



FIRST COLUMBIA

July 5, 2012

Mr. Michael Yevoli, Chief Executive Officer
c/o Mr. Brad Chevalier
City of Albany Industrial Development Agency
21 Lodge Street
Albany, New York 12207

RE: Request for IDA Assistance for 178 Washington Ave. Ext.

Dear Mr. Yevoli

Attached is a completed application, as well as the appropriate supplementary material required by the City of Albany Industrial Development Agency for the consideration of financial assistance associated with the First Columbia LLC project.

178 Washington Avenue Extension is the second building to be developed by First Columbia LLC on the front portion of the Daughters of Sarah lands. The first building, 176 Washington Avenue Extension, which received financial assistance from the City of Albany IDA, is built and fully leased with two medical related practices. The second building is planned to be a one-story 24,000 sf medical/ general office building. Currently, a lease for 60% of the building is being negotiated with a large medical practice looking for larger space to grow the practice as it competes with other local practices in the area.

First Columbia is requesting financial assistance in the form of a sales tax exemption, mortgage recording tax exemption and a ten year Real Property Tax exemption following the Real Property Tax Law, Section 485-b.

The project, expected to be \$4.47 million, will be constructed on lands that are currently tax-exempt. Approximately thirty construction jobs and after the third year over forty permanent jobs in health services will be provided. The location of the new facility will provide a benefit to the community and the area residents by providing a growing medical practice a modern facility close to a large aging population residential communities and neighboring residential areas.

Please do not hesitate to contact me if you should have any questions or find additional information is needed. I look forward to working with the Agency on this project. Thank you.

Sincerely,

Christopher J. Bette
Vice President

Enclosure

CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the City of Albany Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY
c/o Department of Economic Development
21 Lodge Street
Albany, New York 12207

This application by applicant respectfully states:

APPLICANT: FC 178WAE LLC

APPLICANT'S ADDRESS: 22 Century Hill Drive, Suite 301

CITY: Latham STATE: NY ZIP CODE: 12110

PHONE NO.: 518-213-1000 FAX NO.: 518-213-1020 E-MAIL: cbette@firstcolumbia.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Chris Bette

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY: Eugene M. Sneeringer, Jr. Esq.

ATTORNEY'S ADDRESS: 50 Chapel Street

CITY: Albany STATE: NY ZIP CODE: 12207

PHONE NO.: 518-434-0217 FAX NO.: 518-434-9997 E-MAIL: esneeringer@smprtitle.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 HEREOF BEFORE FILLING OUT THIS FORM.

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).
3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return eight (8) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of One Thousand Five Hundred Dollars (\$1,500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.

FOR AGENCY USE ONLY

1. Project Number	
2. Date application Received by Agency	, 20
3. Date application referred to attorney for review	, 20
4. Date copy of application mailed to members	, 20
5. Date notice of Agency meeting on application posted	, 20
6. Date notice of Agency meeting on application mailed	, 20
7. Date of Agency meeting on application	, 20
8. Date Agency conditionally approved application	, 20
9. Date scheduled for public hearing	, 20
10. Date Environmental Assessment Form ("EAF") received	, 20
11. Date Agency completed environmental review	, 20
12. Date of final approval of application	, 20

SUMMARY OF PROJECT

Applicant: FC 178WAE LLC
Contact Person: Chris Bette
Phone Number: 518-213-1000
Occupant: FC 178WAE LLC ("Owner")
Project Location: 178 Washington Avenue Ext.
Albany, NY 12203

Approximate Size of Project Site: 2.09 acres

Description of Project: First phase completed in 2011 (176 Washington Avenue). This is the second phase consisting of construction of a new single story medical office building to be approximately 24,000 square feet. We are asking for a PILOT -terms the same as approved for first phase.

