 live out in their own homes they're going to have
 6 people come and visit them; that has to be looked at.
 7 All of a sudden you're going to have all of these
 8 houses on top of one another, and you know, and all
 9 of this traffic piling in, it's just -- it's absurd.
 10 It -- it really has to -- and
 11 another thing is I've been telling my mother about
 12 this, about the development, we were looking at some
 13 of the pictures the way it's all been planned, and
 14 she said, you know, how are we going to be able to
 15 just go out and walk to the -- to the -- to the
 16 church or walk to stores or something. There's
 17 nowhere to walk, you have to go on a bus. I told her
 18 about, you know, going on a bus. She said, what?
 19 You know, what happened to walking? And why are
 20 these type of things being put so far away from
 21 everything else?
 22 Senior citizens want to be around
 23 the community, not around only communities. They
 24 want other things, they want -- they want businesses,

1 Carriage Hill, 1/23/06, Troy, NY
 2 and -- and independent businesses, and having a place
 3 where they can go and shop, and not have to rely upon
 4 a bus to come and pick them up.
 5 I mean it -- it -- again, just
 6 because this is something that everyone is doing,
 7 doesn't necessarily mean it's the right way to
 8 approach it. Think outside the box. Think what
 9 makes sense for our -- you know, not only our little
 10 bit in our little town, but the whole state, what's
 11 going to happen with energy costs. We should be
 12 thinking more in that, more visionary and more
 13 progressive in our thoughts.
 14 MR. HERRINGTON: You -- you mean
 15 get something like windmills or something?
 16 MS. VETZINGER: Absolutely. Wind,
 17 hydro --
 18 MR. HERRINGTON: You mean --
 19 MS. VETZINGER: -- solar, a
 20 combination thing.
 21 MR. HERRINGTON: -- if we put
 22 windmills on the -- on the ridges that's not a
 23 problem? I mean --.
 24 MS. VETZINGER: If -- if it means

1 Carriage Hill, 1/23/06, Troy, NY
 2 that the -- ask -- ask the people in the residence.
 3 If it's going to mean lower energy costs for
 4 everybody, I wouldn't have any problem with that.
 5 But again, I'm just speaking for myself. But again,
 6 we have -- we have some pretty good access to hydro.
 7 That's where I think that we should be putting bonds,
 8 where we should be investing. We should be investing
 9 in those type of things.
 10 So, that's all.
 11 MR. HERRINGTON: Thank you.
 12 MS. VETZINGER: Thank you.
 13 MR. HERRINGTON: Anybody else at
 14 this point? If not, I don't want to pull it --.
 15 MR. STEVENSON: I can't resist.
 16 She was so good, I hate to follow her.
 17 THE REPORTER: What's your name?
 18 MR. HERRINGTON: How long have you
 19 had your hydro plant down there?
 20 MR. STEVENSON: Oh, God, they
 21 operated for eighteen years, until the Public Service
 22 Commission and NIMO put me out of business. And --
 23 but I'll sell it to the town. I have to agree a
 24 hundred percent with what -- what the former -- the

1 Carriage Hill, 1/23/06, Troy, NY
2 previous speaker said. We can't -- we can't
3 arbitrarily be against windmills on a hill.
4 Everything is so crucial. I'm not suggesting the
5 town get into the business, but there are sites that
6 could be developed. But energy is so crucial, and
7 we've got to forego anything that we think about
8 views and windmills. They're going to put in those
9 wind towers in there again some day, because it's got
10 to happen. There is nothing left. Oil and gas has
11 doubled, and we've got to do what we can do. It's
12 getting very difficult to do hydro, on a -- on a big
13 scale, because the opposition from the major people
14 are just -- it's enormous.

15 I had a couple other comments that
16 I didn't make when I was here before. I was under
17 the assumption last time that these -- the sewer
18 district would be a town sewer district, and that the
19 town would operate these particular facilities; is
20 that true?

