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TOWN OF ROTTERDAM

TOWN BOARD SPECIAL MEETING

STENOGRAPHIC MINUTES OF SPECIAL MEETING conducted
in the above-entitled matter on Friday, the 11th day of
May, 2018, at the Rotterdam Town Hall, 1100 Sunrise
Boulevard, Rotterdam, New York, commencing at 6:00 p.m.

TOWN BOARD AND OFFICIALS:

STEVEN TOMMASONE, Supervisor
EVAN CHRISTOU, Deputy Supervisor
JOSEPH GUIDARELLI, Councilmember
SAMANTHA MILLER-HERRERA, Councilmember
STEPHEN SIGNORE, Councilmember
DIANE MARCO, Town Clerk

REPORTED BY: THERESA L. ARDIA, CSR, RPR, RMR

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P R O C E E D I N G S

1
2 SUPERVISOR TOMMASONE: Ladies and gentlemen,
3 we're going to start. Good evening, everyone.
4 Welcome to the May 11th, 2018 Special Meeting of
5 the Rotterdam Town Board.

6 Ms. Marco, would you call the roll, please?

7 MS. MARCO: Mr. Christou.

8 MR. CHRISTOU: Present.

9 MS. MARCO: Mr. Guidarelli.

10 MR. GUIDARELLI: Present.

11 MS. MARCO: Mrs. Miller-Herrera.

12 MS. MILLER-HERRERA: Present.

13 MS. MARCO: Mr. Signore.

14 MR. SIGNORE: Present.

15 MS. MARCO: And Mr. Tommasone.

16 SUPERVISOR TOMMASONE: Present.

17 MS. MARCO: Five present.

18 SUPERVISOR TOMMASONE: Please stand for the
19 Pledge.

20 (Whereupon, all present stood and recited the
21 Pledge of Allegiance.)

22 SUPERVISOR TOMMASONE: So before we begin and
23 get into the public comment privilege of the floor
24 for this evening's meeting, I just want to make

1 mention of a couple things. We have, I think,
2 well over 20 people signed up to speak this
3 evening.

4 What we're going to do is I'm going to set a
5 timer just for four minutes. When you're at four
6 minutes, I'm just going to put my hand up like
7 this. It doesn't mean you have to stop right
8 away. Please don't put your brakes on. Just take
9 a few seconds and wrap up your comments so you can
10 make sure whatever it is you'd like to say you get
11 out. But I don't want to be put in a position
12 where someone wants to command the microphone for
13 10 or 15 minutes or longer, please. So I
14 appreciate your attention with that.

15 Also, please, if you can, refrain from making
16 any comments back and forth in the seats, the
17 people that may be in support or not of the
18 proposed project that is really before us and
19 during this public hearing. Be professional. It
20 just doesn't help us to not be.

21 Also, more importantly, the stenographer is
22 here in order to take accurate notes of the
23 questions that are being asked, the comments that
24 are being made here this evening. So I ask you

1 for your patience and, again, your
2 professionalism. I appreciate it very, very much.

3 So the first order of business that I'd like
4 to have is just have a presentation by Jean
5 Lowenstein. She is the Town-designated engineer
6 from Clough Harbour & Associates. So she's only
7 going to take a few minutes and say something,
8 tell us about the project and where we are in the
9 process right now. Thanks, Jean.

10 MS. LOWENSTEIN: Thank you, Supervisor. As
11 the Supervisor stated, I'm here tonight just to
12 give a really quick overview of this project and
13 also to identify where we are in the SEQRA
14 process.

15 As most of you already know, the Whispering
16 Pines Senior Living District is a 96-acre parcel
17 located between Helderberg Avenue and the New York
18 State Thruway. It consists of 125 single-family
19 homes, both town homes and detached; 119
20 independent living units, 144 assisted living
21 units, 109 (sic) memory care units and will
22 include a 9-hole executive golf course.

23 Maximum structure height is three stories.
24 There will be two access points and the project

1 will be constructed in four phases and will take
2 place over approximately four years.

3 In regards to SEQRA, the project is a SEQRA
4 Type I action. The Town Board -- excuse me. For
5 those of you who don't know, SEQRA stands for the
6 State Environmental Quality Review, which is the
7 process we're in right now.

8 The Town Board, as lead agency, issued a
9 Positive Declaration on February 14, 2018 and, at
10 that time, determined that there would be public
11 scoping. They accepted a draft scoping document
12 on February 14 and allowed public comment on the
13 scope through March 14, 2018.

14 Comments that were received by the Town were
15 considered and changes were made to the final
16 scope, which was submitted to the Town on March
17 21st. At the Town Board's March 28th Town Board
18 meeting, they accepted final scope.

19 Subsequently, the applicant submitted the
20 Draft Environmental Impact Statement, or EIS, to
21 the Town on April 11, 2018. A completeness review
22 was conducted to ensure that the document meets
23 the criteria for completeness based on the final
24 scope.

1 Completeness comments were issued on
2 April 20th and the applicant submitted an updated
3 DEIS on April 23rd. Again, the DEIS was evaluated
4 against the scope for completeness in order to
5 determine if it was complete and adequate for
6 public review.

7 As Town-designated engineer, we recommended
8 that the Town Board could consider it as complete
9 for public review. And at their April 25th Town
10 Board meeting, they did determine -- they did deem
11 the document adequate for public review and opened
12 the public comment period.

13 The public comment period runs through
14 May 25th, 2018. All comments that are received
15 tonight and in written form up until and including
16 May 25th will be reviewed and considered to be
17 included in the Final EIS.

18 If anyone has not had the opportunity to
19 review the document, it is on the Town's website.
20 It's also available at the Town Hall in hard copy
21 form as well as at the Rotterdam branch of the
22 Schenectady Library.

23 All substantive comments will be addressed in
24 the Final Environmental Impact Statement. And

1 once that is submitted, the Town will be
2 responsible for assessing it and preparing a
3 Statement of Findings on whether to approve or not
4 approve this project.

5 Thank you.

6 SUPERVISOR TOMMASONE: Okay. Thanks for your
7 time.

8 And as Ms. Lowenstein said, comments will be
9 accepted through May 25th, 2018. The Rotterdam
10 Town website is www.RotterdamNY.org. And when you
11 go to the Town's website, there is a section that
12 basically says "Town proposed concepts", but if
13 you put in "RotterdamNY.org" and backslash, then
14 just type the words "senior" dash "living" dash
15 "community.ashx", it will bring you right to the
16 page on the website that has the Draft
17 Environmental Impact Statement section.

18 What we're going to do is we're going to open
19 up three public hearings at once this evening.
20 And what we will do is call each speaker up to the
21 podium -- again, I saw some people come in, so I
22 just want to be brief again and let everyone know
23 the process here.

24 We're going to hold you to four minutes and

1 after the four minutes is up, I'm just going to
2 put my hand up, try to wrap up your comments, take
3 another 15 seconds or so, so that the next speaker
4 can have the opportunity to get up and speak.

5 So Ms. Marco, let's start with -- if you
6 don't mind, we're going to open all three public
7 hearings at once. So please read each public
8 hearing.

9 THE CLERK: Number 1: Draft Environmental
10 Impact Statement, DEIS.

11 Number 2: To create a new zoning
12 classification of Chapter 270, "Zoning", Article
13 XXXI, entitled "Senior Living District".

14 Number 3: "To allow for a Change of Zone
15 request from Lecce Senior Living, LLC for property
16 located in Rotterdam, New York 12306, known as Tax
17 Map Nos. 71.5-1-5.112 (2188 Helderberg Avenue),
18 71.5-1-7.1 (2196 Helderberg Avenue), 71.5-1-5.111
19 (2200 Helderberg Avenue), 71.5-1-9 (2204
20 Helderberg Avenue), 71.5-1-8.111 (No Address),
21 71-5-1-8.112 (2208 Helderberg Avenue),
22 71.5-1-10.21 (2212 Helderberg Avenue) and
23 71.9-2-21.11 (Brown's Farm). The applicant is
24 requesting a Change of Zone from Agricultural

1 (A-1) to Senior Living District (SLD) for a
2 project to be known as the Whispering Pines Senior
3 Living Community. The proposal is to generally
4 consist of the construction of 125 single-family
5 homes (town homes or detached), 119 independent
6 living units, 108 memory care units, 144 assisted
7 living units, reconfiguring the existing 18-hole
8 executive golf course into a 9-hole executive golf
9 course that includes a new 2,500 square foot
10 clubhouse and 1,300 square foot maintenance
11 building on a plus-or-minus 90 acres. A total of
12 496 residential units are proposed and will be
13 developed in up to four phases over an estimated
14 four-year period, depending upon market demands.
15 This will be accompanied by the addition of sewer
16 and water infrastructure and roadways, as well as
17 stormwater management features."

18 SUPERVISOR TOMMASONE: Okay. Thank you. And
19 when you do come up, please address your comments
20 to the Board. Also, I ask that we not get into
21 again a question and answer session here this
22 evening. The comments and the questions that you
23 have we will collect and then provide written
24 comment back to everyone.

1 So Ms. Marco, who's first?

2 THE CLERK: Joel Bianchi.

3 MR. BIANCHI: Good evening, Town Board,
4 Supervisor. Joel Bianchi from M.J. Engineering.
5 My firm, M.J. Engineering, was the primary author
6 of the DEIS supported by various consultants. I
7 will be brief because a lot of the information
8 that I was going to cover has already been talked
9 about.

10 The project is located on Helderberg Avenue.
11 It includes eight adjacent parcels totaling
12 approximately 96 acres. Under the proposed Senior
13 Living District zoning designation, senior housing
14 will be applied to approximately 84 acres of the
15 project.

16 While the current proposal reduces the number
17 of units, it removes all commercial elements with
18 the exception of the golf course and attempts to
19 address comments received from the Town and the
20 public over the last year. The primary concept of
21 the project to create a senior living community to
22 allow residents to age in place remains intact.

23 So to briefly summarize the changes from what
24 the original proposal was versus what we're

1 proposing today, the original concept had roughly
2 680 units, maximum building stories of four
3 stories, uses and facilities of the living
4 community center, including pool, fitness center,
5 spa, cafe; all of those uses were open to the
6 public.