Type of Project: ☐ Manufacturing ☐ Warehouse/Distribution
☒ Commercial ☐ Not-For-Profit
☐ Other-Specify

Employment Impact: Existing Jobs: 0 (Currently at Site)

New Jobs: 35 Retained and 9 New at End of Year 3. (Total 44 FTE Yr 3)
Includes 3 FTE which are Part Time employees

Project Cost: \$4,472,432

Type of Financing: ☐ Tax-Exempt ☐ Taxable ☒ Straight Lease

Amount of Bonds Requested: \$ N/A

Estimated Value of Tax-Exemptions: Phase II only

N.Y.S. Sales and Compensating Use Tax:	\$108,907
Mortgage Recording Taxes:	\$ 43,750 (1.25%)
Real Property Tax Exemptions:	\$ 60,473 (Total Abatement Savings)
Other (please specify):	\$ _____

*Maximum annual estimated savings of \$10,035 declining each year thereafter. PILOT exemption request of 50% exempt year 1 decreasing by 5% increments for a 10 year term. (same terms as obtained under Phase I of the project in 2010-2011).

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company:

1. Company Name: FC 178WAE LLC ("Owner")
Present Address: 22 Century Hill Drive, Suite 301, Latham, NY
Zip Code: 12110
Employer's ID No.: Pending
2. If the Company differs from the Applicant, give details of relationship:
N/A
3. Indicate type of business organization of Company:
 - a. _____ Corporation (If so, incorporated in what country?
What State? _____ Date Incorporated? _____ Type of
Corporation? _____ Authorized to do business in New York?
Yes ____; No ____).
 - b. ____ Partnership (if so, indicate type of partnership _____,
Number of general partners ____, Number of limited partners ____).
 - c. X Limited liability company,
Date created? 10/2011
 - d. _____ Sole proprietorship
4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: The Company is not a subsidiary.

B. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person): Majority members shown.

NAME (First, Middle, Last) HOME ADDRESS	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Kevin Bette	General Managing Member	Real Estate Development
Mark Bette	General Managing Member	Real Estate Development
Christopher J Bette	General Managing Member	Real Estate Development

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes ____; No X

3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes ____; No X.

4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes ____; No X. (If yes to any of the foregoing, furnish details in a separate attachment).

5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment.

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held? Yes ____; No X. If yes, list exchanges where stock traded:

2. If no, list all stockholders having a 5% or more interest in the Company:

NAME	ADDRESS	PERCENTAGE OF HOLDING
Kevin Bette	c/o 22 Century Hill Drive Suite 301 Latham, NY 12110	50% or more
Mark Bette	c/o 22 Century Hill Drive Suite 301 Latham, NY 12110	5% or more
Christopher Bette	c/o 22 Century Hill Drive Suite 301 Latham, NY 12110	5% or more

D. Company's Principal Bank(s) of account: M&T Bank

II. DATA REGARDING PROPOSED PROJECT

A. Summary: (Please provide a brief narrative description of the Project.)

178 Washington Avenue Extension is the second building to be developed by First Columbia LLC on the front portion of the Daughters of Sarah lands. The first building (Phase 1), 176 Washington Avenue Extension, which received financial assistance from the City of Albany IDA, is built and fully leased with two medical related practices. The second building (Phase 2) is planned to be a one-story 24,000 sf medical/ general office building.

B. Location of Proposed Project:

1. Street Address: 178 Washington Avenue Ext.
2. City of Albany
3. Town of
4. Village of
5. County of Albany

C. Project Site: Phase I and Phase II shown on Preliminary Site Plan

1. Approximate size (in acres or square feet) of Project site: 2.09 acres.
Is a map, survey or sketch of the project site attached? Yes X; No ____.
2. Are there existing buildings on project site? Yes ____; No X.
 - a. If yes, indicate number and approximate size (in square feet) of each existing building:
 - b. Are existing buildings in operation? Yes ____; No X.
If yes, describe present use of present buildings:
 - c. Are existing buildings abandoned? Yes ____; No X. About to be abandoned? Yes ____; No _____. If yes, describe:
 - d. Attach photograph of present buildings. N/A
3. Utilities serving project site:
Water-Municipal: City of Albany
Other (describe)
Sewer-Municipal: City of Albany
Other (describe)
Electric-Utility: National Grid
Other (describe)
Heat-Utility: National Grid
Other (describe)

4. Present legal owner of project site: Daughters of Sarah Jewish Foundation, Inc.

a. If the Company owns project site, indicate date of purchase: _____, 20____; Purchase price: \$_____.

b. If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes ____; No X. If yes, indicate date option signed with owner: _____, 20____; and the date the option expires: _____, 20____.

c. If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? Yes X; No _____. If yes, describe: Applicant is entering into a Ground Lease Agreement with Daughters of Sarah Jewish Foundation, Inc.