21 MR. HERRINGTON: Mark? Mark?

22 MR. KESTNER: They're going to put
23 the sewer in, and they will turn it over to us.

24 MR. STEVENSON: Yes, that's what --

1 Carriage Hill, 1/23/06, Troy, NY
2 that's -- that's what I --.

3 MR. HERRINGTON: Mark?

4 MR. KESTNER: The cost of the water
5 and sewer would be borne a hundred percent by the
6 developer. It would be built to the town standards,
7 and then it would be offered to the town to take it
8 over for operation and maintenance. No existing home
9 would be required to hook up to the facilities. Once
10 this is constructed and the town took it over, the
11 Town Board could entertain additional water and sewer
12 districts which could tap into it. But this initial
13 construction is all borne by the developer and
14 totally paid for by him and not by the town. It is
15 put in the town's water and sewer district which
16 extends the -- under the authority of the Town Board.

17 MR. HERRINGTON: Thanks, Mark.

18 MR. STEVENSON: My concern is --
19 has to do with -- with the town taking over these
20 particular facilities. There are instances where
21 developments like this occur, and over time because
22 of what the town has assumed in terms of
23 responsibilities, the increase happens to be about
24 twenty percent higher than the taxes that are taken

1 Carriage Hill, 1/23/06, Troy, NY
2 in. And when you have -- especially, forced mains
3 and pumped sewage, and storm water drainage areas
4 with retention. I don't know what -- I think there
5 was some comment last time about retention basins,
6 I'm very concerned about storm water runoff because
7 I'm right on the Poestenkill, and the -- the quality
8 of the water with all the salt and everything else
9 that goes in is bad enough, but with a project this
10 large the immediate runoff of the storm water --
11 storm water is -- is considerable. And there's only
12 one place it can go, and that's in the Poestenkill.

13 Thank you.

14 MR. HERRINGTON: Anybody else?

15 MS. RUSSO: Hi, Barbara Russo.

16 The project in the D.E.I.S. claims
17 to be consistent with the comprehensive plan, and it
18 takes random statements out of context from the plan
19 in a vain attempt that they do not support its
20 proposition. However, reading the comprehensive plan
21 as a whole, it is clear that this project is
22 inconsistent with the plan.

23 The overall sense of community as
24 expressed in the plan is to preserve the rural area

1 Carriage Hill, 1/23/06, Troy, NY
2 of Brunswick to avoid sprawl and overdevelopment.
3 High-density housing as proposed by this project is
4 inconsistent with the comprehensive plan, and the
5 wishes of the residents -- residents of this town.
6 Here too, as cited in the
7 comprehensive plan, is it's desirable as being left
8 as a scenic vista. The D.E.I.S., however, spent
9 several pages citing the comprehensive plan and
10 trivializing it, taking statements and making it
11 sound like it is consistent. I'll just give one
12 example. There's -- there's several examples, which
13 I will be submitting in writing.

14 On page two point three, cites
15 enforcement of the comprehensive plan, quote, "the
16 town should continue to stress community safety,
17 encouraging it's many hamlets to exist as core
18 areas -- as core areas for higher-density growth.
19 Small communities, additionally, in these areas can
20 promote Neighborhood Watch programs to safety."

21 And then the D.E.I.S. states the
22 Carriage Hill Estates, than an intergenerational
23 community, could become a hamlet that exists as a
24 core area within the town.

1 Carriage Hill, 1/23/06, Troy, NY
 2 Well, first of all, I find that
 3 insulting, because the comprehensive plan isn't
 4 talking about creating new hamlets, it's talking
 5 about keeping the existing hamlets as they are, and
 6 creating a sense of community in that way.
 7 The D.E.I.S. also claims that the
 8 project will preserve open space, but there are
 9 several inconsistencies about the plan. At page two
 10 point two the D.E.I.S. says eighty-seven acres of
 11 undisturbed land; at one page one it says
 12 seventy-five point three acres; at page two point ten
 13 it says a hundred and thirty-nine acres of
 14 undisturbed land. Well, which is it?
 15 The statement is misleading
 16 regardless of what number of acres they mean to state
 17 in the D.E.I.S., because a large portion of the land
 18 is undevelopable.
 19 The idea of a cluster development,
 20 a true cluster development, which is ideally the goal
 21 of the planned development which the comprehensive
 22 plan talks about, when it talks about creating
 23 planned development districts with cluster
 24 development. If you look at that definition of a

