

**Town of Rotterdam
Planning Commission
October 3, 2023**

Approval of the Summary of Minutes September 19, 2023

- 1. Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue.**
Updated Sketch Site Plan with revised building design, parking, and phasing for the construction of Phase II of Whispering Pines Senior Living consisting of 119 independent living units, 108 memory care units and 144 assisted living units on a 13.71-acre parcel.
Engineer: Brett Steenburgh, PLLC.

DPW Comments
October 3, 2023

1. **Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue.** Updated Sketch Site Plan with revised building design, parking, and phasing for the construction of Phase II of Whispering Pines Senior Living consisting of 119 independent living units, 108 memory care units and 144 assisted living units on a 13.71-acre parcel. Engineer: Brett Steenburgh, PLLC.
 1. Applicant has revised building design, parking, and phasing plan to address comments from the August 15, 2023 meeting. Engineer is looking for comments from the Planning Commission on the revised layout prior to redesign.

DPW Comments August 15, 2023

1. Phase 2 was presented once to Planning Board during Caucus on April 20, 2021. No plans were received or distributed. Applicant has worked with CHA on technical engineering comments since that time.
2. Town of Rotterdam is not taking over ownership and maintenance of sewer and water lines in Phase #2, however, easements need to be provided in case emergency access is needed.
3. Add a north arrow to all maps in the plan set.
4. Cover Page should be amended to add reference to the DEIS and approval dates. Phase #1 project should also be referenced.
5. Typical parking formula 1.5 spaces per unit for multifamily dwellings which would call for 557 spaces. Per Senior Living District as written by the developer, the allowed parking was reduced and 305 spaces are required. Current proposal is for 263 spaces leaving a shortage of 42 spaces.
6. The spaces proposed along the north side of the memory care and assisted living portion of the project are in the rear of the building. These 33 parallel parking spaces and not dimensioned but need to meet MTUCD standard. They are very inconvenient to access and use should be identified as these may further reduces meaningful parking.
7. Applicant to provide estimated number of employees and shifts for employees. Large parking area is somewhat inconvenient with majority of parking several hundred feet from the entrance. Applicant should designate employee, visitor, and resident parking. Additional handicap parking should be discussed due to the nature of the facility and the age of the visitors.
8. Building plans are not included, however, it appears that the sidewalks in several locations along the building may be in the dripline for the roof. Accumulation of ice especially on the north side of the 3-story building is a concern. This should be verified and site plan modified if necessary
9. An additional covered loading area not blocking main entryway should be added in addition to the proposed one. These types of facilities generate a substantial amount of outside transportation and delivery vehicles. Groceries, moving, visitors, senior service vehicles, and residents should have an addition protected area to provide refuge in inclement weather.
10. Doorways, access, and who has access needs to be identified on the site plan. Site circulation is difficult to decipher.

11. Project sequencing in narrative should be depicted and better-defined on the site plan. A separate plan sheet that shows access, roadways, and utilities during construction and temporary facilities should be clearly shown.
12. Sanitary Sewer will be required to have a muffin monster with cleanouts. Final type and design will need to be reviewed and approved by the Town. These types of facilities typically have issues with non-flushable health related products in the waste stream.
13. Emergency BU generator? If so, these location(s) should be shown on plan. Landscaping may need to be required in vicinity of the equipment based on location.
14. Parking lot adjacent to eastern portion of the independent living units does not meet standards. Accessway is only 22' feet and needs to be widened as 24' is minimum standard. Additionally, a light pole is located directly behind the parking spaces in conflict with backing maneuvers and is unprotected.
15. Sidewalks along Helderberg Avenue need to be installed during first phase. Should be maintained by facility with potential agreement with Town and/or Schenectady County.
16. Show snow storage areas.
17. Piazza area is very difficult to plow, is heavily shaded in the winter, and is proposed to be the central hub of activity. The stamped concrete area should be heated to keep clear at all times and eliminate snow/ice.
18. Access and wayfinding signage is very important. A separate signage plan and details need to be provided as the existing proposed signage on the site plan is incomplete and difficult to decipher.
19. Bollards in the piazza appear to be a critical element to the outdoor space. They should be shown on the separate detail sheet (on signage sheet?). Applicant may want to vary style at different locations, but given their location they will need reflective material and/or lighting. Spacing distances of bollards should be added to plan.
20. Add no parking/standing signs (MUTCD standard) along roadways and add to detail sheet. There is a concern that residents/visitors in the independent living units will park along the roadway leading to Phase #1 and possibly on other access roadways in the facility.
21. Identify height of walkway bridge. Warning signage and protection is important especially if a box truck cannot fit underneath. If a vehicle is over height, how are they able to be turned around?
22. Landscaping plan should be updated to identify trees and species in the "to be preserved" area and identify protection method in this area during construction. Trees and vegetation also need to be identified in the required buffers and clearly delineated and shown on landscaping plan.
23. Identify all proposed ground cover on landscaping plan.
24. Renderings show more robust landscaping adjacent to the buildings especially in the area around the entrance/courtyard area. Planning Commission may want to consider requiring additional planting.
25. Rear of independent living building with associated decks are in very close proximity to the main roadway entrance to Whispering Pines Phase #1. Additional landscaping should be utilized to break-up the rear expanse of the building and potentially add some privacy to these units. If HVAC units are proposed at the rear of these buildings, landscaping around these elements should be used.
26. Applicant has supplied a draft emergency response plan for review.

DPW Comments
Lecce Senior Living Phase II
August 15, 2023
Page 3

27. Town to facilitate meeting with Fire District #2 to discuss site plan and draft emergency response plan. Need to finalize proposed hydrant layout and emergency vehicle access.

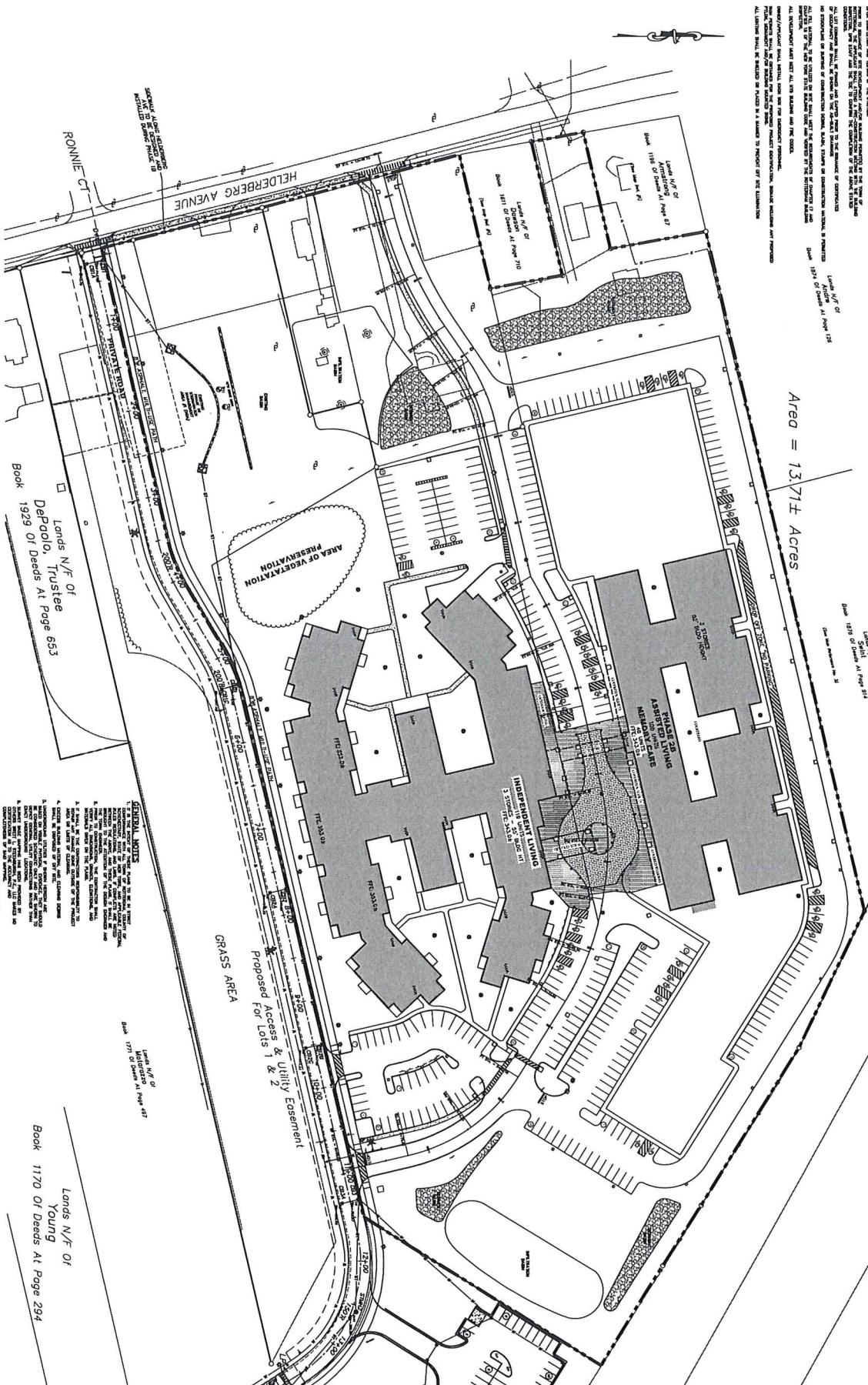
SEQR Requirement: 6 NYCRR 617 Type 1 Action. EIS process completed in 2020.

