

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

UNIVERSITY AT ALBANY
EMERGING TECHNOLOGY AND ENTREPRENEURSHIP COMPLEX (ETEC)

STENOGRAPHIC MINUTES OF PUBLIC SCOPING MEETING
conducted in the above-entitled matter on Wednesday, the
25th day of May, 2016, at the University at Albany,
Uptown Campus, SEFCU Arena Hall of Fame Room, Albany, New
York, commencing at 6:05 p.m.

REPORTED BY: THERESA L. KLOS, CSR, RMR

1	INDEX TO SPEAKERS	
2	SPEAKER	PAGE
3	JOHN GIARRUSSO Opening Remarks.....	3
4		
5	PATRICK HEATON Opening Remarks.....	3
6		
7	JOHN GIARRUSSO Presentation.....	5
8		
9	PATRICK HEATON Presentation.....	13
10		
11	STEVEN SOKAL, Resident.....	20
12		
13	KIM McGAN, Resident.....	23
14		
15	JOHN WATERSON, Resident.....	25
16		
17	FRANK COMMISSO, JR., Common Council Member...	26
18		
19	SHARON B. PHILLIPS, Resident.....	31
20		
21	LOCH PHILLIPS, Resident.....	32
22		
23	NANCY HARRIGAN, Resident.....	32
24		
	VINCENT RIGUSO, Resident.....	34
	DEBBIE WATERSON, Resident.....	41

P R O C E E D I N G S

1
2 MR. GIARRUSSO: Hello, everyone. Thank you
3 very much for attending today. My name is John
4 Giarrusso. I'm the Associate Vice President of
5 the facility at UAlbany. Some of you have met me
6 before when we were doing Liberty Terrace. I'm
7 happy you're here.

8 What we're here to do today is a public
9 scoping session for the environmental work related
10 to the ETEC project. It's a fairly formal
11 process. We have a stenographer here just like we
12 did when we were doing the environmental work for
13 Liberty Terrace.

14 I'm going to be tag-teaming today with Pat
15 Heaton from EDR and Pat is going to go over some
16 of the housekeeping rules, you know, how we talk
17 and how we engage today, and then he's going to
18 hand it back to me and we'll talk a little bit
19 about the project and then talk to you about what
20 the scoping session is and what the environmental
21 work will entail.

22 Pat.

23 MR. HEATON: Thank you, John. My name is Pat
24 Heaton. I work at Environmental Design and

1 Research. We're an environmental consulting firm
2 based in Syracuse, New York. We're assisting
3 State University Construction Fund of the
4 University of Albany with the environmental
5 review, the environmental impact review, of this
6 ETEC project.

7 So the purpose of tonight's meeting is that
8 we want to get feedback from the community about
9 the issues that they want to make sure are
10 included in the environmental review of this
11 project.

12 So the way that we're going to do this is
13 John is going to speak for a few minutes about the
14 ETEC project and its purpose and its design, at
15 least as far as it's been designed at this point.
16 Then, I'm going to come back up and talk for a
17 couple minutes about the SEQRA process, which is
18 the State Environmental Quality Review Act.
19 That's how this project needs to be evaluated
20 because of its environmental impact.

21 After I explain that process a little bit,
22 we'll then turn the floor over to any of you who
23 want to provide some comments on the topics just
24 to make sure they are addressed.

1 So with that, I'll give it back to John and
2 we'll go from there.

3 MR. GIARRUSSO: Thank you. What we're
4 talking about here is our Emerging Technology and
5 Entrepreneurship Complex. That's what ETEC means.
6 It's a 236,0000 gross square foot building to be
7 located on this portion of the Harriman Campus
8 site.

9 Just so you know, here's the Eagle Hill
10 neighborhood, here's Western Avenue and here's the
11 southwest pod-shaped area. Where the ETEC
12 building will sit is the closest site area as you
13 can see to the UAlbany campus border.

14 So as you can see here, it's 12 acres and the
15 Governor announced in February that the building
16 would be located on the Harriman site. The
17 building will be the home of our new College of
18 Emergency Preparedness, Homeland Security and
19 Cybersecurity.

20 It's also going to be, as you know from the
21 prior ETEC discussion, the home for our national
22 leading research and education in atmospheric
23 sciences and weather research. It will also have
24 a physics department. It will have some chemistry

1 operation, and the entrepreneurship comes from
2 because it will be collocated with those academic
3 and research units, also the small business
4 development center and research operations tech
5 transfer units.

6 So the intent here is that you're going to
7 have research, education, along with all the
8 administrative units that get these kinds of
9 advances to market and the backing of all of that
10 is from the Governor's NYSUNY 2020 mission of
11 which the four university centers have had
12 construction projects related to areas of strength
13 in research and education and also with an
14 economic development intent. So that's where the
15 ETEC project -- oh, I'm sorry. I also forgot to
16 mention that we're going to reserve some space in
17 that building for private partnerships for
18 incubators and small companies that emerge out of
19 the University and then, hopefully, they graduate
20 and make their money somewhere else.