7 We also have reconfigured the golf course
8 into a 9-hole course and we originally proposed a
9 five thousand square foot medical office and
10 urgent care available to the public.

11 Now, we're proposing 496 units, reduced the
12 number to a max stories of three stories and uses
13 and facilities associated with the living
14 community of a spa and pool are still available
15 but only available to the residents, and then the
16 9-hole course is still planned to be reconfigured.

17 So to just summarize those changes, the
18 living units got reduced by 184 residential units.
19 We've reduced the building height from four to
20 three stories max. The medical office/urgent care
21 has been eliminated.

22 Other changes: Parking spaces have been
23 reduced from 456 to 374, not the 600-plus that may
24 have been reported. And then again with the

1 exception of the golf course remaining open to the
2 general public, there are no aspects of the
3 current project that are considered commercial
4 uses.

5 So briefly to go over infrastructure
6 improvements, the project will extend water from
7 the Town water system on Helderberg Avenue into
8 the site at no cost to the Town. Electric and
9 natural gas will be extended from the National
10 Grid system at Helderberg Avenue into the site at
11 no cost to the Town.

12 Sewer will come from the Town system either
13 at Helderberg Meadow subdivision to the east,
14 Hamburg Street to the west, both approximately a
15 third of a mile away from the project at no cost
16 to the Town.

17 Stormwater management will be on-site where
18 the majority of these systems are located away
19 from adjoining properties. We will be
20 maintaining or decreasing the amount of runoff
21 that leaves the site. All stormwater management
22 systems will be owned by the project sponsor at no
23 cost to the Town.

24 Two drives are proposed off Helderberg

1 Avenue, both full access. There's internal roads.
2 Emergency access will be provided off Keator Drive
3 with locked gates and access available only to
4 emergency responders.

5 Now, speaking to the Town's Comprehensive
6 Plan, the Town's Comprehensive Plan speaks to the
7 need for senior living arrangements in the Town of
8 Rotterdam. Specifically, the Findings Statement
9 states: "With an aging population comes the need
10 for senior citizen housing. Rotterdam has a
11 severe shortage of senior citizen apartments;
12 however, the recent approvals of funding by the
13 New York State and HUD will improve the number of
14 available units located in the Town. The Town
15 should encourage the development of new housing
16 that is reasonably priced through the adoption of
17 specific regulatory measures."

18 The Comp Plan also had other implementing
19 tasks. We believe this project meets those. It
20 provides housing options strictly for seniors. It
21 provides housing diversity. It provides
22 nonresidential uses in the form of the golf course
23 and, most importantly, conserves natural
24 resources.

1 Some other facts, and I'll be brief. Again,
2 all improvements proposed are completed without
3 any funding provided by the Town. The project
4 will impact the local school district in a
5 positive manner with an increase in tax revenue
6 without any school-age population.

7 And again, to talk about the study, the DEIS
8 includes various studies that were taken in-depth
9 covering various topics. I won't go into detail.
10 And again, we look forward to addressing public
11 comments in a response summary of the FEIS as the
12 next step of the process.

13 SUPERVISOR TOMMASONE: Thank you.

14 THE CLERK: Melvin Mintz.

15 MR. MINTZ: Good evening. Obviously, my name
16 is Melvin Mintz. I live at 2273 Helderberg
17 Avenue. And I just want to say this before I
18 really get started; I was remiss the last time I
19 spoke. I didn't welcome the two new Board members
20 and congratulations on winning and I wish you a
21 lot of luck.

22 Features and amenities: Private in-building
23 garages. Elevator access. Secured access
24 building. Community clubhouse. Village room.

1 Private movie theater. State of the art fitness
2 center. Complimentary coffee bar. Resort style
3 swimming pool.

4 Holy mackerel. Where is this?

5 Well, one would use the terminology right
6 around the corner from Helderberg Avenue on Curry
7 Road. It's called Vista Square and it has over a
8 hundred apartments, et cetera, and in two phases.

9 So why do we need another existing type of
10 entity in a highly residential primarily beautiful
11 community in Rotterdam, A Nice Place To Live,
12 that's strictly residential one hundred percent
13 from Curry Road to County Line Road?

14 It has approximately 12 roads that are access
15 to Helderberg directly. I didn't count the houses
16 on the side streets, but there are 98 homes on
17 Helderberg Avenue plus, not counting homes on the
18 corners.

19 Secondly, we now have large trucks coming
20 down, tractor trailers. Why? Because they can't
21 travel on Curry Road and go under the underpass.
22 They have to turn at Curry Road and Helderberg, go
23 down to County Line, and I happen to live on the
24 corner and I live with it, and go down County Line

1 to go around and circumvent the underpass.

2 Three. Has anyone checked the Thruway -- the
3 bridge over the Thruway structurally for the
4 additional traffic that's going to be created and
5 the type of trucks that are going to have to come
6 and continue coming down Helderberg Avenue?

7 We have a situation on Helderberg now that's
8 called Birch Gardens. It started out one way and
9 had to change over the year or two, because they
10 couldn't fill it necessarily on the project the
11 way it was, senior citizen only.

12 Now, they have people in certain sections of
13 that project that has changed when it started one
14 way and, now, it's different where we have,
15 understandably, people with children.

16 Putting to that point, I think we've all seen
17 the school district called Mohonasen School
18 District and what it's going through, positions
19 eliminated and the proposal included one full-time
20 administrator, ten full-time teaching positions
21 and other part-time teaching positions.

22 The district officials estimate the
23 reductions will increase class size in grades K
24 through 6. Now, we're supposed to have senior

1 citizens this development, but who knows what's
2 going to change in six months or a year from now
3 if they don't fill it or when the second phase
4 comes along? And Rotterdam has allowed a change
5 on some of its projects after it's presented to
6 us, the public.

7 What I am saying to you is that I am not
8 against the 9-hole golf course and I'm not
9 necessarily against the single homes. Why can't
10 we have the developer take a look at building two
11 hundred and three hundred and four hundred
12 thousand dollar homes throughout this project area
13 instead?

14 I understand the people that own the golf
15 course would like to sell it. They've been here
16 70 years or plus, the people. I've been in the
17 Town of Rotterdam where I live for 55 years, so
18 it's not as great.

19 So I'm asking you to take a look and see why
20 we can't develop so you get tax money. This
21 development definitely could have the negative
22 effect on the 98 homes and the homes on the side
23 roads that tax money will be reduced by this
24 development. Thank you.

1 SUPERVISOR TOMMASONE: Thanks, Mr. Mintz.

2 THE CLERK: Kirk Armstrong.

3 MR. ARMSTRONG: Hi. Kirk Armstrong. I'm one
4 of the owners of Whispering Pines. Mainly, I just
5 wanted to come down today to thank a lot of the
6 neighbors I've been friends with for years; a
7 majority of the people in our neighborhood
8 actually support this program.

9 SUPERVISOR TOMMASONE: Excuse me. Please.
10 Come on.

11 MR. ARMSTRONG: You're going to hear a lot of
12 noise from a small, very vocal minority, but I've
13 gotten letters over the years, all last year,
14 letters, nice letters from people, telephone
15 calls and, mostly, a lot of them just stop in to
16 let us know that they're in support of the
17 project.

18 And let's talk about the way development
19 should be done these days. Putting a bunch of
20 single-family houses in there is not the way to
21 go. Modern development these days is cluster
22 housing.

23 When we first talked about selling this, that
24 was the first thing that builders came to us

1 wanting to do, single-family houses. That's why I
2 got a hold of Lou Lecce. When I saw the
3 development, the senior development, that he did
4 over in Glenville, to me, that's the most
5 appropriate thing for that area.

6 It's not going to have the negative impact of
7 the suburban sprawl again. Okay? So mainly, I
8 just wanted to thank a lot of the neighbors for
9 coming in. I want to thank Joe Guidarelli for
10 stopping over to look at the land. He's the only
11 member of the Town Board who's come over to look
12 at it. Steve was over one time last year.
13 Whether he votes for it or not, I don't know, but
14 at least he says he's going to have an open mind
15 and that's all I can ask.

16 So I'd just like to tell the Board members
17 you guys are there to do what's best for the
18 majority of people in this town. This is a
19 project you want to vote for and it should be a
20 unanimous vote of approval for you. Thank you.

21 SUPERVISOR TOMMASONE: Thank you.

22 THE CLERK: Mary Mlodzianowski.

23 MS. MLODZIANOWSKI: Good evening, everybody.
24 My name is Mary Mlodzianowski. Good evening to

1 the Board, everybody in the room tonight. I'm
2 here tonight to let everybody know that I support
3 the project. I've lived in Rotterdam for 63
4 years, resided in my home for 43.

5 There's a lot of seniors in Rotterdam. And I
6 would ask that people really give a turn to them,
7 time for them to move on, relocate. So make that
8 your consideration. And we are for the project
9 ourselves, my husband and I. Thank you.

10 THE CLERK: Bill Sheehan.

11 MR. SHEEHAN: Hi. My name is Bill Sheehan.
12 I live at 2241 Helderberg Avenue. There's a long
13 list of people to speak, so I'll get to the point.

14 This is the wrong project in the wrong place.
15 Literally, residents in the area south of the
16 Thruway don't really want it. A simple drive
17 through the area will tell you that. Signs on
18 almost every property between the high school and
19 County Line Road are sending you that message.

20 What we have is a really nice residential
21 neighborhood. We have plenty of rush hour traffic
22 as it is, morning and evening. It's an easy route
23 between Schenectady and Guilderland and a lot of
24 people take advantage of it. But in those

1 off-peak hours, it's an area that joggers,
2 bicyclists, dog walkers avail themselves to and
3 enjoy quite a bit. It's quiet enough in the quiet
4 times that you can hear cars running up and down
5 the Thruway. You can hear a train passing on the
6 tracks that are over a half a mile away.

7 And from my house on the corner of Helderberg
8 and Fisher, you can hear the marching band
9 rehearsals all the way from the high school. It's
10 a good quality of life. It's why I live here.
11 I've been here for 23 years. And I've spent that
12 time and a lot of money, as a lot of people on the
13 street have, to make it and keep it nice.

14 This development will ruin all of that. The
15 project construction, four years worth, the
16 additional traffic, will degrade that quality of
17 life.