LEADER	
CURRENT LINE	
1	HAYSTACK MAP FOR OLD THUNDERBOLTS
2	CONCRETE SIGNATURE
3	BEACH CHAIR
4	DO CARB
5	HAYSTACK PHASED SIGN (UNITED RT-4 & RT-5P)
6	3750 SOUT (UNIT RT-1, UNIT RT-2, RT-3)
7	CONCRETE
8	BEACH WAVE CUTTER
9	DO WAVE CUTTER
10	BEACH FLUSH CARB
11	DO FLUSH CARB

[illegible]

THE FRANCHISE
GENERAL LEEZ SOUTH LANE LTD
 1000 SOUTH LANE
 40 BRISTOL AVENUE BLDG
 LATHAM, WY 12710
 USE: SOUTH LANE (NORFOLK) CARE, ADULT CARE AND RESIDENT)
 ADULT CARE UNITS PROVIDED - 118
 RESIDENTIAL CARE UNITS PROVIDED - 109
 TOTAL UNITS PROVIDED - 227
 TOTAL UNITS PROPOSED - 271
 TOTAL FLOORING PROVIDED - 283 SPACES
MAX BUILDING HEIGHT - 35'

Whispering Pines Parking Requirements per Phase					
Phase	ILU Units Total	AU Units Total	MCU Units Total	Parking Required	Parking Provided
2A	119	0	0	179	206
2B	119	105	48	255	284
2C	119	125	84	283	291
2D	119	144	108	305	305



SITE PLAN - PHASE 2B			
LECCE LAND DEVELOPMENT			
WHISPERING PINES			
TOWN OF ROTTERDAM		STATE OF NEW YORK	
COUNTY OF SCHENECTADY			
DATE: MAY 13, 2023	DRAWN BY: [illegible]	CHECKED BY: [illegible]	SCALE: 1" = 40'
			SHEET 2B

APPLICANT:

[illegible]

	PRIORITY LINE	LEAD
1	HANDCOP HADUP FOR AKA STEINBOARDS	
2	CONDUCTE SIDEWALK	
3	BEIGN CHAIR	
4	DO CHAIR	
5	HANDCOP PARKING SIGN (UNITED RT-4, RT-8)	
6	STOP SIGN (UNITED RT-1, RT-507 & 507)	
7	CROSSWALK	
8	BEIGN WINE CUTLERY	
9	DO WINE CUTLERY	
10	BEIGN FLUSH CHAIR	
11	DO FLUSH CHAIR	

- 51 NO PAINLESS MYOTIC SIGN (LIFTED 30-1)
- 52 COMED BLAND
- 53 DARK 1ST TYPICAL ALL PAINLESS 30-1
- 54 STAINED CORNEAL - TYPE 1 (PROFOUND LOCAL)
- 55 STAINED CORNEAL - TYPE 2 (MAYBE LOCALIZED)
- 56 PROFOUND BOLD CORNEAL PROLIFERATION
- 57 10-15% STAIN, STAINING TYPE OF PRODUCT
- 58 10-15% STAIN, STAINING TYPE OF PRODUCT
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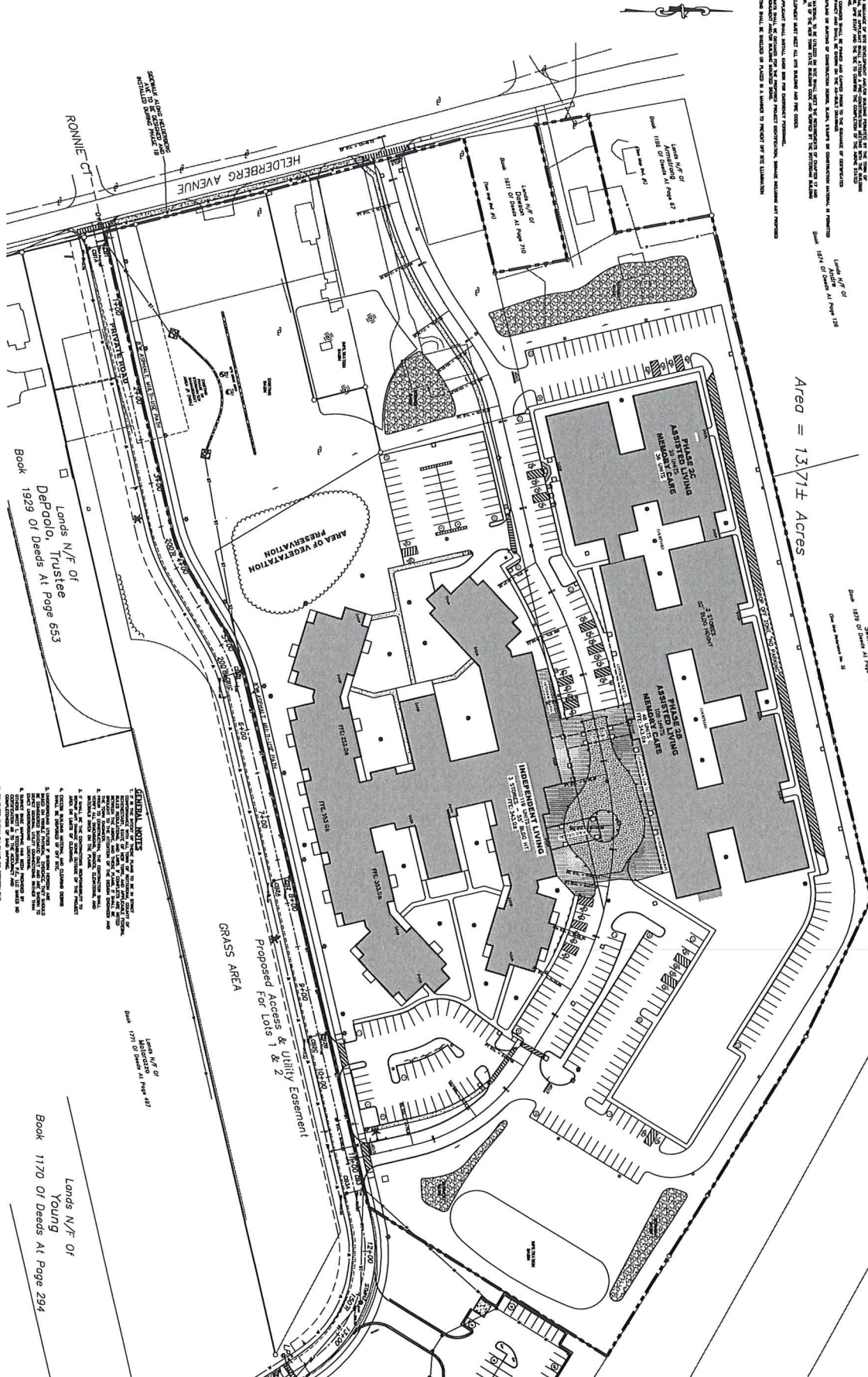
OWNER: LEECH, EDITH LIVING, LLC
APPLICANT: LEECH, EDITH LIVING, LLC
 400 BRITISH AMERICAN BLVD
 LATHAM, NY 12110

USE: EDITH LIVING (NIGHTPOUR) CARE, MEDICARE CARE AND ASSISTED

ADULT CARE UNITS PROPOSED - 138
ADULT CARE UNITS PROPOSED - 138
TOTAL UNITS PROPOSED - 371
TOTAL PARKING PROVIDED - 283 SPACES

MAX. BUILDING HEIGHT - 32'

Whispering Pines Parking Requirements per Phase					
Phase	ILU Units	All Units	MCU Units	Parking Required	Parking Provided
2A	119	0	0	179	206
2B	119	105	48	255	284
2C	119	125	84	283	291
2D	119	144	108	305	305



1. IS THE ACTOR OF A PLAY, AND NOT A MEMBER OF AN ORCHESTRA, A PERSON WHO CAN BE HELD RESPONSIBLE FOR HIS ACTIONS? IF YES, WHY? IF NO, WHY NOT?
2. DOES THE ACTOR OF A PLAY, AND NOT A MEMBER OF AN ORCHESTRA, HAVE A DUTY TO BE RESPONSIBLE FOR HIS ACTIONS? IF YES, WHY? IF NO, WHY NOT?
3. DOES THE ACTOR OF A PLAY, AND NOT A MEMBER OF AN ORCHESTRA, HAVE A RIGHT TO BE RESPONSIBLE FOR HIS ACTIONS? IF YES, WHY? IF NO, WHY NOT?
4. DOES THE ACTOR OF A PLAY, AND NOT A MEMBER OF AN ORCHESTRA, HAVE A RESPONSIBILITY TO BE RESPONSIBLE FOR HIS ACTIONS? IF YES, WHY? IF NO, WHY NOT?
5. DOES THE ACTOR OF A PLAY, AND NOT A MEMBER OF AN ORCHESTRA, HAVE A DUTY TO BE RESPONSIBLE FOR HIS ACTIONS? IF YES, WHY? IF NO, WHY NOT?
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9. DOES THE ACTOR OF A PLAY, AND NOT A MEMBER OF AN ORCHESTRA, HAVE A RIGHT TO BE RESPONSIBLE FOR HIS ACTIONS? IF YES, WHY? IF NO, WHY NOT?
10. DOES THE ACTOR OF A PLAY, AND NOT A MEMBER OF AN ORCHESTRA, HAVE A RESPONSIBILITY TO BE RESPONSIBLE FOR HIS ACTIONS? IF YES, WHY? IF NO, WHY NOT?

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Young
Book 1170 Of Deeds At Page 294

SITE PLAN - PHASE 2C
LECCE LAND DEVELOPMENT
WHISPERING PINES

TOWN OF ROTTERDAM		
COUNTY OF SCHENECTADY		STATE OF NEW YORK
DRAWN BY: BLS	CHECKED BY: BLS	SCALE: 1" = 40'
DATE: MAY 15, 2002	SHEET 20	

BRETT L. STEENBURGH, P.E. PLLC



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Kingsbury, NY 12309
(518) 365-0675
bsteenburghpe@gmail.com

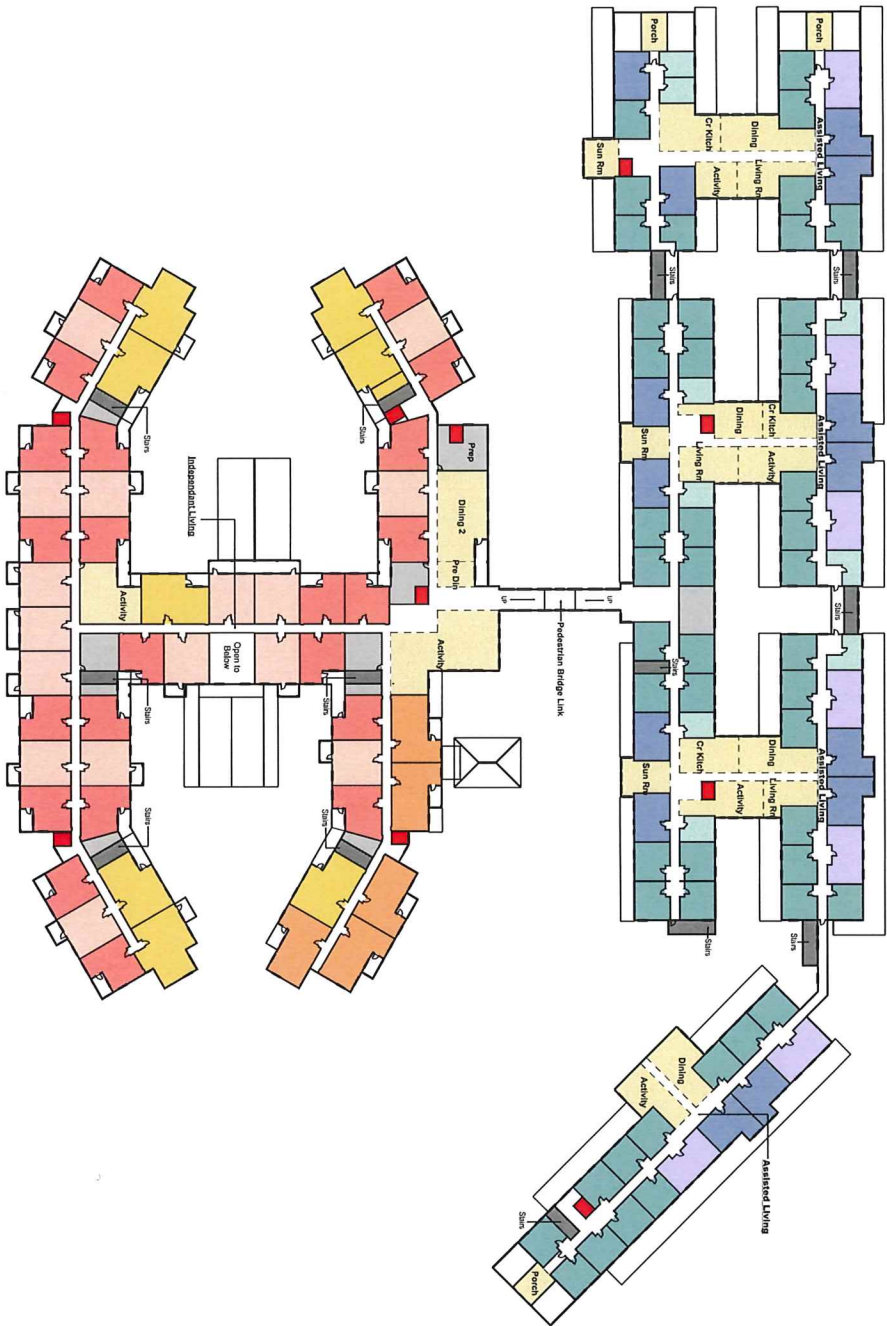
**ENGINEERING THAT TRANSFORMS
IMAGINATION INTO REALITY**