21 Next slide. So right now, we just finished
22 the concept stage. As you know, the design has
23 many stages. You come up with the concept and
24 then you get deeper and deeper into the design

1 until you can get the construction portion going
2 where you can go out and bid. And I see Steve
3 taking a photo. We're going to put this on our
4 website, this whole presentation, in the same area
5 that all the public scoping material is on.

6 So at this point, what we're trying to do is
7 we're trying to take advantage of the natural
8 contours on this 12-acre site. If you've ever
9 walked that section of the 12 acres, you've got an
10 area here that's lower in elevation and an area
11 over here and so in trying to minimize the amount
12 of earth that needs to be moved around, we're
13 going to locate parking up here. The plan right
14 now is to be a 500-space parking lot up in this
15 corner, try to at least hide it as best we can so
16 it's not a feature of the site, if you will.

17 We're locating the building here to take
18 advantage of sort of this growing meadow on this
19 corner. It's four stories in its current concept,
20 plus a limited basement and then there's going to
21 be some observation spaces for our weather
22 researchers on the roof. They have
23 instrumentation on the roof, again, measuring wind
24 speed, air quality and such, as well as to use it

1 for instruction and research purposes for
2 students. "Hey, look, there's a weather front
3 coming in, let's run up there and check it out."
4 So that's the intent.

5 So this is a four-story building, as I
6 mentioned. The main entrance will be facing the
7 University. And in this site plan right now, we
8 added a pedestrian path, and I'll show you a
9 little bit more detail of that in a second, that
10 runs to the front door, to the University.
11 There's no changes in the ring road.

12 I know in prior iterations of the Harriman
13 development, you may have seen a change of the
14 ring road or some of the ERT discussions that
15 happened a year or two ago, there were changes to
16 the ring road. We're not envisioning, and we're
17 working with OGS very closely, any changes in the
18 current configuration of the ring road location.

19 There may be some changes in the way these
20 turnarounds work, because one of the turnarounds
21 that is down here that comes this way is largely
22 in the way of that path and it's very lightly
23 used. So you may see one or more of these moved
24 or changed but, again, these ring roads aren't

1 changing in their direction or in their current
2 location.

3 What you do see here is this -- we're working
4 with the City of Albany and the Capital District
5 Transportation Authority on implementing the bus
6 rapid transit idea, the purple line, which is
7 basically just like the red line on Central
8 Avenue. It's limited stops from downtown Albany
9 through the Harriman Campus, the UAlbany campus,
10 up Fuller and then to Crossgates and back.

11 And so this purple line in its current
12 concept is in design by CDTA, the ring road here,
13 if you follow my light here, would turn off and
14 then enter the campus behind the Boor Sculpture
15 Studio, and we'll show you that in a little bit
16 more detail in a second.

17 So anyway, four stories, partial basement,
18 roof area. The intent also is to have the --
19 we're still working on how many entries there are.
20 Again, this is only a concept. Right now, the
21 service entry in which you would bring materials
22 in and instrumentation for our weather researchers
23 would be in the back and this would be sort of
24 raised. And if you go up a story, it would be the

1 main level because, again, there's contours on the
2 site. It's higher right here than it is down
3 here. So we're trying to push and tuck the
4 building into the contours as best we can.

5 And certainly, there's going to be plenty of
6 landscaping in here as well as stormwater
7 retention and stormwater mitigation.

8 Next slide, please.

9 So if you had a drone and you were sort of
10 flying over the softball field or so by Liberty
11 Terrace, this is what the building would look like
12 in concept form, again, parking in the back.
13 There's a walkway connected to the University, the
14 bus turnoff for CDTA in concept, four stories,
15 main entry here and then Harriman Campus right
16 there.

17 We do have the need to erect some towers
18 related to weather research. They're just
19 basically long poles with some instrumentation
20 attached to them, again, monitoring weather
21 conditions.

22 And there are test sites, if you're familiar
23 with the Governor's Initiative in which the state
24 is deploying -- I forget how many there are --

1 over a hundred weather stations around the state
2 to monitor realtime where the weather action is in
3 the state and report back to the University, who's
4 the hub of this weather research and reporting,
5 working with the National Weather Service as well.

6 And what they do here is they put the
7 instrumentation on these and test whether they
8 work and they calibrate them. So they need access
9 to towers like that.

10 And our intent is not to put them right here
11 in the road but to tuck them back here in the
12 back.

13 If you go to the next slide, please.

14 So, again, if you're hovering over the
15 University in your own drone, this is basically
16 the path here. There's the ETEC building in
17 scale. Here's the inner ring road and the outer
18 ring road and the Boor Sculpture Studio. We are
19 ensuring that we have a pleasant pedestrian path
20 for all the students and faculty that are going to
21 be going back and forth.

22 I mentioned this path. I mentioned this bus
23 connection. There will not be a road connection
24 between Harriman and our University ring road, no

1 personal vehicles to go back and forth. Our
2 intent there is a couple-fold. One is we're
3 encouraging sustainable transit. So, again, this
4 walk isn't that long, so walk, please. You can
5 use the University shuttle or you can use the bus
6 rapid transit system that will be in place,
7 hopefully, in the future. And if you absolutely
8 positively need to drive there, then you gotta go
9 out to Washington Avenue or Western. Washington
10 is probably faster.

