

# **Whispering Pines Project**

Original Senior Living Development Plan Submitted in **March, 2017:**

**680 units in total:**

144 Assisted Living Units

108 Memory Care Units

278 Independent Living Units

150 Single Family Units (both townhomes and cottages)

5,000 sf Urgent Care Facility

Modified Senior Living Development Plan

**521 units in total:**

144 Assisted Living Units

108 Memory Care Units

144 Independent Living Units

125 Single Family Units (both townhomes and cottages)

Urgent Care Facility removed from proposed development plan.

Town Board declared lead agency under NYCRR Part 617 State Environmental Quality Review Act (SEQR) on March 8, 2017 and circulated the project to all involved/interested agencies on March 9, 2017.

Modifications to the project were submitted at the May 24, 2017 Public Hearing. A video recording of the developer's presentation and Public Hearing are on the Town's Website at [www.rotterdamny.org](http://www.rotterdamny.org).

Questions from the May 24<sup>th</sup> Public Hearing.

**1) Was there a visual profile completed for the Ghents Road properties? (Pierce)**

No. The applicant had a Visual Assessment completed by the engineering firm CT Male Associates that included 4 profile views. None of the profiles were from Ghents Road.

**2) Why does the Comprehensive Plan not address a Senior Living District and why is this zone not generic? (Dodson)**

The Town's Comprehensive Plan was adopted in 2001. Many of the implementation tasks identified in this document have been completed, however, implementation of accommodations for senior housing has not been addressed to date. The Comprehensive Plan identifies the following implementation tasks which this proposed Senior Living District attempts to address:

1. Expand opportunities for housing arrangements to meet the increasing needs of the elderly and disabled.
2. Encourage development patterns that promote housing diversity, appropriate non-residential diversity, and conserve natural resources.

**3) Why would the Town have blanket dedication provisions without details for water, stormwater, and sewer infrastructure? (Dodson)**

The Town typically does not own water, stormwater, or sewer infrastructure on private property, however, it does own these facilities on public rights of way and public property. For larger residential projects (apartments, condominiums), the Town typically will require the developers to grant easements to the water and sewer facilities so that they may be accessed in case of an emergency. The Town's Engineering Firm (CHA) is reviewing this proposed project has requested additional information from the developer regarding the proposed water and sewer infrastructure. At this stage of the project, the developer is requesting a Change of Zone for the property. If the zoning is changed by the Rotterdam Town Board, the Planning Commission will be reviewing the site plans where the proposed systems will be much more detailed in design. Any decision regarding dedication of proposed infrastructure will be made by the Town Board once all of the information has been submitted.

**4) Have you looked at the intersection of Carman Road and Lydius Street? (Robbins)**

Yes. A traffic impact evaluation was completed by the applicants traffic engineering firm VHB on April 7, 2017 which included this intersection. The New York State Department of Transportation (NYSDOT) is currently in the beginning stages of evaluating this intersection for potential safety improvements. At this time, no specific details on the proposed improvements are available, however, the project is moving forward and is scheduled for letting in December 2019.

**5) Is Fort Hunter proposed to be used as an access point for this project. Is the Brown Farm property going to continue to be used for agricultural and composting purposes? (Robbins)(Fox)**

No. The site plan does not propose an access to Fort Hunter Roadway and the developer has indicated that all agricultural operations will cease once this project area is developed.

**6) Will there be a buffer between this project and the adjoining residences? (Robbins)**

Yes. The developer is proposing a buffer. Final distances and design will be determined by the Planning Commission during site plan review.

**7) Has there been an impact study on Traffic, Water Supply, Water Table, Sewers, Wetlands, Wildlife? What is being done as far as the SEQR Process. (Vincent/West/Dodson).**

This project is considered a Type 1 Action under the SEQR. Due to the size of this proposal, the Town has retained the services of a Town Designated Engineering (TDE) firm to assist in the environmental review of the project. The applicant has prepared a Full Environmental Checklist and has provided additional studies in support of the environmental review. The TDE and Town staff have reviewed the materials submitted to date and provided comment as well as a request for additional information. The scope of the project was recently changed as discussed at the May 24, 2017 Public Hearing. As a result, a revised traffic analysis was submitted by the applicant's traffic engineer and is currently under review by the TDE, Schenectady County Department of Public Works, and NYSDOT. This revised traffic analysis has been uploaded to the Town Website. Additional studies are still being prepared and being reviewed by the TDE and other involved/interested agencies as part of the SEQR process.

**8) Will a decision be made at the June 14, 2017 Public Hearing?**

No. The SEQR process must be completed prior to the Town Board making a decision on the Change of Zone and adoption of the Senior Living District legislation. The Town is awaiting additional public comments, agency comments, as well as additional SEQR environmental information prior to scheduling this project for a decision.