18 Zoning is meant to protect areas like this
19 and spot zoning, which is what I see this as,
20 undermines that whole concept. It's unfair to
21 people who have invested here, who work daily to
22 keep our neighborhood as we like it.

23 Surely, there are other places that the
24 developer could build without disrupting an area

1 that really doesn't need the headache. If the
2 Armstrongs want to move along, it's
3 understandable; people do want to move along.

4 Has the Town given any thought to the
5 purchase of the golf course and adding it to the
6 Town's recreational options?

7 The City of Schenectady and the Town of
8 Colonie have golf courses and they make them work
9 for the community. Perhaps, that's an option
10 here. The developer's fortunes and their
11 considerably sized company after looking over
12 their website, their fortunes don't rise and fall
13 on this project but ours do.

14 Don't ruin one of the nicer neighborhoods in
15 this town. Find the developer acreage somewhere
16 else. We ask you to reject this zoning change and
17 stop this plan for this place once and for all.
18 Thank you.

19 THE CLERK: Rachel Rappazzo.

20 MS. RAPPAZZO: Hi. Thank you very much for
21 allowing me to speak. I came tonight to support
22 this project and I wanted to voice the perspective
23 of a family that actually needs assisted living in
24 this community.

1 My family and I have, over the past year,
2 started to deal with a parent that has become
3 significantly ill and needed a lot of care.
4 During the time that we started to deal with this,
5 we started to realize we need to find other
6 options and when we looked around in our town, we
7 had no options. There are zero options here.

8 My mother-in-law needs assisted living and
9 needed assisted living desperately and we have
10 nothing in this town. We're a very close-knit
11 family. We see her at least every other day. My
12 husband is at her house at least every day. And
13 she now has to be too far away from us for us to
14 be able to continue to do that.

15 One of the things that I would point out is
16 when you have an elderly parent that needs a lot
17 of care, you have to enlist the help of a lot of
18 people. And one of the issues that the proponents
19 bring up is that there's going to be about 200
20 employees coming in and out of this project.

21 Well, when we attempted to keep my
22 mother-in-law at home, we had to bring in Hospice
23 and visiting nurses and home health aides and
24 preachers and massage therapists and people to

1 handle her medication and people to clean her
2 house. I was there at least three times a day
3 myself changing diapers, cleaning the house,
4 making sure she had food. My husband had to leave
5 work every single day to bring her lunch, bring
6 her dinner.

7 There is a significant amount of people that
8 are already coming into this town just for one
9 elderly parent. I can't imagine the amount of
10 people that are coming into this town already for
11 all of the elderly people that need care here, and
12 I think it's probably far more than 200 people.

13 On top of that, my mother-in-law purchased
14 her home in Rotterdam in 1968. For 30 years prior
15 to that, she lived on Cox Avenue and then
16 purchased a home on Cox Avenue. I now live in
17 that home on Cox Avenue.

18 She raised five children in this community.
19 She paid taxes. Her husband ran a small business,
20 a business that her sons took over, my husband
21 included. She deserves better. She deserves to
22 be in the middle of this town, in a nice area and
23 not on the outskirts, not in a commercial
24 district.

1 We want access to her close and daily, and we
2 want her to have a nice home that provides some
3 assisted living that we can visit on a daily
4 basis. The residents of our town that need this
5 type of care deserve better. They deserve a nice
6 area and they deserve a nice home. So I would ask
7 the Board to support it. Thank you.

8 SUPERVISOR TOMMASONE: Thank you.

9 THE CLERK: Chet Pennacchia.

10 MR. PENNACCHIA: Hi. Good evening. My name
11 is Chet Pennacchia. I'm speaking on behalf of my
12 mom who is a senior in the Town of Rotterdam. She
13 resides at 1133 Trinity Avenue.

14 And we're kind of going through the same
15 thing with her as this lady just mentioned a
16 little while ago. So I'm here to speak in favor
17 of this project tonight and support the Whispering
18 Pines development.

19 Seniors in Rotterdam need a development so
20 they can retire and stay in their hometown, so
21 they can continue to live their lives. This
22 development allows residents to stay in a place
23 that will consistently meet their needs as they
24 age and get older.

1 The Town and the Mohonasen School District
2 will greatly benefit from the new taxes they
3 receive based on this project. With the type of
4 construction and the maintenance-free living that
5 they're proposing, the nature trails, the golf and
6 tennis courts that they're proposing, all these
7 features of this project make it a win/win for the
8 residents and seniors in the Town of Rotterdam.

9 So I would vote in favor for the Town to pass
10 and approve this project. Thank you.

11 THE CLERK: Anthony DiCarlo.

12 MR. DiCARLO: I'm Anthony DiCarlo. I live at
13 426 Janie Court in the Town of Rotterdam. I also
14 own property on Curry Road. I grew up on
15 Helderberg Avenue. I've had every opportunity to
16 leave this area. I chose not to. And as I grow
17 older, I choose not to in the future. So I
18 support this project one hundred percent. That's
19 it.

20 THE CLERK: Kathleen Conboy.

21 MS. CONBOY: Good evening. I'm Kathleen
22 Conboy and I live on Fabian Drive here in
23 Rotterdam. I moved here -- oh, I'm a youngster --
24 only maybe 20 years ago, because I knew this was a

1 nice place to live. I love the access to
2 healthcare, doctors, pharmacies. There's great
3 grocery shopping. There's public transportation.
4 Rotterdam has a lot going for it.

5 But I'm finding -- and I worked for many
6 years with seniors here in Schenectady County --
7 that most of us, again, as we get to a certain
8 age, begin to realize we can't always continue to
9 maintain our homes, but we sure would like to stay
10 here in the area.

11 When I first heard about this project, I
12 thought "Doesn't that sound like just exactly what
13 I and so many of my friends are looking for?"

14 I honestly can't imagine how this is
15 threatening to people to have a group of people
16 like me sharing a housing area with meals
17 available if you don't feel like cooking and
18 exercise and all the things that are important as
19 we age.

20 Staying where we are, aging in place,
21 remaining independent, staying as healthy as
22 possible and having friends that we can walk with
23 and talk with.

24 So as I get older and realize that I'm going

1 to have to give up my home, like others who have
2 spoken, I'm thinking "Where will I go?"

3 This is a wonderful opportunity in Rotterdam
4 for those of us who want to continue to live here.
5 I strongly support the project. I have spoken
6 with many others who also do. I just don't want a
7 small minority to speak for many of us who truly
8 think this is a great project and who support it.
9 Thank you.

10 SUPERVISOR TOMMASONE: Thank you.

11 THE CLERK: Del Pierce.

12 MR. PIERCE: Good evening, Mr. Supervisor,
13 members of the Town Board, Madam Secretary. So
14 I'm here --

15 SUPERVISOR TOMMASONE: Just state your name
16 and address, please.

17 MR. PIERCE: Oh, I'm sorry. Del Pierce. I
18 live at 2253 Ghents Road. I've been a resident at
19 that address for a little over 40 years.

20 I'm not at all surprised that we're here
21 again tonight one year after you voted down the
22 initial proposal. Let me tell you why.

23 On June 14th of 2017, by happenstance, I sat
24 next to a person I had never met, Shelley Dodson.

1 Directly in front of Ms. Dodson sat Mr. Lecce, the
2 developer of the Senior Living Project at
3 Whispering Pines.

4 During the debate on that project involving
5 people from the audience, including Mr. Dodson,
6 Shelley's husband, and members of the Board, Mr.
7 Lecce leaned back in his seat and said a remark to
8 Ms. Dodson that I clearly heard. I quote: "If
9 this doesn't pass, I'm not going away. I hope you
10 have deep pockets." Closed quotes.

11 I e-mailed each and every one of you,
12 including Ms. Marco, with my concern regarding the
13 appropriateness of that remark. I never received
14 a single reply.

15 So I'm here again tonight to voice my
16 opposition to the Village at Whispering Pines for
17 the following reasons:

18 Spot zoning. The classic definition of spot
19 zoning is, in quotes, the process of singling out
20 a small parcel of land for a use classification
21 totally different from that of the surrounding
22 area for the benefit of the owner of such property
23 and to the detriment of other owners.

24 I got that from Anderson's American Law of

1 Zoning, Fourth Edition, Section 5.12, copyright
2 1995.

3 So the traffic, we've all talked about the
4 traffic. There's no sidewalks. I'm going to cut
5 some of this short, because I've added some things
6 at the end. It's very difficult to walk on that
7 road.

8 I have a very good friend who I love very
9 much who was struck and nearly killed while
10 walking along that very stretch of road right near
11 where the entrance will be for this new project
12 should it be approved. She had to be medevac'd by
13 helicopter to Albany Med and, thank God, she's
14 still here today with some sustaining injuries.

15 Schoolchildren. Many schoolchildren walk
16 this road to and from classes and extracurricular
17 activities. The cross country kids run on this
18 road, this massive increase in traffic, as has
19 been cited before, and four years of construction.
20 That's like four years of Hamburg Street that
21 we're going through right now.

22 There will be extra services required. There
23 will be a need for extra police coverage adding to
24 a public safety budget which already threatens to

1 break the bank in this town, but I'll get back to
2 that in a moment.

3 Also, there will be more stress on our
4 volunteer fire department currently struggling to
5 meet staffing needs as older members drop out.

6 Water and sewage. It sounded very good when
7 the engineer -- I'm sorry, I've forgotten his
8 name, but when he came up here and said this is no
9 cost to the Town and that's no cost to the Town,
10 this and that, they're no cost to the Town.

11 But I'll ask this; if we have to -- if the
12 Town has to supply a lot more water to that area
13 for the golf course and -- not for the golf course
14 but for the spas and pools and houses and all the
15 development and everything, will we have to run
16 new pipes? Will we have to drill new wells? I
17 really don't know.

18 And will our current wastewater plant handle
19 the additional strain of the sewage that will come
20 out of that particular place? And then if it
21 doesn't, then who will pay for that?

22 So I understood the people that were -- I
23 understand the folks that were talking about the
24 needs of their family and, believe me, I know

1 that. My mom just passed away in a nursing home.
2 I'm currently caring for my aunt in another
3 nursing home. I understand about assisted living
4 units and memory care units. They cost a lot of
5 money, eight to ten thousand dollars a year. If
6 you don't have it, you have to leave. There's no
7 Medicaid or Medicare in these units whatsoever.