11 So, again, here's the path. Here's the State
12 Police building and the Forensic Center, and I'm
13 sure you know where that is.

14 Next slide, please.

15 So how tall is four stories compared to other
16 buildings? Well, here it is in scale. So if you
17 have a very wide angle lens and you look at the
18 topography of the UAlbany campus and Harriman, and
19 here's the UAlbany campus, here's the State Police
20 building, here's the ETEC building on that site
21 and then here's Buildings 8 and 8A and here's the
22 Labor building.

23 So, basically, it's -- and if you zoomed in,
24 it's smaller than Tax & Finance, obviously. It's

1 about the same size as Labor. It's smaller than
2 the State Police building in terms of height. And
3 obviously, because the UAlbany podium is only
4 three stories, the four stories is going to be a
5 little bit taller when put in the category spaces
6 on top. But here it is to scale. That's what it
7 would be compared to the other buildings.

8 So I think that's my last slide with regard
9 to the project. Again, we're going to take
10 questions and you'll have a chance to come back,
11 but we're going to turn over the process. I'll
12 tell you as much as I can about the project that
13 we know. Again, we're still in design. But let
14 me hand it over to Pat and then we'll get some of
15 your comments and questions if you have any at the
16 end. Thank you.

17 MR. HEATON: Thank you, John. So, again, I'm
18 going to try to go through this quickly, but I
19 want to give a little background for the
20 environmental review for this project.

21 The purpose of this meeting tonight is it's a
22 scoping meeting to determine the scope and content
23 of an Environmental Impact Statement for the ETEC
24 project.

1 This is going to build upon the significant
2 previous work that's already occurred in terms of
3 environmental review both by the University of
4 Albany and the Office of General Services to the
5 Harriman Campus.

6 There have been a series of Environmental
7 Impact Statements that have been prepared over the
8 past decade or so specific to the University of
9 Albany Master Plan but then also to the OGS
10 campus. And so the intent for the ETEC project is
11 to draw upon as much of that existing information
12 as possible and make as good use of that
13 information as possible.

14 The Master Plan for the University of Albany
15 was a Generic Environmental Impact Statement that
16 didn't necessarily evaluate specific details about
17 projects but, rather, evaluated a series of ideas
18 that the University had about how they might want
19 to develop the campus in the future.

20 So the Environmental Impact Statement we'll
21 be preparing for the ETEC project is a more
22 specific, zoomed in look at just this specific
23 project on this specific site.

24 So this year, kind of walking through this

1 process, you know, John just talked about the
2 University of Albany announced the creation of
3 this new college and selected this site on the
4 Harriman Campus as the best and appropriate
5 location for that facility.

6 So specific to the State Environmental
7 Quality Review Act, last month or at the end of
8 March, we circulated a Notice of Intent that the
9 State University Construction Fund would serve as
10 the lead agency for this project, which basically
11 just means that they're responsible for
12 coordinating the environmental review among other
13 agencies and community groups that might want to
14 be involved; and that the intention was to prepare
15 a Supplemental Environmental Impact Statement to
16 evaluate the specific process.

17 And then in early May, we issued a draft
18 public scoping document, which is available on the
19 University of Albany's website. This is a copy of
20 it here. This lays out some information about the
21 background of the project and also details what
22 the anticipated content of the Environmental
23 Impact Statement will be. And that's we're hoping
24 to really get some feedback from all of you

1 tonight on things that you feel need to be
2 included in that Environmental Impact Statement.

3 So after tonight, we will take the comments
4 we hear tonight and incorporate them into a
5 revised scoping document, which will then be made
6 public and posted in the same location as the
7 draft was posted, and then begin working on the
8 Supplemental Environmental Impact Statement.

9 We anticipate that that could be complete in
10 August and then that would be made available for
11 all of you and for other agencies and groups to
12 review and consider.

13 There will then be a public comment period on
14 that Environmental Impact Statement, which will
15 include a public hearing, much like this meeting,
16 where we will receive both spoken and written
17 comments on the Environmental Impact Statement on
18 the project.

19 The SEQRA process then requires all of those
20 comments to be responded to and the project to
21 accommodate the concerns that are raised in some
22 of those comments. So that will be presented in a
23 Final Environmental Impact Statement. And, again,
24 these timelines are hypothetical. You know, these

1 are the goal timelines. How this plays out
2 somewhat depends on the feedback that we receive.
3 The Final Environmental Impact Statement will be
4 issued in November and assuming that's the plan,
5 the SEQRA process could conclude by the end of
6 November. So right now, that's our anticipated
7 timeline.

8 So the purpose of this scoping meeting and
9 this process is to outline the topics that need to
10 be addressed in the Environmental Impact
11 Statement. And really, our goal is to narrow the
12 range of issues to the ones that are important and
13 worth setting an worth considering.