1 Carriage Hill, 1/23/06, Troy, NY
 2 cluster development it talks about putting a house
 3 together in order to preserve open space in the
 4 remaining area of the land, not to cluster as many
 5 houses together in as high-density proportion as
 6 possible, to use as much space of the land as
 7 possible. Because if you look at the map, most of
 8 it -- there's several -- several acres of wetlands,
 9 which are undevelopable, and the project is just
 10 clustering the houses around these wetlands in
 11 order -- in order to put in as many houses as
 12 possible. This is not a true cluster development,
 13 this is not desirable in this area. It's against the
 14 wishes of the residents, it's against the ideas in
 15 the comprehensive plan.
 16 I'd like to quote a case regarding
 17 the spot zoning which in this state the courts
 18 strikes down. This is from the Supreme Court
 19 Appellate Division, 3rd Department, matter of Yellow
 20 Lantern Kampground versus the town of Cortlandville.
 21 They talk about the definition of spot zoning. The
 22 classic definition of spot zoning as enunciated by
 23 the Court of Appeals in the case of Rogers versus the
 24 village of Tarrytown is, quote: "The process of

1 Carriage Hill, 1/23/06, Troy, NY
2 singling out a parcel of land for a use
3 classification totally different from that of the
4 surrounding area for the benefit of the owner of such
5 property and to the detriment of other owners."
6 Spot zoning is the very antithesis
7 of planned zoning.
8 Continue quoting the case: "Among
9 the factors to be considered in evaluating a claim of
10 spot zoning are whether the rezoning is consistent
11 with the comprehensive management plan, whether it
12 is -- whether it is compatible with surrounding uses,
13 whether it's on par with surrounding properties,
14 developability and suitability of other parcels."
15 The court goes on to state:
16 "Admittedly, a decision to rezone can be motivated by
17 a desire to promote economic development, but such
18 mitigation does not relieve the legislative body of
19 its obligation to consider the proposed use's
20 compatibility with and impact upon -- upon
21 surrounding properties, and its inconsistency with
22 the municipality's comprehensive zoning plan."
23 That's for you Boards to consider
24 when -- when reviewing this project.

1 Carriage Hill, 1/23/06, Troy, NY
2 Just a couple other points. In the
3 D.E.I.S. it states that, quote, "a preliminary
4 wetlands analysis on the site has identified
5 twenty-one wetlands. Several potential wetlands
6 located along the western site boundary are yet to be
7 delineated or determined." This information is
8 crucial, and the D.E.I.S. is deficient for not
9 providing this information. The lack of this
10 information diminishes the public's ability to truly
11 comment on the impacts of this plan.
12 Also, at cite Part four point one
13 point three point two of the D.E.I.S., the estimate
14 of the impact to the wetlands failed to take into
15 consideration the wetlands that will be conveyed on
16 residential parcels.
17 It says well, they're going to be
18 preserved, and yet they're being sold to individuals.
19 What -- what measures are going to be taken to assure
20 that the individuals who buy these properties will
21 not destroy or impact the wetlands once -- once they
22 own the properties?
23 Also what happens when these
24 several pump stations fail, where -- where will the

1 Carriage Hill, 1/23/06, Troy, NY
2 discharge go? Will it go into the wetlands and
3 ultimately into the Poestenkill?
4 One last question I have is -- is
5 regarding traffic, I know it was touched on a great
6 deal the last time, but a traffic concern occurred to
7 me last weekend when we had the snowstorm on
8 Saturday. As -- as we all know, living here, we have
9 the snow on Saturday and anybody who takes Pinewoods
10 knows that as of Tuesday it was still not plowed out.
11 And -- and --.
12 MR. HERRINGTON: That's a county
13 road.
14 MS. RUSSO: I understand it's a
15 county road, yes, but --.
16 MR. HERRINGTON: I'd be on our
17 guys, making them get out.
18 MS. RUSSO: Right. But it -- it --
19 I think -- I may be wrong, but I think that the town
20 pays the county, and if we're going to have more
21 residents using this road from all the developments
22 we're going to have more paid for plowing. Is that
23 going to increase the cost that we're going to have
24 to pay the county to make sure that they're plowing