8 And if you get sick, you're going to have to
9 leave and go to a nursing home because Medicaid
10 will not pay for it. I mean, there's no nursing
11 care there. So I urge you to vote down this
12 project.

13 SUPERVISOR TOMMASONE: Thank you.

14 THE CLERK: Christine LaBou-VanBuren.

15 SUPERVISOR TOMMASONE: She doesn't want to
16 speak. Next name.

17 THE CLERK: Joe Matarazzo.

18 MR. MATARAZZO: Good evening, Board members
19 and residents of Rotterdam. My name is Joe
20 Matarazzo and I reside at 2216 Helderberg Avenue
21 with my wife and daughter.

22 I own four acres of land adjacent to the
23 proposed project. I am not here to talk about the
24 Senior Living Development being proposed at the

1 Whispering Pines Golf Course tonight. There are
2 plenty enough other residents here just for that.

3 I'm not here to talk about the traffic even
4 though I believe this proposed project will
5 significantly increase the traffic on Helderberg
6 Avenue.

7 Nor am I here to talk about the size of this
8 project or the impact that it will have on this
9 nice, quiet neighborhood, or even the study that
10 has been done on the water, soil, and the
11 wildlife even though I do now enjoy having deer,
12 turkey, Woody the woodpecker, bats, fox, rabbits,
13 owls and a number of other wildlife in my back
14 woods that will, in my opinion, potentially
15 disappear from my property once this project goes
16 through.

17 I am here to talk about the future, the
18 future of our neighborhood and my property once
19 this project is approved.

20 I want everybody to jump into their time
21 machines now and skip ahead to the year 2023.
22 Helderberg Avenue is now a busy corridor with
23 shops, gas stations, convenience stores and
24 possibly even a small shopping plaza similar to

1 the way Altamont Avenue has become, still with no
2 sidewalks. Why?

3 Because in 2018, the Town Board decided to
4 push a Senior Living Project through even though
5 there was significant opposition from so many town
6 residents that the Town-elects were supposed to be
7 representing.

8 That project was the Whispering Pines Senior
9 Living Project. Once the project was pushed
10 through, there was a need for more development in
11 this area. And at my property, 2216 Helderberg
12 Avenue, where a nice family residential house once
13 stood in a quiet neighborhood setting is now a
14 bustling four-acre hotrod shop with cars,
15 motorcycles and small engines being repaired,
16 possibly 24 hours a day, customers in and out, all
17 because a variance was issued for that business
18 that the Town unanimously approved.

19 Keep in mind that the Town Board is no longer
20 made up of any of the elected officials that are
21 here tonight. You guys were all voted out by the
22 town residents after the Senior Living Project
23 went through.

24 Of course, prior to the Town approving the

1 hotrod shop, there was opposition and that
2 opposition came from the neighbors of the senior
3 living complex, because they did not want a hotrod
4 shop built in their backyard.

5 There was no neighbors on Helderberg Avenue
6 opposing this, because there are no Helderberg
7 Avenue neighbors left. Most have sold out for
8 commercial development.

9 The senior living neighbors were strongly
10 opposed to the zone change, however, the Town
11 believed that the hotrod shop, motorcycle shop
12 would benefit the Town of Rotterdam and it would
13 increase the tax base.

14 Okay. Now, let's come back to the year 2018.
15 When the Senior Living Project goes through on
16 almost a hundred acres with a zone change, I'll be
17 asking to change my property that is currently
18 zoned for agricultural to commercial. I believe
19 with all the studies that Mr. Lecce has done that
20 this shouldn't be a problem for the Town Board.

21 Of course, I don't have deep pockets like Mr.
22 Lecce does, but I'll be riding on the coattails of
23 Mr. Lecce's studies. And if the neighbors oppose,
24 who cares? It'll be what the Town Board wants.

1 As a matter of fact, I ask all residents in
2 the neighborhood to ask for a zone change so that
3 this neighborhood can become the new gateway to
4 the west. I'll be asking for a zone change on my
5 property after this project goes through. Thank
6 you.

7 THE CLERK: Shelley Dodson.

8 MS. DODSON: Good evening, members of the
9 Board, all the fine residents that took time on
10 this nice Friday night to come out for this
11 meeting. My name is Shelley Dodson. I reside at
12 1311 Cypriana Terrace.

13 I'm not surprised to be standing here again
14 for this same zone change request for a Senior
15 Living District for the Village at Whispering
16 Pines. Mr. Lecce threatened me at the June 2017
17 meeting when the zone change was voted down and he
18 said, "If this doesn't go through, I hope you have
19 deep pockets, because I'm not going anywhere."

20 I don't believe Mr. Lecce's pushing this
21 project for the benefit of seniors in Rotterdam.
22 He was inspired to develop properties by the game
23 Monopoly in his interview in the Business Journal
24 from September 14, 2017.

1 He chose not to submit the alternative plan,
2 which is for a single unit housing development,
3 because he can make more money in this massive
4 commercial project. Mr. Lecce has a reputation
5 for controversial projects in the Capital
6 District. There was a stop work order February
7 27, 2018 for his personal four thousand square
8 foot home on 17 acres in Niskayuna.

9 They were clearing and grading beyond what
10 was approved in the building permit. And many of
11 the Lecce Group projects require tearing down
12 homes and existing buildings to build three-story
13 commercial and apartment units that require zone
14 changes and modifications.

15 I don't like being treated as a game of
16 Monopoly. Rotterdam residents work hard to raise
17 their families and pay their taxes. I have
18 attended Planning Board meetings and Board
19 meetings for this project.

20 Mr. Lecce and his people have attended these
21 meetings. And at the April 25th, 2018 Board
22 meeting, there were two main topics; one being the
23 DPW facilities, the plow trucks and the salt shed,
24 and the other was the shutdown of the brush lawn

1 waste location in Rotterdam.

2 I witnessed Mr. Lecce as he was leaving
3 laughing and joking while having to sit through
4 these mundane items. He just wanted to hear the
5 Board approve his public hearing for this Village
6 at Whispering Pines.

7 I'm a resident of over 15 years in this
8 neighborhood. We purchased our home there,
9 because it was quiet and away from the hustle and
10 bustle of Altamont Ave.

11 I'm a runner. Mr. Christou has passed me
12 twice in the last week while I was on my
13 midmorning run. Both times, there was traffic
14 coming from both directions and there's not a lot
15 of room for a pedestrian and two vehicles to pass.

16 In 23 minutes of my run, on several
17 occasions, I counted 77 cars; another time, 66
18 cars. This project will impact the safety of all
19 pedestrians who walk, run, ride their bikes on
20 Helderberg Ave. It will be a danger to have
21 construction vehicles and service deliveries to
22 the commercial complex along with additional
23 vehicles from the new residents and 206-plus
24 employees.

1 The Town implemented a new school zone speed
2 limit of 20 miles an hour for Helderberg Ave by
3 the school. The additional traffic will be going
4 through the school zone. It's amazing that our
5 leadership would consider having all this
6 additional traffic go through this low speed
7 school zone, and people still speed through the
8 whole length of Helderberg Ave.

9 I sat through the Planning Board Commission
10 meeting on this project. All the members stated
11 that they were for this project and they'd like to
12 live there. One of them said it would be great
13 for her parents. None of them asked any questions
14 other than adding a sidewalk. A project this
15 large and none of them had serious questions?
16 None of them asked about the alternative plan?
17 The area is much more suited for single-family
18 housing.

19 Mr. Tommasone wants the revenue from this
20 complex and touts there will be no added burden to
21 Mohonasen School District. Did he care about the
22 additional burden to the school when they approved
23 the large Vista Square apartments or Draper
24 Apartments?

1 Tax revenues from single homes would add more
2 money in tax revenue than this development will.
3 The owners of the Whispering Pines met with Mr.
4 Lecce in 2015 and were quietly interested in
5 selling their golf course. They never listed it
6 for sale as a golf course.

7 The neighborhood will definitely be changed
8 by adding this commercial complex. It does not
9 match the character of the existing homes.
10 Sixty-foot high buildings are way too large.
11 They're 20 feet taller -- rounding it up --
12 they're 20 feet taller than the Vista Apartments
13 on Curry Road. There will be noise from emergency
14 vehicles, lighting to light the 600-plus car
15 parking lot, service delivery trucks, traffic from
16 new residents, employees and visitors, and that's
17 not talking construction.

18 This exact zone change request was voted down
19 last June by 4-0-1. Mr. Tommasone abstained. Ms.
20 Miller-Herrera, you voted no. And Mr. Christou,
21 you voted no.

22 I would ask them to still vote no as the
23 project is only smaller by 24 units. Nothing else
24 has changed. We have two new Board members, Joe

1 Guidarelli, who ran on a two-year no new
2 construction, commercial construction, apartment
3 construction moratorium, and Mr. Signore. I would
4 ask them to vote no on this zone change from the
5 agricultural residential to Senior Living
6 District. It's a great concept, wrong location.
7 Thank you for your consideration.

8 THE CLERK: Nick Esposito.

9 MR. ESPOSITO: My name is Nick Esposito.
10 I'm at 1318 Cypriana Terrace. I have quite a few
11 notes prepared here, but I'm not going to get into
12 the project itself. I will agree, I will say
13 maybe we do need housing like this. I don't
14 disagree with that. I just disagree with the
15 area.

16 I mean, this area -- you know, when this area
17 turned into farmland, I don't know how many years
18 ago, 50 or 60 years ago, and it's never really
19 changed with the infrastructure, the roadways,
20 systems like that.

21 You're putting in a building, a massive
22 project, in an area that can't be changed. Look
23 at the roadway system. We don't own -- I believe
24 it's a county road. Okay. If the traffic cannot

1 handle what's about to come down the road, we have
2 a problem. You guys can't do anything about it.
3 That's what I see.

4 And there's a lot of people, you know, a lot
5 of people out here that use the place. We're
6 going to have an issue with that. Other than
7 that, that's all I have to say.