5. a. Zoning District in which the project site is located: C-PB

b. Are there any variances or special permits affecting the site? Yes ____; No X. If yes, list below and attach copies of all such variances or special permits:

D. Buildings:

1. Does part of the project consist of a new building or buildings? Yes X; No _____. If yes, indicate number and size of new buildings:

1 – 24,000 sf building (Phase II)-CURRENT APPLICATION

2. Does part of the project consist of additions and/or renovations to the existing buildings? Yes ____; No X. If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded: Commercial use including outpatient medical treatment services and general office uses.

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes X; No _____. If yes, describe the Equipment: Roof-top HVAC equipment and hot water heaters.

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes ____; No X. If yes, please provide detail:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed: Building heating and cooling and hot water systems.

F. Project Use:

1. What are the principal products to be produced at the Project? Outpatient medical treatment services and general office use.
2. What are the principal activities to be conducted at the Project? Outpatient medical treatment services and general office use.
3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? Yes ____ No X. If yes, please provide detail:
4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?
5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project: N/A
 - a. Will the Project be operated by a not-for-profit corporation? Yes ____; No _____. If yes, please explain: N/A
 - b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes ____; No _____. If yes, please explain: N/A
 - c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes ____; No _____. If yes, please explain: N/A
 - d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ____; No _____. If yes, please provide detail: N/A

- e. Will the Project be located in one of the following: (i) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes ____; No _____. If yes, please explain: N/A

6. If the answers to any of subdivisions c. through e. of question 5 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes ____; No _____. If yes, please explain: N/A

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes X; No _____. If yes, please explain: The Tenant requires additional expansion space that cannot be accommodated at their current location.

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes ____; No X. If yes, please provide detail: (other than a Tenant expansion noted above)

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

- a. Is the Project reasonably necessary to preserve the competitive position of the Company on such Project Occupant in its industry? Yes X; No _____. If yes, please provide detail: The expansion is necessary for the growth of the business in the competitive marketplace.
- b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ____; No X. If yes, please provide detail:

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to

undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals.

Amended Site plan approval from the City of Albany Planning Board
Building Permit issuance from the City of Albany Building Dept.

2. Describe the nature of the involvement of the federal, state or local agencies described above: Amended Site plan approval for the reduction of building size and required building permit review and approval for construction.

H. Construction Status:

1. Has construction work on this project begun? Yes ____; No X. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

2. Please indicate amount of funds expended on this project by the Company in the past three (3) years and the purposes of such expenditures: \$37,300 design, marketing, and approval costs for Phase II project incurred.

I. Method of Construction After Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the project? Yes X; No _____. This is a private construction project.

2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ____; No X.

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT. (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes X ; No _____. If yes, please complete the following for each existing or proposed tenant or subtenant:

Lease negotiations are in progress with a medical group provider who requires expansion space.

Information provided as follows:

1. Sublessee name:
Present Address:
City: _____ State: _____
Employer's ID No.: _____
Sublessee is: ___ Corporation: ___ Partnership: ___ Sole Proprietorship
Relationship to Company: Subtenant
Percentage of Project to be leased or subleased: 60%
Use of Project intended by Sublessee: Medical Office
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ___; No X. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.
2. Sublessee name:
Present Address:
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____
_____ Corporation: _____ Partnership: _____ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ___; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.
3. Sublessee name:
Present Address:
City: _____ State: _____ Zip: _____
Employer's ID No.: _____
Sublessee is: _____ Corporation: _____ Partnership: _____ Sole Proprietorship
Relationship to Company: _____
Percentage of Project to be leased or subleased: _____
Use of Project intended by Sublessee: _____
Date of lease or sublease to Sublessee: _____
Term of lease or sublease to Sublessee: _____
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ___; No _____. If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? Lease negotiations in progress-not executed as of this date.