APPLICANT:

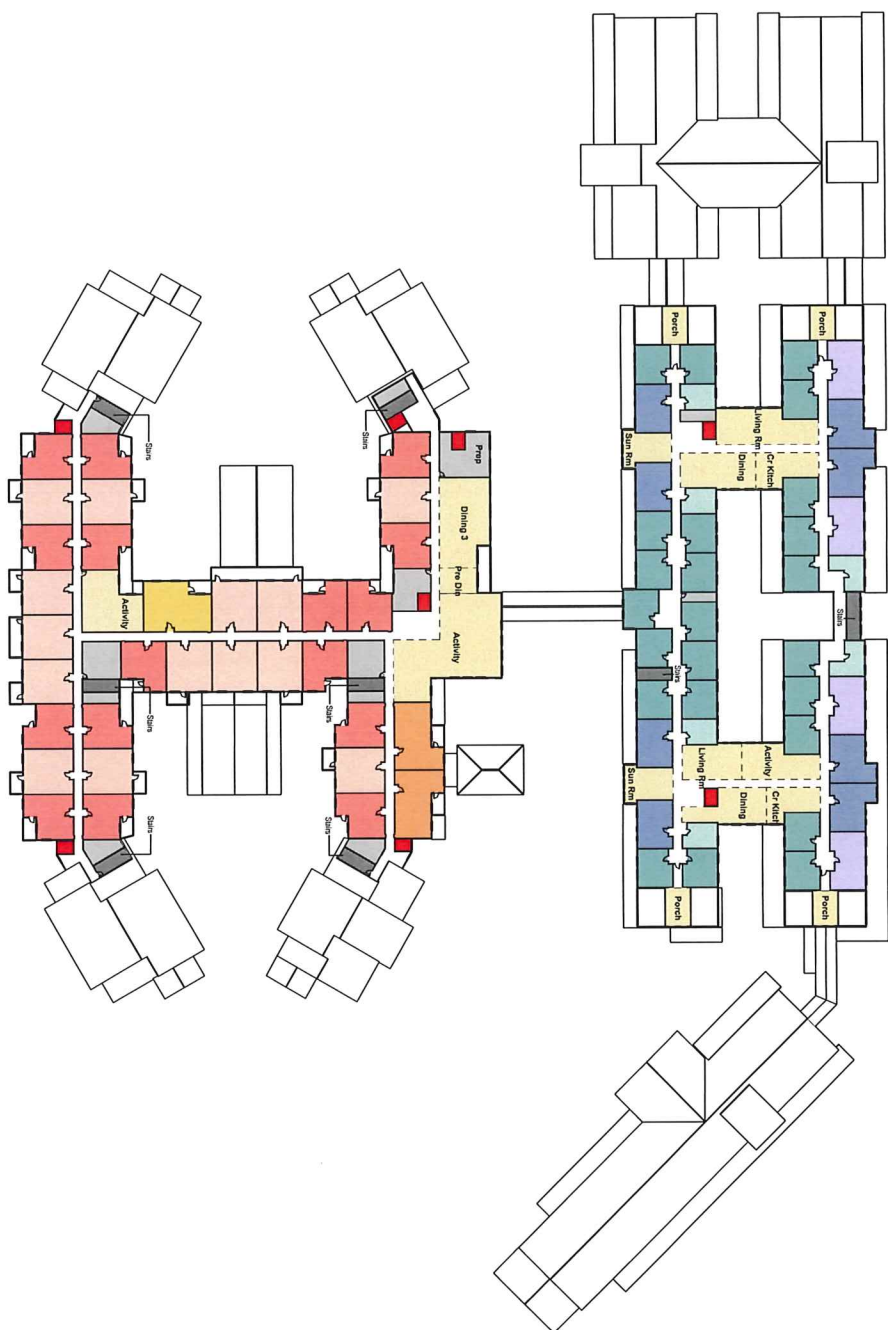
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- | | Legend |
|--|------------------------------------|
| | Vertical Circulation |
| | Elevator |
| | Core |
| | Lobby Common |
| | Resident Amenities |
| | Support |
| | Memory Care - Private |
| | Memory Care - Semi Private |
| | Assisted Living - Studio |
| | Assisted Living - 1 Bedroom |
| | Assisted Living - 2 Bedroom |
| | Independent Living - 1 Bedroom |
| | Independent Living - 2 Bedroom |
| | Independent Living - 3 Bedroom |
| | Independent Living - 2 Bedroom Den |



- | | Legend |
|-------------------------------------|--------|
| Vertical Circulation | |
| Elevator | |
| Circulation | |
| Lobby/Common | |
| Rentable Amenities | |
| Support | |
| Memory Care - Private | |
| Memory Care - Semi Private | |
| Assisted Living - Studio | |
| Assisted Living - 1 Bedroom | |
| Assisted Living - 1 Bedroom Plus | |
| Assisted Living - 2 Bedroom | |
| Independent Living - 1 Bedroom | |
| Independent Living - 1 Bedroom Plus | |
| Independent Living - 2 Bedroom | |
| Independent Living - 2 Bedroom Plus | |



Project North

Lecce Development Group
Rotterdam, NY
9/27/2023

3. **Lecce Senior Living Phase II – 2200 Helderberg Avenue/Helderberg Avenue. Sketch Site Plan review for the construction of Phase II of Whispering Pines Senior Living consisting of 119 independent living units, 108 memory care units and 144 assisted living units on a 13.71-acre parcel. Engineer: Brett Steenburgh, PLLC.**

Chairman Yuille: Who is going to be the spokesperson, Brett? Okay. Brett, before you start, can we get an update on Phase I where there was some discussion. Lou, do you want to give an update?

Mr. Lecce: The model is up and we have three (3) or four (4) foundations in. We have two (2) more...

Chairman Yuille: Is the model completed?

Mr. Lecce: They are just putting the final floors in and the cabinetry. It's probably four (4) weeks away from being totally done. We have 67 contracts out of 125 units so we have sold more than half the units.

Chairman Yuille: How many did you say...

Mr. Lecce: There are 85 cottages and we have 67 cottages sold. We only have 18 left until we are sold out. We haven't started the townhouses yet. We haven't even offered those for sale yet. All the crusher run is in, everything, we are at sub grade. Water and sewer is in. Wet well is being delivered on Thursday. The bores all finished and completed that goes under the Thruway, it's tied in. That is done.

Chairman Yuille: That has been done for a month.

Mr. Lecce: Yes, for a couple of weeks. National Grid did their walk today. They are scheduled to be there in September and be done by November 1st and we will have power.

Chairman Yuille: National Grid is coming out in September?

Mr. Lecce: Yes. They did their walk today. They are saying they will be done in six (6) weeks. They will be done before Thanksgiving. The pump station, the mechanical, the pumps are there. We are just waiting for the wet well that is being delivered on Thursday. Josh is going to be submitting a new watering plan to start the water on the site so they can start the pump station. The permit to build...

Chairman Yuille: They have to pour a concrete slab on the bottom for the pump station to sit on or the wet well?

Mr. Lecce: I have no idea how that is done.

Chairman Yuille: Me either, that is why I was asking you.

Mr. Lecce: Brett knows, he was the one that designed it.

The building permit for the pump house for the pump station has been issued. The permit for the pool has been issued and they are hopefully going to start that in two (2) to three (3) weeks, putting the pool in.

Chairman Yuille: And the permit for the pump station has been issued too?

Mr. Lecce: Yes. For the house, for the building. Permits for both have been issued. That is pretty much it. We are probably going to have closings I would say some time this year.

Chairman Yuille: How many foundations did you say were in?

Mr. Lecce: There are three (3) in now and there is another one ready to pour.

Chairman Yuille: Three (3) of them already poured?

Mr. Lecce: I'm pretty sure three (3) are already poured. I know two (2) are definitely poured and may just the footing on the other one which should be poured today. So, three (3) foundations will be poured, if they are not poured as of today. I haven't been there yet today and there is one that is already dug and then there are two (2) more to dig that will have our six (6) permits foundations in.

Chairman Yuille: Then they will let you do some more. And you have got your contractors all set up to frame?

Mr. Lecce: Yes, they are all ready to go.

Mr. Collins: How many houses did you say, you'll have four (4) to five (5) done by the end of the year?

Mr. Lecce: Easy. Yeah.

Mr. Collins: I think that is what you told us at the last meeting.

Mr. Lecce: I think we will have all 15 done by the end of the year.

Chairman Yuille: That's ambitious.

Mr. Lecce: I don't think it's ambitious.

Chairman Yuille: Thank you.

Mr. Steenburgh: Good evening, Brett Steenburgh, I'm the applicant as you heard Lou Lecce from Lecce Land Developments is here as well. Terresa Bakner, the attorney for the project as well as Steve Mackenzie is live with us remote from Michigan.