14 There's a lot of different ideas that
15 possibly you could look at in an environmental
16 review, but we want to make sure we're really
17 putting our time and energy into the issues that
18 matter so to speak.

19 Part of the goal is that the Environmental
20 Impact Statement doesn't become so overburdened
21 that no one can use it or refer to it but that
22 it's actually concise and user-friendly.

23 Those are the terms we use in SEQRA to define
24 relevant, significant and substantive issues about

1 the project. That's our goal here tonight as
2 well.

3 These are the typical topics that are
4 addressed in an Environmental Impact Statement for
5 SEQRA. There's more detail about each of these
6 topics in the draft scoping document and how we
7 propose or plan to go about studying or
8 investigating these different topics.

9 Some of these were very exhaustively studied
10 in the previous Environmental Impact Statement,
11 both for the Master Plan and for the OGS campus.
12 Again, we'll make as much use of that information
13 as we can. But when new information or new
14 announcements are warranted specific to this
15 project, those will be included.

16 So the draft scoping document that I'm
17 referring to is available on the University of
18 Albany's website. We have the address posted
19 there. If you go to University of Albany's
20 website, do a search for ETEC, I'm sure that will
21 come up, something that you can find that way as
22 well.

23 There's also hard copies of these documents
24 available on the campus as well as the Guilderland

1 Public Library. We anticipate that the
2 Environmental Impact Statement and all future
3 documents related to the project will be available
4 in the same location, same website.

5 We ask that if anyone has any comments on the
6 scoping document or issues they want to make sure
7 to include in the EIS, they can submit those via
8 mail or e-mail. We have the addresses here and
9 we'll leave these up that you can make note of or
10 you could share those with us this evening.

11 We will be accepting comments on this draft
12 scoping document until June 8th. So that's the
13 date that we need to receive any comments by,
14 then we'll begin revising the scoping document.

15 So with that, I think we had a few people who
16 signed up indicating that they want to give
17 comments. And if anyone else wants to as well,
18 that's fine. We ask you just raise your hand and
19 wait for the person that's already speaking to
20 finish. Depending on how this goes, we ask people
21 to restrict their comments to about three minutes.
22 But I think we can go through the first round of
23 comments and then, you know, if there's time
24 available, you'll have another opportunity to

1 speak again.

2 MS. GRAFF: The first person we have to speak
3 is Steven Sokal.

4 MR. HEATON: I just want to clarify one thing
5 as well. We have a stenographer here and we're
6 going to be recording all these comments. Our
7 goal is to make sure we get this information
8 included in the SEQRA documents that we prepare.

9 If you have specific questions about the
10 project, we're not necessarily anticipating
11 answering those questions tonight. We want to
12 make sure that we actually research and evaluate
13 the information and present it to you as
14 accurately and completely as possible. So I just
15 wanted to make that clear.

16 MR. SOKAL: Hello. My name is Steven Sokal,
17 S-O-K-A-L. My wife and I live at 36 Tudor Road,
18 just down the hill from the Harriman and with the
19 University in our backyard. The reason I am here
20 is that I had been through the experience of
21 having a construction project in our backyard with
22 Liberty Terrace and we're concerned about noise
23 and construction activities.

24 We are concerned about stormwater and water

1 damage that has occurred on our street. And
2 finally, with the City's reassessment, we find
3 that the values of our properties have decreased
4 on Tudor Road.

5 I notice that in the proposed document that
6 you draw a very deliberate line around the 12-acre
7 site and that doesn't really reflect the impact on
8 the neighbors.

9 Also, there are other activities that are
10 going on by other agencies so the scope of the
11 proposed study is maybe not appropriate. There
12 will be connections between the University at
13 Albany and the Harriman Campus that's out of scope
14 according to this document right now. That
15 probably needs to be remedied.

16 Also, the lands that are being used are those
17 of OGS and there's a statement in this scoping
18 document that, at some point, land would be
19 transferred over to the University. All that is
20 not clear what would happen.

21 The Harriman is a centralized utilities
22 development. They have water, sewer, steam,
23 electric and phone, and that's what's proved so
24 difficult for the redevelopment of the Harriman

1 for private use in the past. You're tied into
2 OGS's centralized utilities. We want to know
3 whether or not this proposed building would be
4 freestanding or would tie into either UAlbany's or
5 OGS's systems.

6 And also, these are systems at OGS and there
7 will be materials that will have to be addressed
8 related to asbestos and so on.

9 We also have right now some activities that
10 have been occurring at the end of our street. We
11 had some crews go through with cranes and remove
12 some half dozen trees at the end of Tudor Road and
13 at the boundary of the Harriman. We were told
14 that this was in preparation for a bus stop that
15 would be constructed at some point in the future.

16 So we had a very noisy week with the chipper
17 going away at the trees. It seems as though,
18 again, by limiting consideration only to the 12
19 acres that you're failing to consider connections
20 with the University. You also failing to consider
21 that CDTA itself will be going through similar
22 sorts of studies to look at impacts on
23 neighborhoods and we're a little bit out to sea as
24 to what the cumulative effect of all these impacts

1 will be on our neighborhood.