8 SUPERVISOR TOMMASONE: Thank you.

9 THE CLERK: Richard Larmour.

10 MR. LARMOUR: I'm Rick Larmour, 2026
11 Westside Avenue. I just wanted to mention the two
12 things that I think before you even consider any
13 kind of project in this Helderberg section of town
14 need to be handled before a project is even
15 considered, let alone already ready to go with it.

16 First of all, I heard for years on the Town
17 Board, the number one thing I've always heard,
18 public safety. Well, we need sidewalks along that
19 road from where the bridge is past Cypriana
20 further down. That has to be done before anything
21 is done, because even one extra car could be a
22 problem for somebody's life.

23 I've been on those roads handing out flyers
24 and getting signatures. It's very dangerous for

1 an adult. How about a child walking on it? How
2 about somebody wanting to actually go visit a
3 neighbor or somebody wanting to ride a bicycle?
4 It's dangerous. And all you're going to do is add
5 to the problem.

6 The other issue I want to bring up is sewers.
7 Now, there's no sewer lines anywhere in the
8 vicinity. So that means you're going to have to
9 run sewer lines a long distance. Now, that's not
10 on the Town or the Town's taxpayers to pay for
11 that. That's going to be on the developer. And
12 that's a lot of money involved for that kind of a
13 distance to go.

14 Plus, it's going to be on them for the
15 maintenance and if there's a problem, we have a
16 leak or something, they're going to have to deal
17 with that. And also, how about how many lines and
18 families and different peoples' properties that
19 you're going to have to go through to get there?

20 There's going to be so much involved with
21 that. That itself is the cost of the project just
22 about. That's very involved. And there's so many
23 things that can go wrong, so many spills, so many
24 problems that can happen. That needs to be taken

1 care of and considered and figured out completely,
2 not just ideas. That needs to be figured out
3 completely before you even vote positive on it.
4 And that's all I have to say.

5 SUPERVISOR TOMMASONE: Thank you.

6 THE CLERK: Joe Barone.

7 MR. BARONE: My name is Joe Barone. I live
8 at 2261 Helderberg Avenue. Steve, I've known you
9 for quite a while. Diane, you've helped me so
10 many times. I just want to tell you guys I grew
11 up in Hamilton Hill, Schenectady where if you left
12 your windows open at night, you would hear
13 gunshots, you would hear screaming, you'd hear
14 fighting and sirens.

15 I bought this house out here on Helderberg
16 Avenue about 18 years ago, I think it is. I love
17 it. I can leave my windows open at night. I can
18 hear the birds chirping in the morning, frogs, the
19 peepers. It's great. I look out the window, see
20 my neighbors across the street. They just moved
21 in a couple years ago, five little kids,
22 revitalizing the neighborhood.

23 Bringing this project and adding all this
24 traffic, it's just wrong. I wouldn't have even

1 thought of coming out here if I knew this was
2 going to happen.

3 As far as them selling the golf course, maybe
4 they ought to go down to New York City where the
5 people have a lot of money, advertise it down
6 there. There's a lot of rich people down there
7 that come up here for the summer. They'd probably
8 buy that thing and get more than what he's getting
9 from the developer or whatever it is.

10 I just say you gotta vote no. I want to stay
11 here. I don't want to move out of here. I love
12 it. I've put a lot of money in that house. I've
13 had several neighbors come up and tell me how they
14 like what I've done with it. I don't want to
15 leave. But if you do this, I don't know. I just
16 don't know. I love it here. Don't change it.
17 Thank you.

18 SUPERVISOR TOMMASONE: Thank you.

19 THE CLERK: Jack Dodson.

20 MR. DODSON: Thank you. Jack Dodson, 1311
21 Cypriana Terrace. I've spent a lot of time with
22 you. I'm going to keep it to the point. I have
23 been very proactive in informing the public on the
24 details of this development. I've attended

1 numerous planning meetings, numerous board
2 meetings, to stay abreast and to ensure
3 transparency and conformance to SEQRA for this
4 project.

5 It is my position that the proposed Senior
6 Living District at Whispering Pines is the same
7 commercial project with the zone change that was
8 defeated in 2017. There was overwhelming
9 opposition to the project.

10 Why would a new Town Board reconsider a
11 project to be built in the same location that was
12 previously rejected? The zone change is the same
13 that was rejected in 2017.

14 Once the matter has been decided, an
15 application seeking the same relief must be
16 denied. This new development submitted on January
17 8, 2018 is essentially the same proposed project
18 that was withdrawn and the zone change defeated.

19 In fact, the developer used the same reports
20 and environmental reports from last year. If you
21 look in the DEIS, the Environmental Assessment
22 Form is the same form from 2017. They didn't even
23 update it. You cannot have a continuous
24 application that are a duplicate of the previous

1 one that was discussed both by the public and by
2 the Town and was rejected by the Town Board. All
3 matters must come to an end.

4 I submit the proposal by the Lecce Group is
5 considered illegal spot zoning. I believe their
6 request is arbitrary, capricious and unreasonable
7 treatment of a limited parcel of land.

8 It is unjustified benefit to the property
9 owners to the detriment of the general land use
10 and it only benefits a particular owner and
11 undermines -- and I'm going to repeat this --
12 undermines the preexisting rights we have and the
13 uses of adjacent property owners.

14 A determination whether the zoning should be
15 granted should be made either after an extensive
16 review process, including consideration of the
17 impact on adjoining residential areas, consistency
18 with existing zone plans, environmental concerns
19 and the availability of other suitable sites; not
20 a lot of work here on other suitable sites.

21 In this case, the evidence reveals that
22 rezoning would not benefit the community as a
23 whole and would be enacted without regard to the
24 community and non-pursuant to a Comprehensive Plan

1 that was enacted by this Town.

2 During the various steps of the SEQRA
3 process, I submit the Town Board, as lead agency,
4 has committed several procedural violations, which
5 I provided notice in writing to the Town Board.
6 They include my February 26, 2018 letter to the
7 Town Board. Why did the Town Board accept and
8 post on the Town website a Draft Environmental
9 Impact Statement before scoping the project was
10 even started?

11 Okay. The regulations note that scoping
12 precedes preparation of the DEIS. This
13 circumvents the intent of SEQRA and compromises
14 the integrity of the process.

15 March 8th letter to the Town Board. Why is
16 the Town Board, as the lead agency for the
17 proposed Whispering Pines Senior Living District
18 Development, intentionally, intentionally
19 hindering a robust debate?

20 The Planning Commission never allowed any
21 public comment or questions at any meeting where
22 the project was discussed. They put on their
23 agenda: "Public, you cannot speak." That is
24 ridiculous.

1 The Town Board is haphazardly approving of
2 developments in this town with no guiding
3 principles. The Town Board proclaims they are for
4 open government, transparency and public trust;
5 yet, they shield the Planning Board members who
6 ultimately make the recommendation to you guys
7 on the zone change, okay, you guys making the zone
8 change.

9 Residents who own property adjacent and
10 opposite to this project were buffered out with a
11 zoning district, okay, so they couldn't have
12 anything to say. This is noncompliant with the
13 Town Comprehensive Plan and Town regulations.
14 Buffering that includes utilizing private
15 property, okay, defeats the intent of the zoning.

16 Given the previous decisions by the Town
17 Board to reject the zone change for the Senior
18 Living District, the fact that this current
19 proposed development does not include significant
20 changes from the previous withdrawn project and
21 several SEQRA procedural issues, I urge the Town
22 Board to vote no, no for the zone change and no
23 for the Village at Whispering Pines Senior Living
24 District. Thank you.

1 THE CLERK: Shane Mahar.

2 MR. MAHAR: Good evening, Supervisor
3 Tommasone and members of the Town Board. I am
4 Shane Mahar from Lecce Senior Living. I'd like to
5 take a moment to thank the individuals, many of
6 them senior citizens, who support the Village at
7 Whispering Pines project.

8 I've had the opportunity to speak with
9 several of them personally and I've gotten to know
10 quite a few over the last year. The seniors with
11 whom I have chatted remind me a lot of my
12 grandparents; hardworking, family-oriented people
13 that care for and contribute to their community.

14 At 91 and 92, my grandparents have just
15 recently taken residency at a 24-hour care
16 facility. As a family, we have been very
17 fortunate to have had them home and independent
18 for as long as we have; whereas, many families
19 need to make a difficult decision regarding
20 long-term care much sooner than we did.

21 The Village at Whispering Pines has been
22 designed to allow seniors the ability to age in
23 place as they live out their retirement years in
24 the community they built and in a location that

1 offers them convenient access to services.

2 Some of the people who have spoken against
3 our proposal have said they support the concept
4 but believe the location is wrong. Although there
5 are tracts of land still available in the western
6 area of the Town, to our knowledge, none of them
7 have access to the utilities and infrastructure
8 needed and bringing those services to a remote
9 location would make the project too expensive and
10 unaffordable for the senior citizens.

11 In many of my conversations with seniors from
12 Rotterdam, I am often asked two questions: Will
13 you be open before I die? And how do I reserve a
14 spot in the new development?

15 My response to the first question is: I
16 sincerely hope so. In reference to the second
17 question: We already have a waiting list.

18 In our initial submission during 2017, we
19 gathered 120 signatures of support. Over the last
20 week, staff from our office has reached out to
21 those individuals and were able to confirm that an
22 overwhelming majority still support the project.
23 There were a few that we were unable to reach.

24 In addition to confirming their support, we

1 circulated a new petition ahead of this evening's
2 hearing that has a total of 167 signatures of
3 support. So in total for tonight, Diane, I'm
4 submitting to you 287 signatures of support
5 between the two petitions.

6 The project team is aware that as of 10:30
7 this morning, the Town received fifteen written
8 comments ahead of this meeting, nine supporting
9 the project, four against, one neutral.

10 Several of the supporting letters were from
11 neighbors of the project site. One of those
12 letters was received from Assemblyman Santa
13 Barbara. I'd like to take a minute to read his
14 letter.

15 April 19, 2018.

16 "Dear Supervisor Tommasone: I write to
17 support the application submitted for the Village
18 at Whispering Pines, a senior housing project on
19 a 96-acre parcel located on Helderberg Avenue in
20 the Town of Rotterdam.