1 Carriage Hill, 1/23/06, Troy, NY
2 these roads?
3 Also, the -- the road that is
4 proposed to go through this project, according to the
5 D.E.I.S. is going to be dedicated to the town. The
6 town will then be responsible for the maintenance of
7 these new roads. Do we have the capacity to take on
8 additional roads for plowing; and how will this
9 impact the tax revenue of the -- of the residents?
10 Who's -- who's going to pay for the increased need
11 for plowing?
12 Well, so many points, so little
13 time.
14 It's -- it's hard to comment now
15 the some aspects of the project, because it was just
16 changed tonight, and no one was made -- made aware of
17 it. So, now, all -- all of the numbers are a bit
18 off. At page two point ten in the D.E.I.S., it's
19 estimated that seven percent of the senior housing
20 units will be occupied by one person, and only thirty
21 percent by two people. Now, this was the old
22 numbers, so that's what I have to address at this
23 point. I think that seventy percent of by --
24 occupied by one person is not accurate.

1 Carriage Hill, 1/23/06, Troy, NY
2 If you look to page two point nine,
3 the units, as they were proposed before anyway, the
4 units consisted of the following: Fifty-two one
5 bedroom, one bath; fifty-four two bedroom, one bath;
6 eighty-one two bedroom, two bath; and seventeen three
7 bedrooms, three baths.

8 Only twenty-five percent of the
9 units are one bedroom, so it's highly unlikely that
10 the majority, seventy percent of these units would be
11 single seniors occupying two and three bedroom units.
12 As such, a more accurate estimate is seventy-five
13 percent occupied by two or more persons, and
14 twenty-five percent occupied by one person.

15 Again, since we were never given
16 the new, it's hard to comment on this D.E.I.S. at
17 this point, which, you know, I -- I would just ask
18 that the record be kept open so that we can
19 supplemental information in order to provide accurate
20 comments.

21 I don't know if that request will
22 fall on deaf ears, if the record should not remain
23 open I would request at least that we have time for
24 the transcript to be available before the public

1 Carriage Hill, 1/23/06, Troy, NY
2 comments are -- are required to be made. I looked on
3 the web site today, and I did not see the comments
4 from Carriage Hill's last public hearing. So, I
5 would like to know when those are going to be made
6 available, and when these are going to be made
7 available, and request that the time for comments be
8 made in -- you know, with enough time to review the
9 records of the hearings.

10 Thank you.

11 MR. HERRINGTON: Anybody else?

12 If not -- Andy? Whoops.

13 MR. HUTTER: Lewis Hutter, I'm --.

14 (Off-the-record discussion)

15 MR. HUTTER: Lewis Hutter,

16 H-U-T-T-E-R, 308 White Plains Road.

17 A lot of people have -- over there
18 are having P.D.D. applications have been requesting
19 that the -- all the applications be combined, that
20 they combine the E.I.S.

21 When this is done I'd like to
22 request that the -- consider the -- not today's land
23 use, but about twenty or thirty years in the future,
24 typically an engineer, like the traffic, we do -- we

1 Carriage Hill, 1/23/06, Troy, NY
2 plan for twenty years from now, so as a baseline in
3 the D.E.I.S., the -- the existing rate of developing,
4 so that there -- twenty years from now, and then
5 the -- the planned development business should be
6 added onto that, see the effects on that.

7 MR. HERRINGTON: Speak into the
8 microphone, sir.

9 MR. HUTTER: Oh, I'm sorry.
10 And some of this would be -- the
11 example with the additional existing development, the
12 recreation fields, the -- our schools, because within
13 the next twenty years we're going to need those more
14 ourselves and somewhere we have to have the
15 accommodations ourselves.

16 The comment I had the -- some of
17 the presentations, the development, but they did --
18 they made a statement about the taxes, that what you
19 pay into the town, not let that -- the fact that
20 generally almost anywhere -- any development for
21 taxes, generally it turns out to be wash. In fact,
22 when the comprehensive plan it -- it states common --
23 if -- that if you go to Colonie, Latham, we all get
24 about the same taxes. And they're much more

1 Carriage Hill, 1/23/06, Troy, NY
2 developed than we are, so it just turns out to be a
3 wash.

4 I mean, great stuff happens, the --
5 our zoning and land-use regulations are now under
6 review for the very short leash we should be having
7 on regulations and the zoning. I'd like to see this
8 in the -- this P.D.D. and the other one delayed,
9 having the zoning regulations, because that's
10 supposed to be our future, and this P.D.D. and the
11 other one should reflect our future, not basically
12 the last twenty years of land use in Brunswick.