We are here to review the Phase II plans for the senior housing development at Whispering Pines. The Phase II plans consist of independent living units, memory care units and assisted living units. The actual breakdown is 119 independent living units which is typical senior apartment where people are active and mobile and can take care of themselves and maintain meals and that type of stuff. Just like living in any senior apartment. There will be 144 assisted living units where people need a little bit more care but they still have the ability to cook for themselves and such, but they need maybe some help with their medicines, help getting around who are a little less mobile than the people in the independent living units, but not yet at the point where they need to be at a skilled nursing facility, not to that level of care. Then there will be 108 memory care units. Those are people who are having issues with Alzheimer's and other memory issues dedicated to the development and assistance for those people.

What is great about a campus like this and there are few in the Capital District and several I have been involved in, is you do have that continuum of care and with the project that Lou has with the cottages and the golf course, it really becomes a true senior community where people can go there and age right through and feel comfortable that they have a place as they age and a place that they can feel comfortable and be around their surroundings without leaving the neighborhood and without leaving Rotterdam or Schenectady County, wherever they may be coming from. So, these types of projects are more and more in need. I have been involved with almost, I think, every one of the Eddy's campuses, either from its inception, like Glenn Eddy and the Village Green in Cohoes or later phases at Beverwick and Highland Meadows and Hawthorne Ridge and that type of stuff. I have been involved with this type of community for a very long time and I have been doing these and again, it is something that is greatly needed in any community that you are in. I think it is going to be a huge asset to the community.

So, basically, if you look at the cover sheet, there is a table on the cover sheet which identifies how this project is compliant with Section 31 of the Town of Rotterdam Zoning Code which was the Senior Living Zoning District Standards to basically look at all the setbacks, the parking, and all of those things. Over the course of the last year and half, we have actually been working on the engineering and it's kind of atypical that we are at this point in sketch and so far, advanced in the engineering. Clough Harbour and Ron Treers have been great meeting with us on a one-on-one basis just to make sure we have taken a good look at everything from a grading standpoint, from stormwater drainage, sanitary sewer and making sure this project can and will be built in accordance with all of the local standards.

We are at the point now with the TDE review where we have a comment letter with very few comments. All are very minor. Mostly just touching up some grading and some things like that which are technically oriented. We have narrowed that down from several pages of comments down to that over the past year and half. We are at a point where we have an engineered project from a site plan standpoint that we feel comfortable moving forward with.

I am in receipt of the DPW comments. Most of which we agree with. Some of which I would like to discuss here, tonight. The first one being the parking. The Code allows you up to a 25% reduction from what is defined as parking for this type of use. The way the parking is defined as this type of use is 1.5 spaces per ILU and .5 spaces for ALU and memory units. Most of the people, if not all in the ALU and memory units do not have a vehicle. They are just at that point in life where they shouldn't be driving, but we do have that .5 vehicle because you have staffing that will be coming there to take care of them. We are proposing 263 spaces on the site. Using that calculation, it comes in at 304 spaces. I did some research in looking back on all of the projects that I have done, I will tell you most of the Eddy's projects, Glenn Eddy, Highland Meadows, they are pretty much at that 1.5 and .5 ratio. That is pretty standard typical. However, when you look at it, they are much smaller campuses. Glenn Eddy has 83 ILU and 42 ALU's. Highland has 74 and 43. They are much smaller campuses. So, I took a look actually at Beverwick which is the largest of the Eddy campuses which has 171 ILU's and 41 ALU units. They are actually running about 15% less than what those requirements would be. So, as the campus gets larger and you kind of have that ability, you know staff and a level of scale with the employees and transition with the employees and in this particular case, we have a much higher mix of ALU and MC units than any of those campuses. We actually have more of those than we have ILU. We feel comfortable with the 263 parking spaces. I know I talked to Steve about it and I will let him talk about it a little bit further with the amount of staff and that type of stuff, however, one of things we did take a look at was the potential for banking parking on the site. We don't want to build it at this point if it's not necessary. We did identify where we could bank 32 parking spaces on the site. Pretty much there are two (2) areas located right here and we would probably have to do some relocation with the pump station which would not be a big issue and then right along the clubhouse where the majority of them are.

As this project is going to be phased in such a way that the ILU which is the main building here and the center pod of the ALU which would be this portion here will be constructed. All of the utilities will be constructed except those specific utilities associated with courtyards and those wings of the ILU that would be necessary, just the storm drainage pipes in those areas. For the most part, everything is going to be constructed except for a good portion, about half of those ILU's and ALU's in the very first phase. At that point, the developer and the owner will have a very good handle on what they are needing for parking and if they would ever need to go in and use those banked spaces. And then the second phase would be the construction of this ALU and ILU pod and then the third phase being the one on the easterly side of the site. That's essentially how this is going to be phased out. That is what works from a programming standpoint, from a sales standpoint, and that's how they will be proceeding with that. That talks a little bit about number five (5), which is a reduction in parking spaces.

Moving onto number six (6), the parallel parking spaces, angled spaces wouldn't work in the back, they are ten (10) x 20 which is a standard parallel parking space in the MUTCD, but those are larger than your nine (9) x 18's which is what you typically do for a parallel parking space. So, there shouldn't be an issue with that. As far as, I'm going to have Steve later talk about the number of employees. He has a little bit better grasp on that.

Moving down to number eight (8), the gutters along the buildings and icing. Gutters are going to be installed where necessary. Possibly on the whole building but definitely where necessary where you are crossing over sidewalks. Again, I would encourage you to go to any of the Eddy projects. Most of them do not have gutters along the entire buildings. Similar type of design for the structures, gable roofs and hip and gable roofs. They have gutters in the necessary areas with down spouts. That will be something that will be looked at through the building process where those gutters are absolutely necessary and those will be placed so there isn't any ice and concerns as they move through.

Number nine (9), the additional cover area, again once I turn it over to Steve, I will let him talk a little bit more about that because he knows the operations of this. We don't feel it's necessary, nor do we want to propose another portico on this site. The area is compacted enough as Peter stated to me many times, he feels that there is a lot going on in that courtyard and promenade area. We feel that the one portico share for the main entry is adequate and Steve can talk a little bit to that as to why he feels that way and the operation of the building.

The sequencing and the phasing, as I talked about it will be those two (2) wings. There isn't going to be a lot of site work with the construction of those two (2) wings in the subsequent phases. Pretty much most of the site will be built out and those will be pad ready on either end of the site, brought up to grade and just lacking the building in those two (2) wings. So, the first phase will really encompass the majority of the site work, all of the stormwater management systems, all of the sewer lines and all of the parking with the exception of what's immediately adjacent.

Chairman Yuille: What determines when you would build the easterly pod first?

Mr. Steenburgh: I'm going to defer that to someone else later in the presentation, if you don't mind because I don't know the answer to that. I think Steve or Lou, it happens to be with, I'm sure it has to do with occupancy and build out of once they achieve a certain occupancy in the previous phases.

Chairman Yuille: So, they may never be built?

Mr. Steenburgh: If they can never achieve occupancy, then it wouldn't be built.

The backup generators, I did talk a little bit about this with Mr. Treers about this. We have places located on this but until we develop the MEP plan of the actual electrical connections for the building, we'd like to leave those off at this point, but they will be landscaped and shielded. We have adequate locations for each of the sites, but until we know the size and exact configurations of those generators and how many, we really can't locate them on the site plan at this point. Again, a width on the driveway being 22 to 24 that was typo. That was something we had changed through the engineering comments and the dimension hadn't gotten updated to that. That change is easy to make.

Number 16 and 17, involve snow storage and snow removal. We will show what available areas we have snow storage. A lot of the snow on the site will like be removed like that piazza area in the center. That's going to have to be removed. There isn't a lot of area for snow storage and it will have be removed. They will have staff that will remove that and place that either in the sediment basins which is fine to place it in there or remove it from the site entirely, but that will be removed as you go through that center piazza area. We have no plans for heating the stamped concrete. I have to be honest with you, again I have worked on many of these projects and never once is there the funds available for something of this nature to do something like stamped asphalt through the center promenade area there or stamped concrete. This is, senior housing in this type of development, the buildings are expensive to build. The need is there for the public. They are not a huge cash development like you would see with a retail center or a restaurant or something that is coming in that is looking to profit in general. This is a long-term project that these companies come in and manage and they do this and the money just isn't there. You want to keep the rents affordable especially in the ILU because the ILU is what generates, in my experience, the ILU is what generates a lot of the funding to keep the ALU and MCU operable and going and the number of employees and number of clinical staff. So, you are looking at, you want to keep those rents affordable. You want people from Rotterdam to be able to move into this facility. You want to keep people from Schenectady County to

be able to afford to live there and that is something we are trying to achieve. I don't think the heated concrete promenade, I think, going more with the long-term maintenance of having to remove the snow and make sure that the area is safe and ice free by the maintenance staff.

Again, the bollards we will look at cleaning up where the bollards go and we will work with the project architect on how he wants that, but the critical bollards in the turning radii are in for the emergency vehicles moving through the site. We are not going out from that and narrow up those roads anymore. We may add additional bollards to increase it and maybe change the style of the bollards in different areas with reflection. We did add a detail and what we were looking at is just a standard concrete bollard. When you are thinking concrete, but a decorative concrete bollard that you see a lot around buildings and areas that you want something that looks good between buildings and sidewalks and pedestrian areas. We did specify that on the plan.

We will identify the height under the bridge. Again, we talked about that at one of our in-house meetings with Steve making sure there was adequate clearance under the bridge.

Chairman Yuille: What do you consider adequate?

Mr. Steenburgh: We talked about with the fire truck? What was it Steve, 14'? Do you remember?

Mr. Mackenzie: Yes, 14' will be the clearance. "Inaudible..." That's actually probably more than they will need but that is pretty standard for bridges.

Mr. Steenburgh: We don't want to be Glenville.

As far as landscaping, we will take a look at the landscaping comments. Saratoga Associates did the landscaping plan and modify that and hopefully come up with some revisions that you are happy with. I will have them take a look at some of the things that you are looking at. Again, we are here and we have an engineered project. I think I would like to turn it over to Steve now to talk a little bit about things like the emergency management plan, project signage what he's seen in the past. We did put a sign plan and Peter said he's looking for some additional details on the signage. We can work on getting you that if you see something that you like in other facilities like this. We are happy to try to mimic that to the best as long as it fits with the architecture of the site. We want it to blend in but also be informative at the same time. So, that is something that we will have Steve talk about with regard to employee loading and the amount of the staff that will be on the site.

Steve, do you want to take over.

Mr. Mackenzie: Sure, if you are all set Brett, I appreciate the intro.

Mr. Steenburgh: I've got your renderings here and I've also got your floor plans so if there is anything you want me to point to, let me know.