21 "In the New York State Assembly, I represent
22 Montgomery County and parts of Albany and
23 Schenectady County. In all of these upstate
24 communities, there's a growing need for senior

1 housing to accommodate the aging population. With
2 this project, the Town would add 125 single-family
3 homes, 119 independent living units, 144 assisted
4 living units and 108 memory care units to help
5 meet this need and still at a tremendous demand
6 for housing of this type.

7 "As a civil engineer, I'm also pleased to see
8 a number of site-specific improvements in this
9 project that consider public safety and quality of
10 life for future residents. The proposal offers a
11 maintenance-free property, including the
12 roadways managed by homeowners' associations and
13 the expected combined town, county and school real
14 property tax receipts for this project upon full
15 build-out are estimated at more than one million
16 dollars.

17 "Since permanent residency is age restricted,
18 the local school district also has potential of
19 receiving additional real property tax revenue
20 without adding to the school population.

21 "With this proposal, we have an opportunity
22 to help meet the increasing need of the aging
23 population in which to live here in our beautiful
24 town. I ask that you keep all of this in mind as

1 you consider this proposal. Sincerely,
2 Assemblyman Angelo Santa Barbara".

3 On behalf of the project team, thank you.

4 THE CLERK: Terry Copeland.

5 MS. COPELAND: Hi. I'm Terry Copeland. I
6 live at 2209 Helderberg Avenue. I am going to
7 read Section 4 of the Draft Environmental Impact
8 Statement. Section 4 of the DEIS acknowledges
9 unavoidable impacts, change in character of the
10 neighborhood, increased traffic, decreased quality
11 of life, increased demand on municipal water and
12 sewer systems, increased demand on public
13 service, police, fire, ambulance, long-term
14 operation and maintenance and infrastructure
15 demands, increased noise, increased lighting,
16 reduction in undevelopment open space, and loss of
17 habitat.

18 Don't accept these unavoidable impacts. Town
19 Board, you have to vote to reject this commercial
20 development. Vote no to the Village at Whispering
21 Pines Senior Living District.

22 THE CLERK: Fred Polsinelli.

23 MR. POLSINELLI: Hi. Good evening. My name
24 is Fred Polsinelli. I live in the Town of

1 Guilderland, however, my family has owned
2 property, has been doing business in the Town of
3 Rotterdam for four generations starting with my
4 grandfather Vincenzo in the '40s down to my
5 daughter who owns property in the town.

6 I'm here tonight to express my support for
7 the Village at Whispering Pines project. My
8 reasons are many, such as good for the tax base,
9 it'll generate school taxes but will not add
10 children to the school system, thereby, generating
11 more usable income to support our school
12 infrastructure as well as teachers and the student
13 body.

14 Our senior population. My story of being
15 involved in this town for generations is not
16 unique. Many seniors have grown up in the town
17 and would like to stay in town and enjoy their
18 later years. This project gives seniors quality
19 homes to live in, appropriate healthcare,
20 nutrition, socialization, a sense of community and
21 the ability to enjoy the outdoors from active
22 fitness choices to quiet time.

23 The golf course. I personally learned to
24 play the game at Whispering Pines as a young

1 teenager. In general, golf courses today are
2 struggling to survive. Competition is greater and
3 golfers are fewer. This project would not only
4 keep an active 9-hole course but would enhance the
5 clubhouse and maintenance facility. The residents
6 will receive a discount to play and the course
7 will still remain open to the public. This is an
8 example of a good win/win.

9 The developer, Lou Lecce, is a local resident
10 and has a track record of several successful
11 large-scale projects in the Capital Region. I am
12 confident that this project will be done in a
13 tasteful and professional manner.

14 In closing, I encourage the Town to do the
15 right thing and approve this project. Thank you.

16 SUPERVISOR TOMMASONE: Thank you.

17 THE CLERK: Antoinette Polsinelli.

18 SUPERVISOR TOMMASONE: She's not going to
19 speak.

20 THE CLERK: Kathleen Nash.

21 SUPERVISOR TOMMASONE: Kathleen Nash. Is
22 there a Kathleen Nash? Kathleen Nash. Let's
23 continue. Next.

24 THE CLERK: Susan Sempremo.

1 MS. SEMPREMO: Actually, I was just signing
2 in, but I really am against it. I live at 2245
3 Helderberg Avenue and, as it is, it's really
4 difficult to walk down the street, to walk the
5 dogs or anything else. Going to work in the
6 morning, it's 15 to 20 minutes, sometimes half an
7 hour, from my house to the Thruway. And if you
8 add a lot more cars to it, it's going to be
9 impossible.

10 And I go through the same thing when I come
11 home; it takes me more time off the Thruway to my
12 house than from downtown Albany to Exhibit 25. So
13 I'm against it and I'm totally behind all the
14 people that have come up before me and presented
15 their case. Thank you.

16 SUPERVISOR TOMMASONE: Thank you.

17 THE CLERK: Peter Jeworski? I'm sorry.

18 SUPERVISOR TOMMASONE: Peter. No? Okay.

19 Who's next?

20 THE CLERK: Joe Villano.

21 MR. VILLANO: All right. To my fellow
22 Rotterdam residents and this most honorable Board,
23 for those of you who don't know me, my name is
24 Joseph Villano. I live at 532 Stanek Road and I'm

1 a former Town Board member.

2 I knew if I waited long enough, I would
3 finally get invited to a Friday night happy hour.
4 However, this wasn't the venue I expected, but I'm
5 very pleased to see the number of people that
6 showed up tonight. Unfortunately, that's not why
7 we're here tonight.

8 We're here for the Whispering Pines Senior
9 Project. Yeah, just like having a Town Board
10 meeting on a Friday night, this project is a
11 terrible idea, too. But you Board members already
12 know that. Maybe you needed to hear it from the
13 residents again before finally putting this
14 monstrosity to bed.

15 Why do I think that in your very heart of
16 hearts, you already know that this is the second
17 worst example of spot zoning the Town has
18 considered in recent years, second only to the
19 Draper Center. Oh, let me count the ways.

20 First is the fact that we're here on a Friday
21 night instead of on a standard Wednesday night at
22 7:00 o'clock. We've changed the time, we've
23 changed the night. But unfortunately, for the
24 Board, the people still found you tonight and

1 they're here.

2 Also, the thing is if it's because it was in
3 Rotterdam Junction, well, the people would have
4 went the 10 miles and they would have appeared or
5 you could have switched it.

6 Second: Last year, we had a public hearing
7 on this matter to a sell-out crowd that filled an
8 auditorium at the Mohonasen Technology Building.
9 It was standing room only and you heard many of
10 the same things that were brought up tonight.

11 However, let's get down to the logical
12 argument, and it's that people buy houses knowing
13 what is going to be built around them. People buy
14 houses knowing what the zoning is and what will
15 and will not be built in their backyard.

16 It would obviously be fruitful to see what
17 the zoning law actually says and to see what
18 people should have expected in their neighborhood
19 and with agricultural zoning, they should have
20 expected senior family housing. Check.

21 Outdoor recreation. Check.

22 Barns and farm structures. Sure. Check.

23 Five hundred unit residential complex with
24 commercial aspects to it. Oh, I can't seem to

1 find it anywhere in the agricultural zoning law.
2 But it is there on Chris Gardner and Steve
3 Tommasone's Christmas lists. Not intended,
4 people.

5 Despite the arguments to the contrary, the
6 last time that this particular project was
7 proposed and ultimately shot down, it is
8 remarkably similar, all right. And once again,
9 maybe the charts didn't work.

10 Single-family housing in May of 2017 when it
11 was shot down, there were 67 units. Oh, 67 units,
12 people.

13 Town homes, 58. Oh, 58.

14 Apartments. Can't be, can't be. 119. A
15 little movement.

16 Assisted living. 144. A moneymaker in the
17 project. 140. Can you imagine that? This is a
18 different project, people. I've been hearing
19 that.

20 108 memory. Oh, 108. Can you believe that?
21 I wish I had Vanna White up here turning the
22 letters.

23 196 units. They've gone down by like 30.
24 Isn't that great?

1 I did hear 167 a little earlier, but between
2 Bianchini (sic) and the Town-designated engineer,
3 there's a 30-number difference.

4 One more thing. We've done a lot of talking
5 about traffic, all right, and they've had some
6 studies done, my friends. What kind of studies?
7 Studies that tell you that under the current plan,
8 there's only going to be two less cars per hour.
9 We're going in the right direction, but is that
10 the change you were looking for, people? Is that
11 the change the Board would have expected?

12 Because I'm being asked to move along, you'll
13 see in the evening, a little different, we're
14 talking nine less cars a day. Thank you, people.
15 That's the change we're looking for. Right,
16 Board? This is the change that you wanted when
17 the project came back.

18 I ask you members who did have the
19 opportunity to vote on this last time, stick to
20 your guns. It was a no then, it's a no now. The
21 people of the Town of Rotterdam deserve better.
22 They deserve a preservation of what they bought
23 into in the town. They need you to do what you
24 were asked to do. Put the people of the Town of

1 Rotterdam first. Thank you.

2 THE CLERK: Kathleen Nash?

3 SUPERVISOR TOMMASONE: Kathleen Nash.

4 Kathleen Nash.

5 THE CLERK: No.

6 SUPERVISOR TOMMASONE: How about the other
7 person?

8 THE CLERK: How about Peter Jeworski?

9 SUPERVISOR TOMMASONE: No.

10 THE CLERK: Adam Gray and Megan Walsh.

11 SUPERVISOR TOMMASONE: Is there an Adam and
12 Megan here?

13 MR. GRAY: Adam Gray. 994 Burdeck Street.

14 MS. WALSH: Megan Walsh, same address.

15 MR. GRAY: We moved here about two years ago
16 to a new apartment complex that I believe had
17 similar opposition, I don't know for the same
18 reasons, because I wasn't here when those meetings
19 took place. I think you gotta think about, you
20 know, what people are saying. There's a lot of
21 opposition to this project, but change can be
22 difficult.

23 And you have a tough to decision to make and
24 I don't think that you can necessarily take into

1 account the future when making this decision. You
2 have to think about now and what's the best
3 decision for the community and for your citizens.
4 And we've heard different sides and I'm personally
5 in support of this project.