13 I believe that this is going to be
14 lit, the development. We are starting to get a light
15 pollution problem in Brunswick.

16 Go out at night and travel along
17 351 and drive over the McChesney Avenue Extension,
18 some night see if it's dark, there's a few lights,
19 and that's a point if you stay away from Route 7.
20 But where we're heading is a lot of these new
21 developments they got bright, bright lights, and
22 there's an engineering where you have the lights and
23 there'll be displays on the grounds, it's just --
24 it's very understandable, but what's always left out

1 Carriage Hill, 1/23/06, Troy, NY
2 is -- is the reflection off the ground.
3 For example, go out, start your car
4 up, and just point your car at the school, stand next
5 to your car, as an engineer, I'll tell you that that
6 light is not going to come to you, but yet the wall
7 is still brilliantly lit with the headlights of your
8 car, and that tends to be a problem, because they
9 have much brighter lighting today, and it hits the
10 ground and reflects off, and people are kind of
11 having -- that are illuminated and it's a little bit
12 like a bezel. I also live near a church, a white
13 church, and they said I would not have a lighting
14 problem, and I get shadows on my house from the
15 lighting they have on this land, not from the
16 fixtures, but from the land. And in the wintertime
17 it's the worst, because we have no vegetation to
18 basically shield anything.
19 So, any lighting that get's done,
20 really this should be considered with those
21 condition, snow on the ground, and -- because that
22 light sill reflect a long the way. It can, you know,
23 go a mile -- you'll see it from miles away.
24 And then, this is -- there's a

1 Carriage Hill, 1/23/06, Troy, NY
2 significant amount senior housing in here, it's --
3 it's good housing for the seniors. But I don't know,
4 that we need more senior housing in Brunswick? The
5 statement was made that there's definitely demand in
6 Brunswick, but the analysis was done for ten miles
7 away, which -- which included Troy. And it was never
8 said how many in Brunswick, they said how many in a
9 ten-mile radius, which is like we already have -- so
10 I'll just go up and visit people.
11 So, I'd like to know specifically
12 the amount of housing that we could expect from the
13 Brunswick area, the need in Brunswick for senior
14 housing should be detailed. I know they said that
15 it's forty-five thousand was the aim, and I think
16 most of us here, us working people are lucky to make
17 thirty-five thousand dollars a year, and when we
18 retire we'll be making less. So, I don't know how
19 many people in Brunswick need that housing.
20 A comment I have about the P.D.D.,
21 just in general, it's -- it's an area in the middle
22 of nowhere, you know, and if this is a good
23 development, pretty much I'd like the town to
24 consider that we can put this anywhere. You can put

1 Carriage Hill, 1/23/06, Troy, NY
 2 it in one place, you put it in multiple plans.
 3 And it -- I believe a comment was
 4 made, they said next year you can -- you have to take
 5 plans from other people for approval for development.
 6 And then there was a statement
 7 during the presentation that there will be a deed
 8 covenant in the -- the -- and the -- and I don't know
 9 if the town can enforce covenant. Okay? I was told
 10 that deed covenants, are strongly enforced by the
 11 seller of the land, and if the town could get a
 12 notification so that they know for sure that, yes,
 13 this deed covenant can the Town Board enforce it?
 14 You know, it's very important.
 15 And I guess one thing I'd like the
 16 Town -- the Board to consider, is this development
 17 for Brunswick, or is it for Clifton Park or other
 18 areas? I really don't see much of a need for
 19 Brunswick, for the units.
 20 We do have to do existent zoning
 21 and that should be considered. That's this per
 22 parcel. We can put some houses on it, we can
 23 subdivide it, with, you know, some houses, so we do
 24 have use for the land, and everybody has to prove any