Mr. Mackenzie: It would be helpful for me just to clarify what the Board would like me to address, if there are particular areas. There is obviously a lot we could talk about but I want to make sure I cover the topics that are relevant and important to you. Peter, if you or someone would like to quickly summarize what you would like me to address and that would help me focus my comments about the project.

Chairman Yuille: What I would like is I have a couple of questions that I will ask and you can refer to that. Brett said you were going to explain the emergency response plan.

Mr. Mackenzie: I can answer some questions but just to be clear, I'm an architect. I'm not an operator. I did consult with Dan Hassin from Grand Senior Living and he assisted in putting that together. So, I will address what I can. I was hoping otherwise that is pretty self-explanatory. It is pretty comprehensive and, in some ways, it's meant to highlight, I will call it maybe common-sense kind of things that are important from many different points of view whatever the type of emergency is that we are talking about. But I can talk in particular about some of the fire safety features of how we designed the building and how they handle an evacuation in case of a fire or some other type of circumstance. Some of those are requirements that are built into the building code. Otherwise, if you have specific questions, I'll do my best, if I can.

Chairman Yuille: Can you explain how you shelter in place and then you lock off parts of the building. I think people think that you would evacuate the whole building, which you don't.

Mr. Mackenzie: So, the building code has gotten front of that question which is good. They basically recognize that being an elderly population, in some cases, people that either need assistance or maybe mentally aren't fully capable of doing that independently so, rather than relying on the capability to have everyone exit the building, what they do is they subdivide into say fire compartments internally so, that it is literally a matter of moving people down a hallway from one side of a fire partition to another through a doorway and then either side of that partition is sized to housed the entire population, lets say of a particular floor or component of the building so it's not a matter of everyone needing to leave the building in other words. Like in the wintertime when obviously that might be problematic depending on the weather condition. That is going to be a given even though it's not required for also independent living, we'll probably do the same there again to have that extra level of safety and it's not expensive thing to do as far as the type of assembly.

All the units are required anyway to have a one-hour envelope around both the walls, the floor and the ceiling. So given that, it's not difficult to extend that at certain intervals to have a pair of doors, let's say divide a corridor to create these compartments. So, having said that, the operators are still required typically on a monthly basis to conduct drills so whether it's a matter of residents practicing moving down the hallway and/or leaving the building, that is a given for what an operator has to do just to make sure residents are up to speed on what the protocol would be in case of a fire or some other type of emergency where they have to move to an area of refuge, as we call it.

So, any questions about that, again it's strictly a horizontal interior kind of circumstance that is really meaningful in terms of providing an extra level of security in case of that sort of emergency.

Chairman Yuille: These fire doors do they have magnetic devices on them to keep the doors open until the alarm goes off and they close?

Mr. Mackenzie: Yeah, they would be double egress doors, which means you would have two "Inaudible" that could accommodate the required exit width in both directions and when there is simply an open corridor they would fold flat against the wall on both sides or even into a pocket on both sides and then in the event they are triggered because of a fire or whatever, they would automatically close, but still allow people to pass through in both directions depending on which side is considered the area refuge for the event and they will be assisted by staff likewise in navigating through that circumstance.

Does that make sense?

Chairman Yuille: Yes.

Mr. Mackenzie: That is above and beyond. All the other things that we normally do, in terms of egress, so all the floors will have at least two (2) stairways, that's going to be required for how the governance compartmentalize organized throughout and as I said that is above and beyond this other third, I'll call it belt suspenders kind of approach where you also have it subdivided for fire safety. And that likewise is part of the protocol again that they do it on a monthly basis

which is also exiting out of the building as circumstances may require.

Memory care, obviously, is a little bit different. Ironically, sometimes they have the opposite problem of keeping people in the building as opposed to problems of getting them out of the building. They are typically a quite active population so, what they typically do is have a time delay on the panic hardware for egress that would likewise be subdivided but will also have a different type of egress hardware as I said, just so the staff can monitor the movement, if you will of the residents. The fact that we have these enclosed interior courtyards which are really an outdoor activity component makes that a little easier to manage for the staff because when they do exit the building, they will still be within a secure fenced in area and I can talk about that a bit with the site planning, but by definition of the building is our way of creating that outdoor secure area as well as being an activity area.

Are there other questions otherwise I can give you maybe a quick overview philosophically of...

Chairman Yuille: I will ask a couple of questions here. Can you explain how you are going to handle the traffic for deliveries like, I know, I'm involved in a nursing home here in Schenectady County and there is a lot of deliveries. People deliver uniforms that are being dry cleaned for the staff, they are delivering food for the staff, they are delivering flowers for the residents, UPS is there, FedEx is there, Amazing Grace Transport is there to take them to appointments. The ambulance is there every once in a while, to take them to the hospital or to remove them from the building if they pass. Where are you going to park them in this center, that is my concern is this center piazza that you have. There is not a lot of room there to park vehicles and there are a lot of vehicles.

Mr. Mackenzie: So, the answer is that is not where we are going to park them and that is intentional. So, conceptually, you know, we first of all modeled both the site plan and really the building planning, I think I talked about this a few years ago in a presentation, but we talk a lot about addressing what I call the three (3) plagues of aging which is loneliness, isolation and boredom so, there is a couple of really effective ways you can translate how to address that and basically it comes down to building a sense of community and developing this really as a residential model. What that means is you design it incrementally and create neighborhoods, let's say they replicate a home-like setting, some of that is about scale, some of that is about design character but they are both important in terms of how you approach incrementalizing, if you will, the internal components of the building. That ties into also the operational of the side. To give you one example, for memory care there is kind of a sweet spot of let's say 18 to 24 residents max. Beyond that they have found it's difficult to manage the behavior if it gets too big and likewise you are kind of pushing the limit of what could be viewed as, let's say a homelike setting. So, we do have that range of 18 to 24 because increments of six (6) is also good from a staffing standpoint. Six (6) to one (1) ratio residents to staff is considered an efficient operational strategy. So, the two kinds work hand in hand. So, that is very much the driver of how we approach memory care for instance. Memory care, likewise, when you look at the site plan, all of those units have their own front door. So, it's not the case where a visitor or resident arriving at a particular neighborhood has to come through the overall amenity or certainly would not come to the front door of the porte cochere. They would go to their neighborhood front door which is arranged around the north side of the site, if you remember from the site plan that Brett looked at. Because those are residents who do not park, whatever parallel parking occurs along side the road by those entries is going to be primarily for visitors but maybe some of that will be staff as well depending on how they decide to allocate that. So, that applies also to assisted living, they would likewise have assisted setup as I will call it neighborhoods, there we share some of the support areas like the country kitchen, memory care units, all have a central activity area where there is a country kitchen where the staff works and again that is about creating a residential homelike circumstance for the character and personality. Food is a really valuable catalyst for building that sense of community and connectivity.

Talking a bit more about food, this ties back to what you said about deliveries...

Chairman Yuille: I'm just wondering where you are going to park the vehicles when they go in. Sometimes they sit there for 15 to 20 minutes. Deliveries or it may be someone moving in where they have a van where they are unloading furniture or household goods or whatever they are putting in.

Mr. Mackenzie: So, deliveries will go to the service entry that I think Brett showed on the site plan and that will be everything related to food service and support elements that could probably handle some of the moving. There will probably be some moving vans that will pull up along the main street through the piazza as appropriate but that can be decentralized in terms of how that works as well and again, certainly for memory care and otherwise maybe in terms of mail and package delivery some of that will come to the central mail area and that is going to be part of the common area. That will be in that area of the porte cochere front door. Other than that, really the only traffic I see there is primarily visitors, residents are going to park in the parking areas either to the east or the west surface parking and they will access interior through the ends of the wings there will be doorways into that part. That is going to be far more convenient as far as any resident parking concerned for how the campus is set up.

Chairman Yuille: So, you've got multiple entrances going into this building, correct?

Mr. Mackenzie: We have many, yes.

Chairman Yuille: The facility that I am familiar with and anyone that I have seen is there is one main entrance. Everybody goes in through that, checks in, signs in or whatever the case may be. I counted six (6) neighborhood entrances plus the main entrance on the memory care/assisted living and one main entrance on the independent living.

Mr. Mackenzie: No, it's actually going to be multiple entries for memory care and probably one front door for assisted but even assisted is going to be decentralized as neighborhoods.

Chairman Yuille: How do you maintain security in the building?

Mr. Mackenzie: Memory care will certainly have some device depending on the operator preference, monitor where they are. Probably similar for assisted living certainly and ILU residents to a certain extent. Beyond that, they will have devices to monitor certain access from a security standpoint where we have egress doors out of the building and most likely cameras to likewise monitor some of that. So, dependent on the type of system they use, residents will have the ability to come and go, in and out of the doors at the ends of the wings if they are coming and going from parking. As far as AL and MC typically they will be monitored and/or escorted certainly to whatever door where they will be coming in and out of.

Chairman Yuille: I would be more concerned about people wandering in. I know the facility I am familiar with they wear an ankle bracelet and if they get close to the door, it automatically locks so they can't get out. I'm associated with the Alzheimer's.

Mr. Mackenzie: Alzheimer's they won't be able to come and go independently. Those are going to be "Inaudible".

Chairman Yuille: If they go, they don't come back and that is the problem. If they get out the building they do not come back and they have to go out and find them.

Mr. Mackenzie: That's right. Memory care would be locked units, for sure, they have to be so that residents don't wander off, as you say. That is always a major concern.

Chairman Yuille: I'm still not understanding how you maintain the security there but that I don't want to belabor the point.

Ms. Heinel: He's also the architect so, I don't know if he's going to have the details of the security aspect of the building either.

Chairman Yuille: The thing that I was mostly concerned about was this central roadway going through there because it's narrow and that is predominantly most of your traffic is going to be inside that, under that covered bridge and the other bridge that goes into the independent living looks on the rendering, it looked like it was lower. Is that going to be 14' in height also?

Mr. Mackenzie: Yes, it's 14'. The corridor on both sides leading up to the bridge is ramped on the inside of the building. So, you can think of the entire second floor, I will call it of the community, in a sense, is a pedestrian main street throughout. So, in wintertime, the second floor, for instance, of the memory care and assisted living, on the north side of that bridge or the north side of that main street and the south side is obviously all independent living. Certainly, in the wintertime, I see that being the prime way for people to navigate throughout the site. The same for visitors, if they have a concern of going outside, they will have that option.

Again, Tom back to your question, I don't see a lot of resident traffic coming down that main street through the piazza. IL residents who are really the main ones that are going to be driving will be parking either in the west or the east surface parking and entering through the ends of the wings. The majority of what is going to occur along the street through the center part of the site is probably going to be visitor parking because otherwise the assisted and memory care residents aren't going to be driving and the stacked parking is typically kept to the perimeter, otherwise.