2 This was not the case when Empire State
3 Development was in charge of privatizing the
4 Harriman. There, all the responsible agencies
5 were at the table at the same time and we had a
6 consistent view as to what was happening. By
7 picking this one building on this one site and
8 confining the examination just to that one site
9 seems to leave that one in the cold.

10 Also, one last thing, I guess. In the
11 history of the ETEC building, it was designed to
12 be initially an overflow building as the podium
13 building was refurbished so that the science
14 department would be moved on out so that the
15 podium building could be reconstructed.

16 It seems as though that's still a need and
17 there seems to be either this project or some
18 other project where something will have to be done
19 in order to prepare the podium for renovations.
20 That concludes my comments.

21 MR. HEATON: Thank you.

22 MS. GRAFF: Kim McGan.

23 MS. MCGAN: Hi. Kim McGan. I live at 31
24 Tudor and one of the concerns that I have is I do

1 have an e-mail from a Mr. Milano who is the city
2 engineer and I had asked about paving of our
3 streets. And he sent me an e-mail back a year ago
4 saying the reason he felt that they couldn't be
5 paved was insufficient drainage of the streets.
6 So that would be a concern is when you build, how
7 is that going to affect our storm drainage?

8 Also, pile driving. When you start
9 construction, as Steve mentioned with it being in
10 his backyard, we have a lot of wall cracks and we
11 were told that it would not impact our homes at
12 all.

13 But then when the concern was brought to
14 their attention, nothing was done. They told us
15 that that had nothing to do with the cracks that
16 we have in our walls. So that would be another
17 concern.

18 You mentioned the towers. How high would
19 those towers be? That's a question. And the
20 construction timing, I'm guessing it would be
21 joined with that.

22 If that is really going to be a bus stop at
23 the end of our street, then we'll have a lot of
24 traffic blocking up and down and maybe even folks

1 that don't really know about our street being a
2 dead end. So is there that possibility of opening
3 up our street?

4 MR. HEATON: Thank you.

5 MS. GRAFF: John Waterson.

6 MR. WATERSON: I was mainly concerned with
7 the water. I live on Clarendon Road and there's a
8 manhole cover between Clarendon Road and the State
9 Campus that when we have a severe rainstorm, it
10 blows the manhole cover right off. And I think a
11 big thing is which direction is the water going to
12 flow from this development and from the parking
13 lot?

14 And another thing is when you guys all go
15 home at 5:00 o'clock, we still live here and a lot
16 of people bicycle, run and use the campus. You
17 know, it's an open space for us. With this level,
18 you know, type of stuff going in there, are we
19 still going to have complete access to the campus?

20 And the other thing is it's kind of like you
21 guys are eating up all the green space. There
22 were coyotes in there at one time. I'm not a fan
23 of them, but I wonder if they're still in there.
24 So if you could address that, we'd appreciate it.

1 MR. HEATON: Thank you.

2 MS. GRAFF: Frank Commisso, Jr.

3 MR. COMMISSO: Thank you. My name is Frank
4 Commisso, Jr., C-O-M-M-I-S-S-O. I am the Albany
5 Common Council Member for the 15th Ward which, of
6 course, includes the Harriman, Tudor, Clarendon
7 and SUNY.

8 I think the previous remarks were spot on
9 and, in fact, the comment about pile driving
10 actually I did not have in my notes but had
11 reminded me of the previous project on the
12 southeast corner of the campus dating back about
13 five years now, perhaps, six years, where there
14 were some folks that were on Tudor and Clarendon
15 that did comment exactly that, that there was some
16 damage to their homes but they felt that when they
17 had reached out to SUNY that there was no real
18 recourse or there was no real viable process or
19 procedure put in place whereby folks from SUNY
20 could come review those damages and then there
21 would be some filed claim. So that was a very
22 good comment.

23 I did want to talk about water management
24 broadly. I'm glad to hear that you guys mentioned

1 that the City of Albany is working with you all on
2 this project. Our water commissioner, Joe Coffey,
3 it's been a pleasure working with him over the
4 past handful of years and I would encourage you
5 all to consider a connection to Patroon Creek
6 sewer connection.

7 The Krumkill, as I've heard many times, it's
8 been filled at capacity. And during these
9 100-year storms, as they're called, which seem to
10 be very much more often than every 100 years, but
11 you have them every year. In fact, in August of
12 2014, we had a horrible storm. There was
13 significant damage and public costs to fix city
14 infrastructure, damage to homes, damage to
15 businesses, damage to automobiles, I mean,
16 millions of dollars in damages across the city.

17 I believe it was August 5th or August 6th of
18 2014, we had this massive storm with this intense
19 rainfall over a 45-minute period. Again, it's
20 with this declaration that this was a 100-year
21 storm that folks start to get somewhat skeptical.

22 So I would hope that when you talk about a
23 500-car parking lot and when -- and I saw on the
24 previous slide that you had up, perhaps, it was

1 the second slide, John, but you did have some
2 mitigation and retention features in place, it
3 appeared. But I hope that that's something that
4 even if you all feel that you've already addressed
5 this and thought of it, I'd like you all to take
6 another crack at it, sit down with our water
7 commissioner and really come up with a way where
8 there will be no adverse impact, particularly to
9 Tudor and Clarendon, to a lesser extent, Cambridge
10 and Oxford, which are over more east, of course.