1 Carriage Hill, 1/23/06, Troy, NY
 2 additional -- should have a benefit for -- for the
 3 town, not a benefit for Clifton Park, or other areas
 4 that basically -- come -- basically come over here to
 5 buy cheaper land.
 6 And I guess the other
 7 clarification, if I could get it, I -- I believe my
 8 permit for my well and my sewer says -- one of them I
 9 think, at least, if public sewer or public water
 10 becomes available my permit becomes null and void and
 11 I have to buy into the water? If the Town Board can
 12 get that clarification from the county, the people
 13 that are on the proposed sewer and on the proposed
 14 water line to the development, if they would need --
 15 have to pay to have -- hook-up to that system at
 16 their expense, I believe.
 17 Thank you.
 18 MR. HERRINGTON: Thank you.
 19 Anybody else?
 20 If not, I'd like to have Mr.
 21 Gilchrist come up and summarize.
 22 Oh, you've got one in the back
 23 there.
 24 Anybody else? Come on up.

1 Carriage Hill, 1/23/06, Troy, NY
2 MR. CIOFFI: Joseph Cioffi, Jr.
3 (Off-the-record discussion)
4 MR. CIOFFI: C-I-O-F-F-I, and it's
5 Norfork Street, N-O-R-F-O-R-K.
6 Like most of these developments
7 they're large, it's a big change for the town. It's
8 not going to be the way you have seen it today.
9 That's it. I mean these are -- this is the trend you
10 want to start everywhere.
11 These developments are a category
12 of speculation. They're both speculation, land
13 speculation. There's currently no market rate for
14 this here, none whatsoever.
15 It's speculation of Sematech, it's
16 speculation that the seniors aren't going to go to
17 Florida no more. Most seniors go to Florida. They
18 don't stay here anymore for these minus-twenty- and
19 minus-thirty-degree winters. So, this is speculation
20 of a -- of a change of life for the seniors. A big
21 change. It's cheaper for them to go to -- go to
22 Florida than it is to be here, especially on limited
23 budgets, especially there's no problems with getting
24 out in the winter.

1 Carriage Hill, 1/23/06, Troy, NY
2 As far as the traffic goes, they're
3 talking about probably double the traffic on Route 2.
4 Some of the studies I've done for Route 7 will be
5 submitted in written comments. It gets into
6 something like sixty-three cars a minute with no
7 traffic lights. When you're down to traffic lights
8 you're -- you're talking about figures like eighteen
9 hundred cars an hour. That's assuming no one is
10 turning or stopping. So, there's a big -- there's no
11 infrastructure for this in the entire town, like
12 mentioned before. There's nothing at all.
13 The power demand to these
14 developments are I things like thirty-two megawatts
15 peak capacity. It's a huge amount of power. And
16 we're not talking one, we're talking like ten. So,
17 that's going to be three hundred and twenty
18 megawatts. It doesn't grow on trees. It's going
19 to -- just these tremendous clusters. Because
20 somebody owns the land, doesn't mean they can impose
21 big time on the current residents and the current
22 people that provided the infrastructure.
23 So, is the state going to spend a
24 hundred and fifty million dollars to improve Route 7?

1 Carriage Hill, 1/23/06, Troy, NY
2 Well, no. Is the state going to spend sixty million
3 dollars to improve Route 2, which if this goes in,
4 the -- Eagle Mills is a noplance. It's a big change
5 for the fire department.
6 And the water really isn't -- the
7 water is not there. Troy had to provide more water
8 and more sewers. Does Troy want to do this? Does
9 Troy have to? Troy can say no.
10 Maybe -- with the deregulation of
11 utility power maybe NIMO will be able to say, "no, we
12 don't want to provide you thirty-two megawatts."
13 Maybe the phone company is going to say in the
14 future, "we don't want to provide you phone service
15 no more, go away." The whole atmosphere is changing.
16 It's not -- it can be positive or negative to the
17 people in the future.
18 But what's this bill we're stuck
19 with? Something like this, that would cost like five
20 hundred thousand dollars in volunteer help to scrape
21 it up, demolition it and cart it all and dump it in
22 the ocean. That's five hundred thousand dollars you
23 can do something else -- else with, rather than spend
24 it on cleaning up after some bad venture; which this