6 MS. WALSH: We plan to spend the rest of our
7 lives here, but we can't do that if there's no
8 place for us to go when we're older.

9 AUDIENCE: We can't hear.

10 MS. WALSH: I said we want to spend the rest
11 of our lives here, but if there's no place for us
12 to go when we're older, we can't. We want our
13 parents to live here, but they're at the age that
14 they're not going to have anywhere to go either.
15 They can't be here with us if there's nowhere for
16 them to go. That's why we support the project.

17 SUPERVISOR TOMMASONE: Thank you.

18 THE CLERK: Howard Vincent.

19 MR. VINCENT: I'm Howard Vincent. I live at
20 2253 Helderberg Avenue. I was here last year in
21 opposition to this zoning change and I'm back,
22 because you're back. In preparing what I would
23 say during my four minutes at this podium, I
24 researched traffic patterns and their effect on

1 quality of life. I read old Daily Gazette
2 articles about Lecce Group projects in Niskayuna
3 where neighborhoods challenged Lecce projects and
4 zoning changes were required.

5 I researched communities where senior living
6 developments in New York and other states were
7 challenged and fought. Some of those places
8 digressed into court battles that lasted for years
9 at great expense of time and money, but each of
10 those issues in some way represents a fight.

11 I don't think we want to fight. We're a
12 great town. I love Rotterdam. My parents moved
13 here when I was a young boy. Our house was on
14 Eugene Drive in Carman neighborhood right down the
15 road from where Diane grew up. I used to pal
16 around with her brother Frank.

17 I knew people like Mel Mintz back then,
18 because I went to a Catholic school downtown and
19 our school bus dropped us off and picked us up in
20 front of his jewelry store at the corner of State
21 and Jay Street. Now, we're neighbors.

22 I've also known the Armstrongs for many
23 years. Kirk Armstrong graduated from high school
24 with my sister Sheila. And later, he gave golf

1 lessons to my son. I remember when tragedy almost
2 struck that family when Brett had a terrifying
3 tractor accident. We were all glad everything
4 turned out okay.

5 The Armstrongs have always been good people
6 and good neighbors who, I'm sure, many will miss
7 when this Whispering Pines' golf course is gone.

8 I know Lyle and Frances Brown from church. We
9 went to the same church for years and they're
10 good, hardworking, generous people.

11 The Browns and the Armstrongs have been
12 fixtures in Rotterdam for as long as I can
13 remember. They're good people and I wish both
14 families well in retirement. They worked hard all
15 their lives and deserve to reap the rewards that
16 come from that kind of hard work.

17 But I worked hard, too, and so did my
18 neighbors and we just want to keep the value of
19 our homes. We worked so hard to get where we are
20 today, we don't want this yanked away from us.
21 I'm at a point in my life where I may want to sell
22 and reap the rewards of all my hard work. This is
23 going to change that for me.

24 It's a terrible thing to be at this stage of

1 life and be threatened with that. Those of us
2 living within this half mile stretch of Helderberg
3 Avenue that goes from the Thruway bridge to
4 County Line Road bought homes here because of the
5 life-style it offers. We live minutes from a
6 shopping district in one direction and enjoy quick
7 access to the Thruway on the other, and all this
8 while living in a rural setting.

9 There's no other place like it in Rotterdam.
10 Rezoning to a business district or whatever name
11 you want to call it threatens to alter uniqueness
12 of this neighborhood that's made it such a great
13 place to live. Mr. Tommasone responded last year
14 to criticisms of his support for this project
15 stating in the newspaper that this is not a done
16 deal and that we have more dialogue.

17 Dialogue is a conversation between two or
18 more people. Who is this discussion with? The
19 people most affected by this project were left
20 out. Four minutes at a podium does not constitute
21 a conversation. It allows a forum for stating our
22 views, but it certainly isn't dialogue.

23 It's impossible to have meeting meaningful
24 dialogue with a hundred people. In view of the

1 fact that this project has changed back from a
2 hundred home development which Mr. Lecce alluded
3 to in the newspaper after it was shot down last
4 year, now, it's back to the regular plan. If
5 parliamentary procedure would allow it, I would
6 table this discussion from the floor but I can't.
7 So I'm asking one of you representatives of mine
8 to please table this thing.

9 We need time to really discuss this and it's
10 a bigger project than any of us could ever
11 imagine. I'd like to see the Board set up a
12 meeting with a few representatives from our
13 neighborhood to sit down with the Browns, the
14 Armstrongs and representatives of the Town Board
15 and the developer. There's too much to be
16 discussed in a four-minute speech.

17 Many of us feel that this is a done deal,
18 that the only reason for this hearing is to gain
19 another checkmark.

20 Site plan application. Check.

21 Planning Board review. Check.

22 Public hearing. Check.

23 We have literally no say in this process.

24 And it looks like we're heading towards a

1 predetermined conclusion. Tell me I'm wrong and
2 prove it by tonight's vote and give us an
3 opportunity to sit down for real dialogue.

4 Finally, I'd like to briefly talk about this
5 from the perspective of a senior citizen. The
6 idea of a 55 and older community has a real appeal
7 to somebody in my age group, but my idea of that
8 type of development is far from yours. I would
9 look for a quiet neighborhood where there might be
10 a gym or a swimming pool, maybe a community hall,
11 the golf course is great. There would be a place
12 where people could meet, share dinners, entertain
13 guests, play cards on a Wednesday night or share
14 any kind of a neighborhood activity.

15 I'm not interested in moving to a development
16 where I can die in place. Thank you.

17 SUPERVISOR TOMMASONE: Thank you.

18 By the way, just a point of clarification.
19 We are not voting on anything this evening having
20 to do with this project. There are still two
21 weeks worth of written comments that we have to
22 take in.

23 So we're having a public hearing tonight, but
24 the written comments can be submitted through

1 May 25th.

2 THE CLERK: Jack Sheely.

3 MR. SHEELY: Good evening. Jack Sheely. 99
4 Stacey Crest Drive. Supervisor Steve, Town Board,
5 Diane, I'm here in support of this. I want to say
6 that last year when we had the meeting, I was
7 there and so forth and as you can tell, my health
8 has gone to hell since then. And now, I'm being
9 forced to move out of Rotterdam to Scotia just to
10 get housing that I need. We don't have it in
11 Rotterdam. We need it here. And I hope I can
12 live long enough to see this project completed so
13 that I can move back to my town, Rotterdam. Thank
14 you.

15 THE CLERK: Vincent Gallo.

16 MR. GALLO: Good evening. My name is Vincent
17 Gallo. I live at 38 Miles Standish Road. Most of
18 you folks here know my family. We've been around
19 the neighborhood for, you know, about 70-plus
20 years.

21 I'm here tonight in support of the Village at
22 Whispering Pines project. This development will
23 benefit most of our neighboring senior citizens
24 that live in this area that do want to stay in the

1 area. You know, the tax, you know, benefits will
2 benefit the town, the school districts in both
3 Schalmont and Mohonasen. You know, residents will
4 also -- that are in that area will enjoy, you
5 know, the amenities that have been discussed, you
6 know, overall creating, you know, a wonderful
7 environment for hopefully, you know, my parents
8 that will need something like this when they want
9 to live in the area. Thank you very much.

10 THE CLERK: Jennifer Abel.

11 MS. ABEL: Hi. My name is Jennifer Abel. I
12 live at 28 Keator Drive. I was approached the
13 other day and I was asked how I thought about or
14 what I thought about this project at Whispering
15 Pines. My exact words were: "It sucks".

16 I have just moved in about three years ago to
17 this house and there was a reason that I moved
18 into this neighborhood, because it is quiet, it's
19 a nice dead end road. I can walk my dog without
20 the potential of being hit by a car to which my
21 dog actually had lost his eye from a previous
22 neighborhood.

23 This directly affects my neighborhood with
24 the possible emergency route -- emergency vehicles

1 that would be going to the development that would
2 be built behind our house. I am looking to have a
3 family one day and if I have a child sleeping, I
4 do not want to have the sirens coming up and down
5 our road.

6 I can't imagine how this is actually going to
7 be affecting the people that live on Helderberg
8 Ave or Cypriana Drive. It sucks. And it is not
9 welcome on Keator Drive and it should not be
10 welcome on Helderberg Ave and Cypriana Ave.
11 That's all. Thank you.

12 SUPERVISOR TOMMASONE: Thank you.

13 THE CLERK: Peter Frigaletto.

14 MR. FRIGALETTO: Hello. My name is Peter
15 Frigaletto. I'm at 1315 Cypriana Terrace. I
16 really didn't have my name on the list, but I
17 thought there was an open spot, so I did want to
18 be here today and say how I'm in opposition to
19 this.

20 I also wanted to say, which hasn't come up, I
21 don't believe, of all the opposition we hear
22 throughout this for the last year and a half, no
23 one is against seniors.

24 I dare to say if 55 and older is a senior,

1 then, hello, welcome, everybody, because I'm right
2 there. This is throughout the town here,
3 everywhere I go, Stewart's in the morning, the gas
4 stations on the other side of town, the
5 conversation's going on everywhere.

6 I have heard some people that are for this,
7 but the opposition is -- you know, I can't throw
8 numbers -- nine to one. Not a bad idea. Not a
9 bad concept. But there's other areas for this.

10 I realize the push by the firm that's trying
11 to put this out there, because I'm sure there's
12 hundreds of thousands of dollars in engineering
13 and so forth that's gone into this. However, if
14 this does get voted down, and I hope it does,
15 because it was already voted down one time, I
16 would think that minds weren't changed by anything
17 because the opposition is all still here, but it
18 just doesn't belong here. There are other areas.

19 I heard and I read somewhere that they had
20 said maybe it brings \$400,000 worth of revenue in
21 taxes into the town. I would say how much is the
22 cost of a circle at the Stewart's and Dunkin
23 Donuts up there? Because you can't get through
24 that light. I'm sure that's all of that or more

1 being in the construction business.

2 I've also talked to some other business
3 owners, I dare to say even a town worker or two,
4 that are against this but are afraid to come and
5 stand here for the -- they're afraid of maybe
6 coming before here for future projects, they just
7 didn't want to get involved. But they were not
8 for this and there are a few, but I cannot mention
9 their names.