11 But just a few years ago, which was the first
12 year I had represented this area on City Council,
13 there was a storm and I had gone into backyards
14 with folks live as the rain was coming down and
15 this was at the top of Tudor and Clarendon and
16 there was significant pooling of water there in
17 folks' backyards.

18 And this is one of the points, you know,
19 assessed valuations were mentioned before, and I
20 think it's a valid point. This is a part of the
21 city where you do have higher assessed valuations,
22 certainly, on the residential end, and I want you
23 all to be conscious of that.

24 I will note as well as we talk about water

1 infrastructure, the emphasis on that couldn't be
2 higher. Right now, on a major intersection in
3 Albany, as I speak, at New Scotland and Madison,
4 we have a sinkhole opening up. And our water
5 department is really constrained for funds and we
6 have more funds being dedicated across 23 square
7 miles. So I hope that you all will really give
8 that consideration.

9 I would be remiss if I did not note as well
10 that the Harriman plan previously has always been
11 a rather important part of the city's economic
12 development and growth objective, that there would
13 be some revenue derived from the 363 acres dating
14 back to four governors now, Pataki, Spitzer,
15 Paterson and Cuomo, of course.

16 But over four governors now, there's been
17 much talk about private development or even a
18 PILOT that in 2008 passed through the assembly and
19 senate, only to be vetoed by then Governor
20 Paterson. But the lack of taxable property at the
21 Harriman is something that if there are more state
22 agencies and stakeholders that could be involved
23 in this process, I think it's something that needs
24 to be addressed.

1 I've heard very loose statistics about the
2 daytime population of Albany versus the nighttime
3 population and the immense amount of folks working
4 for New York State that come into the City of
5 Albany. And if you all could have the ability
6 then to pay a PILOT to the City of Albany, or if a
7 PILOT more broadly on the Harriman over multiple
8 years was discussed, I think that would be
9 essential for the future of the City of Albany.

10 Finally, the final piece that I just want to
11 see if you could clarify, and then I'll close my
12 remarks, would be it says June 8th here. Does
13 that imply a June 8th postmark or do they need to
14 be submitted to the office by June 8th and
15 received by June 8th to be considered? Thank you.

16 MR. HEATON: Yeah, and I'll just speak to
17 that. We would like to receive all these comments
18 by 5:00 p.m. on June 8th. If something is
19 postmarked on June 8th and we receive it the
20 following Monday, we're not going to discount it.
21 But certainly, that would be our goal is to have
22 that information Friday afternoon, Friday of that
23 date.

24 MR. COMMISSO: Is that a Friday?

1 MR. HEATON: I believe -- no, Wednesday.
2 Regardless, that's our goal to have the
3 information by that time, postmarked by that date,
4 we will certainly consider it.

5 MS. GRAFF: Sharon Phillips.

6 MS. PHILLIPS: My name is Sharon Phillips.
7 My husband Loch and I live at 19 Tudor Road.
8 We've lived there for six years unlike a lot of
9 folks who have been there for a really long time,
10 but we also have the same concerns as drainage.
11 You know, we really like that neighborhood, we
12 like being able to, you know, walk out onto the
13 campus. We're very, very concerned about property
14 values. You know, certainly, we don't want to see
15 those decline.

16 And we also experienced -- when they were
17 doing the pile driving, we have cracks now that I
18 know were not there when we moved in and appeared
19 shortly after all that construction took place.
20 We did reach out to the University and really
21 didn't get a response. So, you know, I'd hate to
22 see those get worse or happen again, but that's
23 another concern.

24 MS. GRAFF: Loch Phillips.

1 MR. PHILLIPS: My name is Loch Phillips. I
2 was just wondering about the crosswalk coming from
3 the campus to the Harriman. Is that elevated or
4 is it across those two four lanes -- you know, the
5 two access roads? It sounds kind of dangerous.

6 MR. GIARRUSSO: I'll put that slide up.
7 Right now, we're working with OGS on the
8 feasibility of installing stoplights here, so a
9 traffic stop. It's not a walkway or a sky bridge
10 or anything like that.

11 MS. HARRIGAN: Hi. My name is Nancy Harrigan
12 and I'm a long-time resident of Clarendon Road.
13 Thanks very much for sharing these plans. Ever
14 since we started dealing as a group of neighbors
15 with all of the changes at Harriman and at the
16 SUNY Albany campus, one thing has been prominent
17 in my mind, and it has been the fact that of four
18 streets that are most impacted by this benefit
19 immensely from being dead-end streets. And
20 always, I am concerned about the need for those
21 streets to be opened up.

22 And when I see the plans here, I see a very
23 nice competent facility with a little tiny walkway
24 and I say to myself if there are very astute

1 emergency planners working in that building, are
2 they not going to say that we all need something
3 other than the dinky little exit all circuitous
4 all the way through the Harriman Campus?