1 Carriage Hill, 1/23/06, Troy, NY
2 is probably going to end up being.
3 But like tomorrow, Sematech could
4 be bought tomorrow, there's no big money behind
5 Sematech. So, the long-term picture really is -- is
6 what's coming into focus. The developments at this
7 point are small, now we're going into big time. And
8 the headaches could be big time also, and people
9 don't want to pay for what we have now. And now,
10 we're looking at changing all Route 2 around, we're
11 looking at enlarging Route 7.
12 I mean, this is -- it doesn't seem
13 to stop, and you can stop it. I mean, a population
14 increases if you build facilities at someplace for
15 more people they will go there. If you don't build
16 it, they won't come.
17 So, I -- I -- everything --
18 everybody is like trying to -- to get into the
19 gambling, they're trying to speculate, see what we
20 can get out of it, and it's not going to end very
21 cheerfully, because inflation goes up, and you -- you
22 go from a two-lane highway to a four-lane highway
23 or -- or a three-lane highway on Route 2, that gives
24 you fifty million dollars a day. Ten years from now

1 Carriage Hill, 1/23/06, Troy, NY
2 the price is going to triple or go by a factor of
3 ten. Five dollars a gallon for gas is the gallon of
4 the future. So, some kind of long-range plan has to
5 be looked at for all these projects. Everybody
6 thinks they can do it now, and I'd just urge the Town
7 Board to say no, against all of this, because the
8 hidden cost, and the peripheral problems could be
9 huge. We really can't afford this. It's a big
10 change -- a big change. We're going from a rural
11 community with mixed suburb, to a major situation, a
12 major suburb -- a major suburb development, like
13 Clifton Park or like North Greenwich.

14 That's all. Thank you.
15 MR. HERRINGTON: Thank you.
16 Anybody else?
17 Then I'd like to ask Attorney
18 Gilchrist --.

19 MR. GILCHRIST: The Board has been
20 presented with comments from the public both on the
21 applications and the D.E.I.S. To move forward when
22 we get the responses back from the Applicant, and the
23 additional information the Board needs to make a
24 determination, the public hearing should be closed

1 Carriage Hill, 1/23/06, Troy, NY
2 and the written comment period established.
3 Once the -- the comments are in and
4 collected and delivered to the Applicant, then the
5 Applicant must respond to all of these with the
6 additional information. That information is critical
7 for the Boards, in this case both Boards, to fully
8 understand the applications, the potential impacts in
9 order to make a determination. So, having had two
10 public hearings with the opportunity for the
11 comment -- for the public to provide their comments,
12 it would be procedurally appropriate to close the
13 public hearing now.

14 The comments, I can assure, are --
15 are not falling on deaf ears either procedurally or
16 substantively, but this allows the Applicant and the
17 Board to get this additional information in order to
18 make a determination on the applications.

19 The Board is applying to close the
20 public hearing, it must consider establishing a
21 written comment period. The SEQRA regulations
22 require a minimum ten-day written comment period
23 following the close of the public hearing.

24 There was a comment earlier about

1 Carriage Hill, 1/23/06, Troy, NY
 2 the availability of transcripts. It's an appropriate
 3 comment. I can inform the Board, as well as the
 4 public, that the written transcript from the December
 5 12th meeting was just received by my office.
 6 Unfortunately, it did not have an electronic version,
 7 but I will be getting that shortly, and that will
 8 appear likewise on the Town web site.

9 The transcript from tonight's
 10 meeting can be ordered on an expedited basis. It can
 11 have a turnaround inside of a week, certainly within
 12 a few business days. And that, likewise, can be
 13 placed on the town web site. So, the ability to have
 14 the -- the chance to review the transcripts, both for
 15 the December 12th meeting and this evening should be
 16 able to be accomplished by either the end of this
 17 week or certainly the early part of next.

18 MR. HERRINGTON: Andy, when you
 19 mention ten-days comment period, is that ten working
 20 days or ten calendar days?