10 There has been overwhelming opposition to
11 this. The main thing, spot zoning, this is spot
12 zoning. There's no if's, and's or but's. I'm not
13 a lawyer, but it's all here. Some other people
14 have done the homework. I know a lot of people
15 from Rotterdam here want to come here, want to
16 enjoy this. I would say: Are there really that
17 many seniors in Rotterdam to come here?

18 I think this thing will get filled by others
19 from other towns which, in my mind, puts this as a
20 commercial thing for a moneymaker for someone, not
21 our town.

22 It's the same project. I mean, you voted no
23 last year and, now, it came to us again and a
24 building was shrunk and some bushes removed and a

1 road was changed, but it's the same monster.

2 I urge you to vote no again. Please listen
3 to the opposition on this matter. Thank you.

4 SUPERVISOR TOMMASONE: Is there anyone else
5 that would like to be heard this evening?

6 DR. OYANGEN: I would.

7 SUPERVISOR TOMMASONE: Just please state your
8 name and address for the record.

9 DR. OYANGEN: My name is Dr. Roy Oyangen. I
10 live at 26 Ronnie Court. I'm right across the
11 street from Whispering Pines.

12 I was at the meeting last year when this came
13 to a vote and I just want to -- the traffic is one
14 thing. Not having kids walk along the street is
15 another thing. Trying not to get -- walking the
16 dogs, trying not to get hit by cars is another
17 thing.

18 But when it comes right down to it, it's a
19 bad idea to put it there. I mean, I just hit 60
20 in January. So I went from interior firefighting
21 to exterior firefighting, because I didn't want to
22 be a burden or I didn't want to be a liability to
23 the rest of the fire department, because I'm a
24 member of Rotterdam District 2. And I know 60

1 feet up is going to be a real problem. It's going
2 to have to go to Carman for their snorkel. We
3 have a new truck on order, but it's going to be
4 a while before it gets here.

5 I know trying to get in and out is a real
6 nightmare if there's a fire in there. We went
7 from 220 calls five years ago to over 300 calls
8 and a lot of that happens to be smoke alarm
9 detectors. People didn't change the batteries.
10 It comes down to false alarms. Somebody puts a
11 pizza in the oven, fell asleep and forgot it and
12 then the alarm goes off.

13 It's gotten to the point now where we have 43
14 active firefighters. We went from 51, 52. A lot
15 of the guys that have been in for 10-plus years
16 have gone to honorary retirement. It's difficult
17 now when the alarm goes off Monday through Friday
18 from 8:00 o'clock to 5:00 o'clock. You're asking
19 everybody to -- all the townships, all the
20 different Carman and Rotterdam District 2 and
21 Rotterdam 6 and 4 will all meet together because
22 they don't have enough guys to get on the truck.

23 Now, you want to add 125 houses, another
24 300-plus developments, a whole lot more alarms

1 going off. You're going from 320 to maybe 400 by
2 the end of the year.

3 There aren't enough firefighters out there to
4 cover it and the liability with the police
5 officers and other problems with it, it's going to
6 be a burden that's going to be hard to recover
7 from. And then the sewer lines and the drainage
8 and the water flow and everything else that goes
9 with it.

10 There's got to be a better place to put it
11 for senior citizens. There's got to be a better
12 place where there's going to be better access.
13 Putting everything on Helderberg Avenue is going
14 to be a real difficult problem, not only with the
15 four-year construction project but with the
16 houses, with the burden on the ambulances, the
17 burden on the fire departments, the burden on the
18 police officers. It's going to be overwhelming.

19 You may not see it now, but it's going to
20 happen five years, six years down the road and bad
21 things are going to happen and we're not going to
22 be able to recover from it.

23 THE CLERK: Roy, can you tell me your last
24 name again?

1 DR. OYANGEN: Oyangen, O-Y-A-N-G-E-N. I'm at
2 26 Ronnie Court.

3 THE CLERK: Thank you.

4 SUPERVISOR TOMMASONE: Anyone else?

5 MS. DODSON: Hello. My name is Christy
6 Dodson. I live on 1311 Cypriana Terrace. I think
7 that my parents and neighbors did a really good
8 job discussing their concerns about the project
9 going through. I would not like it to go through,
10 but I have a little bit of a different perspective
11 on why I believe that.

12 For all of you who did not like taking your
13 high school literature class, this is now your
14 time where you can take a nap. I'd like to read a
15 poem that I found about nature, and it is by
16 Gabriel Mistral.

17 "Stand up and look outside. See out your
18 window and all the precious things nature has to
19 offer. Look at all the green fields we have.
20 Look at the children playing in them. Not a
21 single child sits down inside. The very four
22 walls of his home. Look at all the beautiful
23 green trees. Look at all the birds sheltering
24 from the scorching sun under these trees. Listen

1 to the laughter of the children. Listen to the
2 chirping of the birds. Other than that, it's
3 complete and utter silence. No other sound can be
4 heard. It's like you could hear the earth
5 speaking to us. Breathe the crisp, soft air,
6 clean as can be. Breathe as it fills your lungs,
7 like no other experience you've ever experienced.
8 Breathe before it's too late. Now, open your
9 eyes. What do you see? See out of your window.
10 All the precious things nature offered. Offered
11 because we have lost it all. Mankind has
12 destroyed nature with his very own hands. We have
13 no one to blame but ourselves. Look at all the
14 brown buildings we have. No child may go and play
15 in such a building. No. It's private property
16 now. It no longer belongs to nature, which was
17 free to us all. Now, everyone feels comfortable
18 within the four walls of his home. Even the
19 children having nowhere to go and play. They
20 can't complain as they never got to experience
21 nature and its once everlasting beauty. Look at
22 the few trees that are left barely green. Look at
23 the few birds sheltering from the evermore blazing
24 sun. Look as the birds fly away having nowhere to

1 go. Look as those men cut down these little trees
2 we have left so that mankind could sit comfortable
3 at home. Burn these very trees to keep warm.
4 Where shall these birds go? Where? Listen.
5 Listen. Listen. You can no longer hear the
6 screams of the earth, screams of agony asking us
7 to stop. All you can hear out your window is
8 noise. Noise created by mankind. Construction,
9 traffic, music, polluting the earth with noise.
10 Don't even try to breathe. What was once
11 transparent and crisp is now brown and heavy.
12 Don't breathe if you want to save your lungs.
13 With every breath, your lungs cough up all the
14 pollution and the garbage we have thrown out into
15 this world. Have we not seen enough of this
16 tragedy? Have we not seen enough of this
17 nightmare? We are grabbing earth and pulling her
18 down into destruction."

19 I think that we need to address the many
20 seniors looking for housing in Rotterdam but also
21 consider the beautiful wildlife and nature that
22 Rotterdam possesses on this side of the town. As
23 a kid who has grown up here, that is something
24 that I will really miss. Thank you.

1 SUPERVISOR TOMMASONE: Anyone else wishing to
2 speak?

3 MS. GRASSO: Thank you for hearing me
4 tonight. My name is Debra Grasso. I live on 10
5 Edward Drive, which is a dead end street off the
6 end of Keator. My property is directly affected
7 by this development, so I'm here to indicate my
8 opposition to the growth of this development.

9 I certainly can associate with and empathize
10 with the seniors that are here today talking about
11 staying in their town for senior housing. I
12 definitely think it's something that needs to be
13 addressed by this town. I just don't believe that
14 this is the area for it.

15 My mother is a senior and she has been at
16 Kingsway for the last several years. I literally
17 see her every day. It's a less than five mile
18 drive to get to see her. There are other
19 facilities available and I certainly think that
20 the Town would be good in making available senior
21 living for the seniors in this community as well.

22 My property, as I said, is directly affected
23 by this construction. I have seven and a half
24 acres that will board the property that they're

1 talking about developing which, to address the
2 young lady's poem, all of my wildlife will be
3 gone. The noise that comes up and down the street
4 will increase. The woman in the back who is my
5 neighbor on Keator said it succinctly; I think
6 this project sucks for the people that are
7 directly affected by the land that's around this
8 development.

9 I understand the people that have a need for
10 senior housing, but please, this is not the area
11 for it. I beg you to please defeat this project.
12 Thank you for listening to me.

13 SUPERVISOR TOMMASONE: Thank you. Anyone
14 else this evening before we close?

15 (No response.)

16 SUPERVISOR TOMMASONE: Okay. So we're going
17 to go through and just begin by closing the public
18 hearings one at a time.

19 Anyone else like to be heard on public
20 hearing 1 this evening?

21 (No response.)

22 SUPERVISOR TOMMASONE: Anyone else like to be
23 heard on public hearing 1 this evening?

24 (No response.)

1 SUPERVISOR TOMMASONE: Anyone else like to be
2 heard on public hearing 1 this evening?

3 (No response.)

4 SUPERVISOR TOMMASONE: Okay. None. Declare
5 public hearing 1 closed.

6 Public hearing 2. Anyone else like to be
7 heard on public hearing 2?

8 (No response.)

9 SUPERVISOR TOMMASONE: Anyone else like to be
10 heard on public hearing 2?

11 (No response.)

12 SUPERVISOR TOMMASONE: Anyone else like to be
13 heard on public hearing 2?

14 (No response.)

15 SUPERVISOR TOMMASONE: Okay. Close public
16 hearing 2.

17 And anyone like to be heard on public hearing
18 3 this evening?

19 (No response.)

20 SUPERVISOR TOMMASONE: Anyone like to be
21 heard on public hearing 3?

22 (No response.)

23 SUPERVISOR TOMMASONE: Anyone like to be
24 heard on public hearing 3?

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(No response.)

SUPERVISOR TOMMASONE: Okay. Declare public hearing 3 closed.

I want to thank you all for taking the time to come here this evening as well. I appreciate it very, very much.

(Whereupon, at 7:45 p.m., the public hearings were closed.)

* * * * *

C E R T I F I C A T I O N

I, **THERESA L. ARDIA**, Shorthand Reporter and Notary Public within and for the State of New York, do hereby CERTIFY that the foregoing record taken by me at the time and place noted in the heading hereof is a true and accurate transcript of same, to the best of my ability and belief.

Theresa L. Ardia

THERESA L. ARDIA, CSR, RPR, RMR

Dated: May 17, 2018.

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