Mr. Collins: How many employees will there be that will be taking up parking spaces?

Mr. Mackenzie: So, I talked to the operator to get some numbers on staffing. During the peak daytime hours, they say about 150 staff for the entire community when it's fully built out and we talked about how many of those you could assume would drive. We have done a couple facilities in more rural settings. We've done one in New Hampshire and another in Bradford, Vermont where they have easily found, I will call it, a 10% reduction in what you would otherwise assume needed versus one to one. And in a setting like this, they feel it's conservative to assume probably to a 20 to 25% reduction in parking. We factor that into the numbers that Brett talked about earlier and if you translate that use into 150, that would say we would need about 112 parking spaces for staff to give you an idea and if we use the .75 then for independent living because you have to remember there is also going to be van service, shuttle service for residents to shop, go to other places and I know this is probably a location that has little available as far as public transit, I don't think there is a bus line, that I am aware of. Those again are typical ratios we have seen in other projects. I have been doing senior housing for 40 years now, I hate to date myself, but that is how it is. This is consistent with the kind of thing I've seen over many years. The net difference then would leave about 60 spaces, let's say available, for visitors or whatever kind of safety factor before you even factor in what Brett said about the extra cushion if we need it, depending on how things go.

Chairman Yuille: For the banked parking?

Mr. Steenburgh: Yes.

Mr. Mackenzie: So, we are comfortable with how the 263 breaks down based on other typical projects especially in this kind of location where it is a part of a larger community, not a rural.

Chairman Yuille: When you said 150 employees, did you mean for the day or per shift?

Mr. Mackenzie: That's per shift. That's the daytime shift where...

Chairman Yuille: And they run what three shifts?

Mr. Mackenzie: Yes, three shifts typically. So, the daytime shift would typically be 60% of the total, I'll call them, full-time equivalents, which is really how they figure their staffing targets. They will have some part time but the bottom line is when they use the 60% ratio of the total staffing, 150 is what it would be on a typical daytime shift. So, that is food service, that's memory care, assisted, whatever staffing they have for maintenance, whatever support that they have for independent living. That is a good size number.

Chairman Yuille: That is a good number. Let me see if anyone else has any questions. I don't want to hog all the questions. Mr. Collins?

Mr. Collins: This is for Brett, you don't have generators throughout the facility, right? They are all going to be natural gas, I assume.

Mr. Steenburgh: I would assume natural gas generators and centrally located in the appropriate areas.

Mr. Collins: I noticed that everybody is talking about solar. Did you ever think about putting solar panels on some of these roofs that you might be able to get some government funding. I don't know. You have so many roofs here and everything is going to be open and it was just a thought and a suggestion. How big is the swimming pool going to be?

Mr. Mackenzie: We are figuring about 30 x 50. That's a single-story structure on the north side of the "Inaudible" shaped independent living footprint.

Mr. Collins: I know it's expensive but at one time I had to go to Sunnyview for some rehab and they have a pool that has the floor that goes up and down. You go in and they lower the floor for certain exercises and then when everyone gets done, they raise the floor up. I don't know how it works exactly but it's easier for the people that are exercising or doing therapy to get out and there is less chance of falls. I don't know if that is something you might be able to do or look into that.

Mr. Mackenzie: We would feature something like that as part of how the pool sits up. That is a really important part of rehab as well health maintenance on a regular basis. So, it's a terrific asset.

Mr. Collins: A lot of places have, I go to the YMCA and I'm getting older and I do the aerobics because it's easier on the joints but I think if you can incorporate it and I don't know how much it would be with the floor, it might be a big safety hazard and it might be a good selling point too. Like I said, I don't know if you were thinking about solar but I would look into it.

Mr. Mackenzie: If I could touch on solar real quick. I think some of the new federal programs out there, the tax credits, we are finding kind of mixed, let's say response from utilities about it because we are actually doing a project in Vermont now where we talked to Green Mountain Power about wanting to put solar in the building and would they buy any excess capacity. They said no, they have too much that is being sent back to them. So, they said no, we can't offer any incentive but what some other people that are now doing though is banking it on site. So, let's say they have a healthy solar capacity to meet a significant part of their demand and what they don't use, you can now store and tap into let's say at nighttime or other hours as another back up approach rather than selling it back to utility. That cost money too.

Mr. Collins: Nothing is cheap.

Mr. Mackenzie: You're right, nothing is cheap. If you're self-generating that utility cost, the payback may be there in a relatively short time. That is something we will have to study with the mechanical and electrical engineer when we get to that stage of the process. I would certainly support that.

Mr. Collins: I didn't see it but how are you going to do all the dumpsters, you must create a lot of waste in these types of facilities. Is it going to be a daily or is it going to be different sites because of all the buildings?

Mr. Steenburgh: It actually is all brought to a centralized trash room which is...

Mr. Mackenzie: If I could touch on that too. There are different ways that you can do it, I think what is most likely for this is that we will have rooms strategically placed throughout the building where residents either can take their trash and recycling or the operations will pick it up, let's say on certain days outside the door. We have also seen some that use a trash and recycling shoot, there is a compactor at the bottom. That is fairly the most efficient way to do it. In fact, that is what we are doing in the Vermont project that I mentioned earlier. Then there is a system where you have these carts that can be wheeled out with a small motorized trolley on the days when the truck comes to pick up either trash or recycling so you don't need a dumpster which is great because the dumpster are always a headache for everybody.

We don't envision dumpsters on this site. We would envision an approach like that using the compactors, the carts, that can be wheeled out on the day of pick up for either trash or recycling.

Mr. Collins: It would make the site look a lot better too because you don't want to have enclosures with dumpsters and what gets smashed and what doesn't get smashed and you don't have the big trucks coming in and trying to lift them up because it is kind of tight.

Like I said, maybe investigate the pool and so forth and I think it's a good project. That is all that I have, Mr. Chairman.

Chairman Yuille: Mr. Calder, do you have any questions?

Mr. Calder: No, I'm trying to absorb it. This is a massive project and I'm trying to absorb everything that is coming and going. It's the beginning of this thing, but no, I don't have any questions right now.

Chairman Yuille: Mr. D'Alessandro?

Mr. D'Alessandro: No, they have answered the questions that I could have had so I am all set.

Chairman Yuille: Mr. Signore, any questions?

Mr. Signore: On the parking you have 1.5 spaces per unit? What about provisions for guests, birthday parties, family gatherings?

Mr. Mackenzie: That's always hard to predict. We typically don't want to size, as they say, the church for Easter Sunday because that is not really practical. So, I think it is something we will have to talk about in campus terms. I don't know what Lou or Brett have discussed in that sense. Obviously, it will happen on certain special occasions. I think it is something we will need to look at a little more closely. That's a quick answer. We wouldn't size it based on that, but you do need a certain cushion. That is why I think the banked parking is a good strategy in case they find they need it above and beyond whatever else could be tolerated, let's say, on a special occasion basis, some kind of temporary parking or however that works.

Mr. Steenburgh: Steve, based on your calculations that you were talking about...

Mr. Mackenzie: We wouldn't want to park on the golf course, I will say that.

Mr. Steenburgh: And based on your calculations you were talking about you were looking at possibly 60 parking spaces for guest visitors and that type of stuff. So, again, I am kind of falling back on similar facilities and I am falling back to Beverwick in Bethlehem and I never really seen an issue on that site where they do not have insufficient parking and I'm there semi regularly for various projects and inspection type work. Never seen an issue on that site and that is the closest site that I have been involved in in magnitude and this one is even larger which you would think larger is worse but it really isn't because you get that economy of scale where you have your parking calculations increasing that. You are looking at 170 versus 263, almost 100 more parking spaces on this site and you do get that ability to have some overflow and vacancies.

Mr. Signore: Does the ladder truck fit under the pedestrian bridge?

Mr. Steenburgh: The bridge, 14' of clearance on the bridge and I know that Mr. Yuille had the question and I think he was referring to the porte cochere, I assume that will be 14' as well, Steve?

Chairman Yuille: Yeah, he said it was.

Mr. Mackenzie: I'm sorry, I can't hear any of that but I hope I'm not missing something I shouldn't.

Mr. Signore: Being these are multi floors, what about hook and ladder, will that fit under there?

Mr. Steenburgh: Yes, actually that was one of the things that we did check with the fire district.

Chairman Yuille: Anything else Joe?

Mr. Signore: No.

Chairman Yuille: Mr. Miglucci?

Mr. Miglucci: It looks like a project that you would see off of "Inaudible" Drive in Orlando, Florida. It's a very upscale looking building which means maybe people won't move to Florida and stay here. I do have a question though I'm looking at the perimeter of your building and "Inaudible..." going back to number three (3) on your section on an active shooter. Is there going to be an armed employee?

Mr. Mackenzie: That's a question that I cannot answer. I would certainly hope not, but that's a tough one.

Mr. Miglucci: I know it's hard to talk about, but it happens and especially with number three (3), if you get a chance to take out the assailant, you take him out.

Mr. Mackenzie: I honestly can't say I'm aware where that has happened in a senior community, not that maybe it hasn't but God forbid that is something we would have to deal with.

Mr. Miglucci: I was just wondering. There are a lot of entrances on that building.

Mr. Mackenzie: I think the good news is it is a well-staffed facility between the staffing certainly and the cameras and the security, we have that going for us. I found also, ironically, the residents in their own way sort of act as extra sets of eyes. There is a classic term used in urban planning called the defensible space, if you've ever heard that term. What it is is the community gets together and kind of does, they help each other stay safe, if you will and I do think it's very true that many sets of eyes on behavior can make a difference in how someone does behave. It's the areas where they feel they are not being observed that they might feel they can get away with something. That's certainly going to be a strong suit for how this is set up. In its own way, that is why we have designed the site so that the buildings create outdoor

rooms, if you will, the courtyards are very much an intentional part of this. It's not just about light and fresh air and that sort of thing to the interior, it's also about creating an outdoor circumstance whether it's the piazza or whether it's the landscaped courtyard that people will enjoy and spend time and socialize. So, we have that going for us in that regard.

Mr. Miglucci: That is all that I have, Mr. Chairman.

Chairman Yuille: Mrs. Flansburg?

Mrs. Flansburg: I think it's a good project. Obviously, we are at the sketch but it's farther along engineering wise and pretty much not any project we have seen at a sketch level. I see a little note here from Peter, are one of you gentleman from CHA? I'd like to give a little of my time to you. You had mentioned that when you guys start off there are pages and pages of points and our DPW has just like ten (10) or 20. Where are you guys at? Are you close to being finished with the specifics? Do you mind talking for representing our side of things?

Mr. Collins: I have one additional question. I know in the memory care; they are going to have access to the golf course?

Mr. Lecce: Yes.

Mr. Collins: What if the guy wants to bring his own golf cart, are you going to have facilities....