21 MR. GILCHRIST: No, the SEQRA
 22 regulations just provide for ten calendar days.

23 MR. HERRINGTON: Ten calendar days?

24 MR. GILCHRIST: That's right.

1 Carriage Hill, 1/23/06, Troy, NY
 2 MR. CLEMENTE: Andy, what -- the
 3 written comment period -- when does the written
 4 comment period close --?
 5 MR. HERRINGTON: Mike. Thank you.
 6 MR. CLEMENTE: When is the written
 7 comment period up for the -- the last public hearing,
 8 when's that going to be?
 9 MR. GILCHRIST: February 14th.
 10 MR. CLEMENTE: February 14.
 11 MR. HERRINGTON: Any other
 12 questions or comments?
 13 Thank you, sir.
 14 The Boards' pleasure?
 15 Carl?
 16 MR. CLEMENTE: I'll make this
 17 short.

18 Because the written comment period
 19 for the other project is the 14th, I think we should
 20 keep the written comment period in this open at least
 21 until either February 28th or March 1st, to give --
 22 you know, there's -- there's a lot of people here.

23 MR. SALVI: Well, we can give them
 24 fifteen working days after -- after -- after February

1 Carriage Hill, 1/23/06, Troy, NY
2 14th, that's sounds like -- I'm asking?
3 MR. CLEMENTE: Thank you.
4 MR. SALVI: I believe -- I believe
5 we should give them fifteen working days, starting on
6 the 14th of February. That will allow them three
7 weeks to consider it -- to consider this one, because
8 the two -- two are running together. I think it
9 would be fair to the people involved.
10 I'd like to make a motion to close
11 the public hearing, and extend the -- the written
12 comment period to fifteen working days starting on
13 the 14th of February.
14 MS. BAKNER: If -- if we could,
15 we'd like to respectfully request that you consider
16 making it a shorter comment period, written comment
17 period, because people have various --.
18 MR. HERRINGTON: Can you speak up?
19 MR. CLEMENTE: Miss, if you could
20 come near any mic. Okay. Wait. Yeah.
21 MS. BAKNER: I'm Terresa Bakner
22 from Whiteman, Osterman and Hanna, I'm here on behalf
23 of the Applicant. And we'd like to respectfully
24 request that the public comment period be a little

1 Carriage Hill, 1/23/06, Troy, NY
2 bit shorter in terms of the written comments, because
3 the hearing was continued for a number of weeks
4 beyond the first date of the hearing. We, also,
5 unlike the apartment projects, have had a few, but
6 very easily understood changes to the project
7 relative to the change in elevation of the apartment
8 building and a reduction in units. The idea of
9 making changes like that is to mitigate concerns,
10 address people's concerns. Certainly the Board is
11 entitled to make whatever decision it would like to,
12 but we would just respectfully request that something
13 closer to the minimum time frame provided for in
14 SEQRA be considered, particularly given the
15 distinction between calendar days and working days.
16 If we go into the fifteen working days, that will be
17 thirty additional days, and we would really like to
18 get our responses to you and to answer people's
19 questions sooner.
20 Thank you very much.
21 (Off-the-record discussion)
22 MR. CLEMENTE: I'd like to second
23 Sam's motion.
24 MR. HERRINGTON: Okay. We have a

1 Carriage Hill, 1/23/06, Troy, NY
 2 motion on the floor and a second. All in favor?
 3 FROM THE BOARD: Aye.
 4 MR. HERRINGTON: Opposed?
 5 With that --.
 6 (Motion carried.)
 7 MR. CLEMENTE: I make a motion to
 8 adjourn.
 9 MR. HERRINGTON: I have a motion to
 10 adjourn the meeting. Can I have a second?
 11 FROM THE FLOOR: I'll second it.
 12 MR. HERRINGTON: All in favor?
 13 FROM THE BOARD: Aye.
 14 (Motion carried.)
 15 (The public hearing adjourned at
 16 9:15 p.m.)
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1 Carriage Hill, 1/23/06, Troy, NY
 2 I, Nathan B. Roberts, do hereby certify that the
 3 foregoing was taken by me, in the cause, at the time
 4 and place, as stated in the caption hereto, at Page 1
 5 hereof; that the foregoing typewritten transcription,
 6 consisting of pages number 1 to 128, inclusive, is a
 7 true record prepared by me and completed by
 8 Associated Reporters Int'l., Inc. from materials
 9 provided by me.
 10 _____
 11 Nathan B. Roberts, Reporter
 12 _____ Date
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 14 rnbr/tdsl/pllm
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