5 And so I ask you, please, to be very certain
6 that you can do your work and that building can
7 function with that degree of ingress and egress,
8 because I would very much hate to see somebody
9 say, well, we have to have access to Western
10 Avenue through these streets.

11 I just am a little skeptical at this point
12 that you all can do that and live with that given
13 the fact that you've got the mindset -- people
14 with the mindset that we may have to get out of
15 here fast.

16 Will there be actually emergency vehicles
17 gathering in and around that building or is it all
18 planning and, you know, intellectual work rather
19 than --

20 MR. GIARRUSSO: No. It's all about training
21 students and graduate students about the
22 discipline of homeland security, cybersecurity.

23 MS. HARRIGAN: So there may actually be
24 vehicles of some kind?

1 MR. GIARRUSSO: As sort of like an emergency
2 op center or something like that?

3 MS. HARRIGAN: Yes.

4 MR. GIARRUSSO: No, because the state already
5 has that. You already have that as your neighbor
6 now. Right there in the State Police Headquarters
7 is the Emergency Management Office.

8 And by the way, there are no plans to do
9 connectors here. And in terms of getting traffic
10 out as fast as possible, these ring roads provide
11 the ability to move massive amounts of traffic at
12 a speedway way greater --

13 MS. HARRIGAN: You feel that's adequate?

14 MR. GIARRUSSO: Yes, big time. You can move
15 way more cars through there than trying to get to
16 Western Avenue. We don't have any plans of doing
17 that. I know that was a sensitivity as well when
18 the earlier studies were done on the Harriman
19 Campus.

20 MS. HARRIGAN: Okay. I hope so.

21 MR. HEATON: Thank you.

22 MR. RIGUSO: Vince Riguso, Eagle Hill
23 Neighborhood Association. Looking at the list of
24 scoping things that you had up on the screen

1 there, three things pointed out to me was noise,
2 water, traffic.

3 Again, you heard many of the people today
4 talk about their concerns about the water runoff
5 onto Tudor, Clarendon, Oxford and Cambridge.
6 Looking through the drawing program, when you look
7 at all the parking lots, which way are they going
8 to pitch? Are you going to have stormwater catch
9 basins?

10 The other thing we look at, we look at noise.
11 If you look at the campus right now without
12 anything else being built, you can go over there
13 and listen to motorcycles run around that place
14 all night and I don't believe that the residents
15 on those streets should have to put up with that.

16 So I hope in your final analysis that there
17 are noise barriers put along Tudor, Oxford,
18 Clarendon so that the noise gets quieted down
19 somewhat.

20 The other thing is traffic. We didn't
21 mention the purple line. It's going to enter on
22 Brevator Street. So I don't know how that's going
23 to impact the noise on those four streets along
24 with how the residents of that building, say

1 roughly 2,000 people, how are they going to enter
2 and exit that building? Are they going to come
3 off of Western Avenue, off of Brevator Street?
4 Are they going to exit out onto Fuller Road? So
5 that's a great concern.

6 When you look at 2,000 people, we're looking
7 at anywhere from 1,500 to 1,700 cars plus. So
8 that's a large amount of traffic that is going to
9 possibly go by these four streets. And when you
10 look at what they have to put up with now and the
11 building isn't built yet, first, I heard Jack over
12 here say about how the manhole gets blown off with
13 the water.

14 Tudor Road is greatly impacted. They can't
15 do anything with Tudor Road, because they have a
16 drainage problem, they have no storm sewers.

17 I think one other thing you did not address,
18 and I did not see on your scoping thing, is what
19 about raw sewage? Where is that going to go? Is
20 that going to go over to Patroon Creek or is that
21 going to come out to Western Avenue? And that's a
22 great concern.

23 And the other thing that is another great
24 concern, where is the stormwater going to go? If

1 the stormwater goes out onto Western Avenue, it
2 finds its way down to the pump station which has
3 got a moratorium on it and can't handle any more
4 water than it presently has and, now, we're going
5 to build this building here.

6 So have all of those things that I brought up
7 been taken into consideration?

8 And I think, hopefully, that at some point
9 when you finally get your final analysis that I
10 see a noise barrier along those streets. And as
11 Nancy Harrigan said, our other concern is: Are we
12 going to use those streets that we mentioned as a
13 through street for emergency vehicles to get to
14 that building? Thank you.

15 MR. HEATON: Thank you.

16 MR. WATERSON: I noticed that these plans are
17 available at the Guilderland Public Library.
18 There's people in Guilderland that I don't think
19 care about this. But it's not in the Albany
20 Public Library and it's being built in the City of
21 Albany.