Mr. Lecce: Yeah.

Mr. Collins: I play golf with a guy who is 93...

Mr. Lecce: "Inaudible..."

Mr. Treers: Ron Treers from CHA and we have been reviewing the project, I believe since 2021, and we have gone through three (3) comprehensive rounds of engineering review on the project looking at stormwater, looking at grading, looking at general conformance with ADA requirements. I think the first round that we did a year (1) and half (½) to two (2) years ago, we probably had 15 or 20 pages of comments and 15 plans that were significantly marked up for comments and things to address engineering wise. Brett has addressed those. We have been through two (2) more rounds of comments and I think we have gone from 20 pages of comments to two (2) now. We are getting down there from an engineering standpoint as far as the engineering review on the project.

Mrs. Flansburg: Are there any major points on the final two (2) pages that you are down to?

Mr. Treers: No, we're pretty minor. I have not seen the landscaping plan or reviewed the landscaping plan yet because that just has become available recently. We would like to have a chance to review that and provide a few comments on that. From a stormwater perspective, from a grading perspective, a utility perspective, I think the project is very close.

Mrs. Flansburg: Nothing else.

Chairman Yuille: Anything else to add, Ron?

Mr. Treers: If I may just ask a couple of questions while Steve is here with the parking. What percentage of the 119 independent living units would you say would have a car or vehicle to park on site?

Chairman Yuille: Steve, did you hear that question?

Mr. Mackenzie: No, I did not. Could you repeat that?

Mr. Treers: What percentage of independent living units would have a vehicle to park on site?

Mr. Mackenzie: What percentage, what was the rest of the question?

Mr. Treers: Independent living.

Mr. Mackenzie: I'm sorry, could you repeat.

Ms. Heinel: Independent living.

Mr. Mackenzie: Yup.

Mr. Steenburgh: Vehicles to park on site?

Mr. Mackenzie: What's the question about independent living?

Chairman Yuille: Steve, he wants to know how many of the independent living units would be parking. Would have a vehicle to park on site? Is it all 119 or is it 50? One per unit?

Mr. Mackenzie: It could be one per unit. You know, what typically happens when people move in, they will have, I will say, more vehicles than they probably need and over time that drops appreciably. That will certainly be the case by the time Phase II rolls around where Phase I will have stabilized and you will see that kind of a change in parking demand and that will certainly help part of the absorption when Phase II comes along. Again, the ratios we talked about, we think, are appropriate based on what we have seen in the past for other similar projects.

Mr. Treers: Steve, can you hear me?

Chairman Yuille: I don't think so.

Ms. Heinel: I don't think he can, no.

Mr. Treers: Steve, can you hear me now?

Mr. Mackenzie: Yeah.

Mr. Treers: I'm just trying to drill down on the parking a little bit more because it seems to be a concern of a good share of people here. We have 263, and you were saying previously that the maximum staff that are going to be there at one time would be 150.

Mr. Mackenzie: Correct.

Mr. Treers: And here is some overlap in shift change, right, not all the nurses can leave until the new ones come in and do a report and all that. So, there is some overlap with that to consider also, so if you had 150 plus some overlap with staff change plus a potential 100 or 119 of independent living, I think we are getting to their number. When you look at it from that standpoint, I just wanted to bring that up.

Mr. Mackenzie: I think as far as shift change, I don't think those are necessarily synchronized. The kitchen staff are in a different type of shift than with the nursing staff. We will see...

Mr. Treers: The big one for overlap is for nursing and I think the rest of them have less overlap.

Mr. Mackenzie: Right. That can vary depending on operational preference. Some people work 12-hour shifts and have more days off and it just depends on preference. They try to be more accommodating these days because frankly it's getting harder to recruit and find people to work in some of these positions. They need to be flexible on, let's say, the hours or the approach they use. I will ask the operator about that and see what they say. Again, I relied on their experience as well as ours to come up with what we think is a reasonable basis for parking. That is also, as we have already said, why we have the banked parking just in case we find there is a deficit for what is really needed.

Mr. Treers: Thank you. Appreciate it.

Mr. Mackenzie: Good questions.

Chairman Yuille: Ms. Heinel?

Ms. Heinel: Everybody here has touched on the parking issue and I see the issue, the Code for the Senior Living District was written a specific way and obviously we are seeing a number that is not complying with that. The Code is written so that the Planning Commission can make the judgment to do a reduction up to 25% if there is a good reason. I think if the applicant is requesting to have that reduction be done, that some form of written explanation of why you are asking for that reduction, what formula is going into that, what's the reasoning for the basis. I get you guys are saying that this is based off of your past experiences from building these, but I think the Board is just going to need to see something in front of them that justifies why this is being asked for and it shows us there is a logical, sound reasoning for why we should grant it because it's just not going to compute just saying that this is something that we have seen from other projects. We do have something on a big scale here, this is a first time for Rotterdam. The Board has to be able to in all the facts for consideration. So, maybe for the next time that you are here in front of the Board, if that is something you are asking for to do, give us something, a packet or something just to justify why that is being asked for and give us some calculation or something that we can look at and say okay, these numbers make sense or they don't whatever it ends up being. I think that may alleviate some of the questioning you are getting here tonight about the parking. It's hard to make that kind of judgment call just from some verbal assertions, if you get what I'm saying.

Mr. Mackenzie: Mmm hmm.

Mr. Heinel: I think that might streamline it a little bit tonight with some of the questions on the parking is if you guys could submit something for the Board to look at for that justification that might help everybody wrap their head around why are getting the request for reduction and what is the reasoning.

Ms. Bakner: No problem.

Chairman Yuille: The developer wrote this parking code.

Ms. Heinel: I know the developer wrote the parking code. I get that. It is why I am saying the burden should be on you guys to give us an explanation as to why.

Chairman Yuille: Anything else?

Ms. Heinel: Other than the easements, when you guys have an idea of when that is, if you got some language for when the easements are up there for the utilities and things like that, just so that if the Town does need emergency access to any of those, we are not taking ownership of the infrastructure for Phase II, I understand that, but I think we are requesting the easements just in case we need emergency access for whatever reason. So, I will need to be able to approve those easement accesses when they are drafted and ready.

Ms. Bakner: What I would propose to do is mark the easements on the plans and then give you a sample easement, whatever the Town wants to see and then we will just make that a condition of approval. That way, once its built and we have the infrastructure all in...

Ms. Heinel: I think the condition would probably be, if we are condition, the condition would be you are just not going to get your certificate of occupancy until we have those and filed, which I'm fine with. I just want to get an idea of what we are looking at and what the easement language is going to look like for those.

My only other concern was you talked a little bit about the drip line and the pavement and that area where it is needed will have guttering and I fully understand that. I really think it should be highlighted on the plans, this edge is going to have gutters and this is where the downspouts are going to go and they are going to drain this way away from pavement so that we can see that, yes, not only are you going to have gutters but the Board will also see that their concerns about the icing on the pavement aren't still going to be there just because the down spout is pouring off onto pavement.

Ms. Bakner: Yeah, I think we can do that with notes on the plan.

Ms. Heinel: That would work.

Ms. Bakner: That's fine. Anything else you need?

Ms. Heinel: Those are only notes I had from what I heard so far tonight.

Chairman Yuille: I have a few comments and they are negative and I held them until the end. I didn't want to start in the beginning and list all the ones that I had.

I've got a problem with the parking because of the layout of this site and the buildings are close together. I'm not asking you to get rid of buildings because I know that would upset some people, but with the parking basically on the outside, somebody like me is not walking from that parking lot all the way into the main entrance. I know there are doors all around that are supposed to be open, I got a problem with that too for security. Anybody could just walk in. Again, I'm basing it on the facility that I'm used to and they have one entrance. I have some concerns about that. There are entrances, if they are not manned, you could wander in. I just want to put my things out there.

The banked parking is a good idea. That one lot that is now shown on this rendering, you could bank another 25 to 30 spaces.

Mr. Steenburgh: I've got 32 spaces that I can bank.

Chairman Yuille: You could add like a row and half. That would be a good feature. The one concern that Peter and I talked about is that roadway that shows on this rendering where the white line is and the gray line, that is the road going into Whispering Pines Phase 1, the single-family homes and the golf course and stuff. It is so close to that building that somebody might park on that road so we need to put some signage along that road to keep people from stopping there.

Mr. Steenburgh: I saw that in the notes.

Chairman Yuille: Especially if you had a unit there and you were delivering groceries to your unit, you would stop and get out and walk them over and put them on your patio, then go back and get your car or whatever it was.

I thought originally, at the original proposal that I believe Steve made and it was MJ Engineering at the time, that there was going to be underground parking in this facility. I'm getting a no back there. I thought that was one of the things. My mistake, I'm getting old.

Mr. Lecce: “Inaudible...”

Chairman Yuille: That was one of the things. The other thing that I have a concern about is those parallel parking along the back of the building. I was wondering if there was any that could be considered, can you redesign those and make them angled parking? Go back to 9 x 18 spaces? I know you said they were 10 x 20. I didn't realize they were parallel spots, but most people can't parallel park, they never parallel park.

Mr. Steenburgh: Understood. There really isn't a way to get an additional angled space in there even at a 30-degree angle.

Chairman Yuille: I just wondered and looked at that today. The original plan that Peter and I looked at the other day, actually it was today. I had a long day today. They showed the piazza which is a nice feature. It looks beautiful but I think it's going to be a problem here with the bollards and all that kind of stuff. Here they had a lot more parking along that roadway and they had a circular parking at the one end of the building where that assembly unit is. There was a roadway that went in and it was a circle that went around and it had parking spaces all the way around the circle which to me, would have facilitated that independent living a little bit more.

Mr. Steenburgh: I think from a grade standpoint that would have been very, very difficult to accomplish because you are dropping pretty good in grading into that interior courtyard. I don't know when that got changed.

Chairman Yuille: I don't either. We were looking at it today and I thought that was a pretty good idea.

Mr. Steenburgh: It predated my time involved with the project.

Chairman Yuille: The parking layout and the interior roadway that goes under the bridges and everything concerns me from what I see at the home that I go to. There are days and maybe it's like going to church on Easter and Christmas where there are not any parking spaces, there are days that the spots are all full. And they only have six (6) handicap parking spots out front, but behind the facility they have a parking lot that probably has 225 cars in there and they also have a couple of spots for electric cars that they don't charge for because it's a county facility. You can go there and plug your electric vehicle in. Apparently on the weekends, the neighbors in the area use that quite a bit.

Ms. Bakner: Tom, just a question, is that skilled nursing facility?

Chairman Yuille: Yes.

Ms. Bakner: That in part explains it in terms of staff and everything and it's a big difference.