22 So I think it should certainly be available
23 to the residents of the City of Albany rather than
24 Guilderland.

1 MR. GIARRUSSO: It's in our downtown campus
2 library. We can put it there.

3 MR. WATERSON: You can put it in the Albany
4 Public Library?

5 MR. GIARRUSSO: Yeah, that's fine.

6 MR. WATERSON: Okay. Thank you.

7 MR. GIARRUSSO: No problem.

8 MR. RIGUSO: Which library are you going to
9 put it in, John?

10 MR. GIARRUSSO: The main one. Whichever one
11 you want.

12 MR. RIGUSO: How about the Pine Hills one?
13 That's the closest one.

14 MR. GIARRUSSO: Yes. Consider it done.

15 MR. RIGUSO: Thank you.

16 MS. MCGAN: It says the pedestrian path is
17 going to have a stoplight. Where is that
18 stoplight going to be?

19 MR. HEATON: I'll say this; the future
20 document will provide a lot more detail. I'm not
21 sure a lot of these details have been fully
22 decided. We'll indicate what alternatives are
23 being considered and --

24 MR. GIARRUSSO: Let me also mention that just

1 invite me to your next Eagle Hill Neighborhood
2 Association in September at which time we'll have
3 better developed plans and we can have more of a
4 conversation. This scoping session has been very
5 helpful. It's to make sure we study everything
6 you just said.

7 But in September, I can come back with a
8 better defined plan and then it's dovetailing
9 perfectly with the actual Environmental Impact
10 Statement, at which time you'll see in written
11 form all of our comments and how we're mitigating
12 stormwater, emergency access, and all the other
13 things that we haven't analyzed yet.

14 And to all your concerns, I mean, Steve
15 brought up things, I have a mental response right
16 here about stormwater and all this stuff, but rest
17 assured, we are aware of the stormwater issue,
18 we're aware of the pump station and Patroon Creek.

19 We're working with the City of Albany. Our
20 intent is to go north to the county line, I-90.
21 By law, we're not supposed to put one drop of
22 water off of our site because we can't send it
23 anywhere. So we're talking about underground
24 holding tanks, things like that over there, and we

1 know a hundred year storm isn't a hundred year
2 storm anymore, so we have to over-engineer all of
3 that.

4 But you'll see that in writing, we'll show
5 you the numbers. Then, if you think we didn't go
6 deep enough at the Environmental Impact meeting in
7 September, you can say, "You blew it, you didn't
8 go deep enough", and that's where we study again.

9 So, again, this is just to make sure we check
10 all of our things that we need to see and then
11 we'll have all the analysis in September-October
12 and I'll come again to the September meeting and
13 we can have a conversation.

14 MR. RIGUSO: Thanks, John.

15 MR. HEATON: To John's point, the purpose of
16 SEQRA is to identify and then avoid, minimize,
17 mitigate impacts to the environment. The
18 intention is not that the project has already been
19 fully designed and then you study it
20 after-the-fact. It's that you construct those
21 studies concurrent with the development of the
22 project so that you can make sure that appropriate
23 concerns are incorporated right into the design of
24 the project. So that's where we're at in the

1 process right now.

2 I think this has been very helpful and it
3 gives us a lot of good information to move forward
4 with.

5 I believe we've been around the room, but
6 I'll make one more offer. Does anyone who hasn't
7 made any comments yet have anything they'd like to
8 say?

9 MS. WATERSON: I have a question. I'm sorry.
10 I stepped out so maybe this was covered.

11 MR. HEATON: Can we get your name so we have
12 everything for our record?

13 MS. WATERSON: Sure. Debbie Waterson.

14 These 2,000 people in this building, are
15 these students, are these educators, are these
16 business retailers? Are these people coming back
17 and forth from residences in the city and other
18 parts of the city or are they housed in the SUNY
19 campus and walking over to this building.

20 MR. GIARRUSSO: It's counting the parking
21 spaces and that's more than this building calls
22 for. So at any one time, if you used every office
23 that was built and used every conference room and
24 used every public meeting area space and you

1 packed people in, that's maybe the max capacity if
2 you want to break the Guinness World Record or
3 something and pack them in. But I don't think on
4 any given day, you'll have that many people in
5 this building.

6 And they're intended to be university
7 faculty, staff and students. That's 98 percent of
8 the people who are going to be in that building.

9 MS. WATERSON: Like graduate students?

10 MR. GIARRUSSO: Graduate students as well.
11 Undergrad and grad students.

12 MS. WATERSON: Thank you.

13 MR. HEATON: Well, thank you all for coming
14 out tonight. We appreciate the comments and the
15 concerns and the information you gave us.

16 Like I said, we'll be collecting written
17 comments or accepting written comments as well
18 through June 8th and, soon thereafter, we'll
19 release a revised scoping document that will take
20 these comments into account and lay out how we
21 intend to address these issues in the
22 Environmental Impact Statement. So thank you all
23 again for coming out.

24 MR. RIGUSO: When will this document be

1 available at the Pine Hills Library?

2 MR. GIARRUSSO: We'll bring it there
3 tomorrow.

4 MR. RIGUSO: Okay. Thank you.

5 MR. HEATON: Thank you.

6 MR. GIARRUSSO: It's also on our website.

7

8

9

10 * * * * *

11 [Concluded at 6:54 p.m.]

12 * * * * *

13

14

15

16

17

18

19

20

21

22

23

24

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

I, **THERESA L. KLOS**, 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. KLOS, CSR, RMR

Dated: June 7, 2016.