Chairman Yuille: You just brought up something, when you mentioned staff. That is the biggest problem that they have and you are talking about a county facility that has pensions, sick days, they have great benefits for the Schenectady County employees and they even offer a 30% differential to get people in there but on the weekends, I'm looking, Steve was talking 24 people to a unit. We have 40. We have five (5) units at this facility and there are 40 people per unit and there are nights that there is one nurse for 40 residents and one (1), maybe two (2) aides. They usually run with four (4) or five (5), but on the weekends, because they are county employees, they have all kinds of sick time and they just call in and don't come to work.

Ms. Bakner: So, a skilled nursing facility would have much greater staffing needs. Many more nurses, many more medical staff...

Chairman Yuille: In theory.

Ms. Bakner: No, in reality.

Chairman Yuille: No, it's not in reality. I've been there for two (2) years. It's not a reality. I would gladly take you over there to show it to you. Steve mentioned six (6) residents to one (1). They are figuring...

Ms. Bakner: For memory care.

Chairman Yuille: For memory care. They are figuring ten (10) and skilled nursing they are figuring ten (10).

Ms. Bakner: That's a reason to want to come to our place.

Chairman Yuille: But again, you have to be able to get the people and every business you see, what is your biggest problem? They can't get help. They are closing the doors because they can't get help. That's not your problem, but that will be a reality you will see.

Mr. Steenburgh: One thing that I just want to throw out there regarding the doors, Tom, that you had a concern on. I know my son is in college right now and they all just have a student ID and you walk up as soon as you get near the door and it unlocks for you and you can access the door, some sort of keypad that does lock on its own after the person enters the facility. Kind of like at a hotel where you are going in one of the side entrances and you swipe a keycard.

Chairman Yuille: Absolutely, but I didn't hear that.

Mr. Steenburgh: That is something we can look into.

Mr. Lecce: "Inaudible..."

Ms. Heinel: These are all swipe cards. I'm just repeating what you say, Lou, because she can't record you from back there.

Mr. Steenburgh: It makes that a little bit more secure having those end entrances with the swipe cards.

Chairman Yuille: The whole problem that I see, if you had less buildings or if the space was a little wider where you could open it up, then you could open up the piazza in the center. You are going to have a lot of traffic through there. That is two (2)-way traffic, right?

Mr. Steenburgh: That's correct.

Mr. Mackenzie: Can I say a few things about that piazza. So, I use an analogy of an Italian hill town. where they let you know, there is a sizable Italian population in Rotterdam which is one reason I felt that would resonate with residents who want to live here. I also happened to spend a lot of time over in Italy in similar type towns, hill towns, with about 3,000 and I can tell you the quality of life is wonderful but one of the things that makes it wonderful is that it's about pedestrians. It's not about the car and I know we tend to have a mindset and a dependence over here, right or wrong, on the car but it's intentional the way we design that to deemphasis the car and not let it interfere with or compromise, if you will, the pedestrian use of that central piazza and we call it a piazza on purpose. The use of bollards, for instance, is so we can erase the notion of a curb, for instance, to make it truly a space that could be used for many different gathering activities. Let's say you close the street and you have a farmer's market or something like that or some other type of weekly, whatever event, art fair in the summertime, much like you would see in an Italian hill town, which is typically what happens. That is really what the piazza is used for gathering weekly events.

It's very much intentional, in other words, the way we designed it to facilitate pedestrian use and both sides would have outdoor dining, outdoor café bars, as part of that. We are probably going to increase the number of amenities spaces that front on it for the same reason. That's really a high priority on our list for how we reinforce that sense of community and it's purposely flanked on both sides by independent living uses as well as assisted to again, sort of reduce that notion of, I'll call it, categories of individuals who live there. That is always a shifting kind of definition anyway. There may be time that IL residents would be in an assisted circumstance and there are different levels of assistance likewise required for that type of resident. But, again, for us it's really important that that is almost kind of a sacred area for pedestrians and not for cars.

We do feel that we have more than enough provisions to control who parks where and how they come and go from the building. I think as far as security, by the way, we can make sure that residents would have controlled access where we would have doors on the perimeter part of the site as far as that is concerned. There are ways to manage all those kinds of things. Again, that is just a philosophical strategy we felt that was really important for what we were trying to accomplish.

Chairman Yuille: One last question, Steve, this facility only goes up to assisted living. If a person who is in the assisted living is no longer capable of just minor assistance, they would have to leave the facility correct and go to a skilled nursing facility?

Mr. Mackenzie: Yeah, most likely. The Code defines assisted living basically somebody who could self-evacuate, leave a building in the event of a fire. They do allow a certain percentage of assisted residents to be what you would consider skilled nursing level, but typically they would only allow maybe three (3) or four (4) in a community of 40 residents or something like that. They recognize it's a challenge these days to meet the demand and what is typically happening is what you're seeing in assisted is becoming more acute. It's kind of blurring, the reason why assisted was created in the first place back in the early 90's, which is a more appropriate setting and affordable setting for that sort of intermediate stage for people. There are other communities, I did one in New Jersey back in the 80's and they don't have a separate component for assisted. It's either independent or skilled nursing. For those that live in independent apartments, they are bringing the services to the resident so they don't move to a different setting. That's not always ideal for other reasons because in our case, for instance, the assisted units will not have a full kitchen, which is another way to make it more affordable. The IL residents will have a full kitchen. That is all part of recognizing that affordability, likewise, it is important for what we build day one (1) as well as how you staff it. So, many factors but it's also evolving for sure, but those are some of the considerations that we have to think about as we design it.

Chairman Yuille: You answered my question. In my situation my wife would not be able to live in this facility. She needs total care. She can't walk, she can't feed herself, she can't bathe, she can't dress herself and it's deteriorated over the last two (2) years.

Mr. Mackenzie: It's a whole different world. I know Lou has thought about that. I don't know what strategies he is thinking about but the ideal circumstance for sure as Brett mentioned at the beginning is a campus where you truly have all the so-called niches on the continuum, independence or dependence from 55 and older up until I will call it the skilled nursing circumstance. That is truly ideal. I've seen that in terms of how my parents had to navigate through those different stages too, including memory care.

Chairman Yuille: This is a great facility the way it's laid out with independent living on one side and with the memory care and assisted living you can progress from one unit to the independent living to the assisted living and then into the memory care if you needed it.

Mr. Mackenzie: Plus, if a spouse ends up in memory care and the other is in independent or assisted, it allows for that kind of flexibility.

Chairman Yuille: I wish I could have used a facility like this but we don't have a lot like that.

Mr. Mackenzie: I agree.

Mr. Collins: Tom mentioned that the parking is so far away, is there any way that you could have a signage or something where you have a security guy say that if you need assistance from going to the parking to the main, someone could go and pick them up in a cart. It's just a suggestion because there are a lot of people, that is a hell of a hike. You call a number and they come out and get you and bring you over to the main entrance. It's just a suggestion but you're building a really high-class place here and those little things may mean a lot of people.

Mr. Mackenzie: I was going to mention this and I forgot but valet parking is certainly an option for this type of community and I think that would help address some of those concerns that you mentioned, if needed.

Mr. Collins: Just a suggestion.

Mr. Steenburgh: Absolutely. I appreciate that and that is a good idea.

Chairman Yuille: Anybody or the Board have any other questions? I know I belabored a lot of points here, but when this project comes back in the next submittal, I would like to see where the generators are located, where the compactor is located and how it's going to be shielded and that type of thing. Things that are not on the drawing right now need to be on there for us to look at.

Mr. Steenburgh: I don't believe there is a compactor.

Chairman Yuille: Steve mentioned the compactor.

Mr. Steenburgh: Internal compactor would be inside the building.

Ms. Heinel: I just had one last item and it shouldn't take a lot. The only other concern I had was when we were talking about the build out and phasing for the assisted living and the memory care unit. You mentioned those wouldn't be built out until theoretically you reached a certain capacity at your independent level but the pads would be there ready to go. When you say the pads are ready to go, do you just leveled and graded or do you mean concrete down there and ready to build on?

Mr. Steenburgh: Leveled and graded.

Ms. Heinel: I have seen that happen in other projects where the concrete was poured but it ended up being an abandoned project because they never got that out. I didn't want to have the Town in a situation where we said okay that's fine and then it never happened and then there is just concrete pads out there.

Mr. Steenburgh: Just leveled, graded and seeded.

Ms. Heinel: Okay. Thank you.

Chairman Yuille: It would be pre-approval to put them in. You wouldn't need to come back for anything, would you?

Mr. Steenburgh: If there were deviations from this plan, yes. If there were no deviations from this plan, I wouldn't see where we would need to.

Chairman Yuille: I believe in the narrative it said when the center unit got to 50% you would build the easterly pad and then when that one got to 50% you would build the westerly one or vice versa.

Mr. Steenburgh: If it complied with this plan and there weren't any deviations necessary, we would not need to come back.

Chairman Yuille: Peter, anything?

Mr. Comenzo: The only comment that I had and I think Steve brought this point home, this central piazza area is really where you want to invite pedestrian to go and, in this climate, and looking at the spacing of these buildings, that area is going to be shaded for a good part of the day. Plowing and everything else, I would recommend that it be heated because then people would not be so scared to potentially leave their apartment and get outside at least the sidewalk areas. That should be something to look at to at least keep areas clear that would be main pedestrian traffic. That is the point that Steve was trying to drive home, that this is going to be a pedestrian area and very pedestrian friendly, but if there is ice and snow there in the wintertime, it is not going to be that.

Chairman Yuille: I think Ron mentioned that he had seen a couple of places that had a heated...

Mr. Treers: It's a wonderful thing. We have done it with a number of projects and seen it in a number of places.

Chairman Yuille: Anybody else? Nobody? Anything else?

Mr. Steenburgh: No, I think I'm good. We are through SEQR through the EIS process. We are here for a sketch plan and we will get you the information you require and we would like to get this approved and moved forward.

Chairman Yuille: We can have a sit-down meeting at some point too.

Mr. Steenburgh: Whatever you need from us, we will get that to you. Thank you very much.

Chairman Yuille: Steve, anything?

Mr. Mackenzie: There's a lot more I could say, I don't know that I need to. I do appreciate being able to participate remotely. Thank you. I enjoy talking about projects like this. Appreciate all the questions.

Chairman Yuille: Thank you very much for your presentation. We appreciate it.

Mr. Steenburgh: Thank you very much. Appreciate your time.

Chairman Yuille: Anything else, Lou?

Mr. Lecce: No.

Chairman Yuille: Teresa?

Ms. Bakner: We're good.

Meeting adjourned at 9:09 p.m.

Motion to adjourn the meeting was made by Mr. Collins and Mr. D'Alessandro seconded the motion.

Next meeting scheduled for September 5, 2023

Respectfully Submitted,

Marlo L. Carter
Planning Commission Secretary