IV. Employment Impact

A. Indicate below the number of people presently employed at the project site and the number that will be employed at the project site at end of the first and second years after the project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT – PHASE II SHOWN (FTEs)					
	PROFESSIONAL MANAGERIAL	SKILLED	SEMI- SKILLED	UNSKILLED	TOTALS
Present Full Time	8	8	6	4	26
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0
First Year Full Time	8	8	6	4	26
First Year Part Time	0	0	0	0	0
First Year Seasonal	0	0	0	0	0
Second Year Full Time	10	14	10	4	38
Second Year Part Time	0	0	0	0	0
Second Year Seasonal	0	0	0	0	0

B. Please prepare a separate attachment describing in detail the types of employment at the project site. Such attachment should describe the activities or work performed for each type of employment. Project will employ professional outpatient medical practice employees. In addition, the current residency training program has 86 rotating residents seeing patients.

V. Project Cost

A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the project site and the construction of the proposed project including the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost (Phase II)</u>	<u>Amount</u>
Land	\$2,300.00
Buildings	\$2,943,349.00
Machinery and equipment costs	\$
Utilities, roads and appurtenant costs	\$360,000.00
Architects and engineering fees	\$93,500.00
Costs of Bond issue (legal, financial and printing)	\$ _____
Construction loan fees and interest (if applicable)	\$160,983.00
Other (specify)	\$ _____
Marketing/Predevelopment	\$517,300.00
Contingencies	\$100,000.00
General development	\$295,000.00
 TOTAL PROJECT COST	 \$4,472,432.00

B. Have any of the above expenditures already been made by applicant?
Yes X; No _____. (If yes, indicate particular.) Preliminary design, marketing, engineering costs incurred – approximately \$37,300.

V. BENEFITS EXPECTED FROM THE AGENCY

A. Financing

1. Is the applicant requesting that the Agency issue bonds to assist in financing the project? Yes ____; No X. If yes, indicate:
 - a. Amount of loan requested: _____ Dollars;
 - b. Maturity requested: _____ Years.
2. Is the interest on such bonds intended to be exempt from federal income taxation? Yes ____; No ____.
3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:
 - a. retail food and beverage services: Yes ____; No ____
 - b. automobile sales or service: Yes ____; No ____
 - c. recreation or entertainment: Yes ____; No ____
 - d. golf course: Yes ____; No ____
 - e. country club: Yes ____; No ____

- g. tennis club: Yes ____; No ____
- h. skating facility (including roller
- i. skating, skateboard and ice skating): Yes ____; No ____
- j. racquet sports facility (including
- handball and racquetball court): Yes ____; No ____
- k. hot tub facility: Yes ____; No ____
- l. suntan facility: Yes ____; No ____
- m. racetrack: Yes ____; No ____

4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.
5. Is the Project located in the City's federally designated Enterprise Zone? Yes ____; No X.
6. Is the applicant requesting the Agency to issue federally tax-exempt Enterprise Zone bonds? Yes ____; No X.

B. Tax Benefits

Phase II figures are as follows:

1. Is the applicant requesting any real property tax exemption that would not be available to a project that did not involve the Agency? Yes X; No ____.
2. Is the applicant expecting that the financing of the Project will be secured by one or more mortgages? Yes X; No _____. If yes, what is the approximate amount of financing to be secured by mortgages? \$3,500,000.
3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes X; No _____. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$1,361,338.
4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.

- a. N.Y.S. Sales and Compensating Use Taxes: \$108,907
- b. Mortgage Recording Taxes: \$43,750 (1.25%)
- c. Real Property Tax Exemptions: (Total) \$ 60,473
- d. Other (please specify):

* Maximum annual estimated savings of \$10,035 declining each year thereafter. PILOT exemption request with total project of 50% exempt year 1 decreasing by 5% increments for a 10 year term. (same terms as obtained under Phase I of the project in 2010-2011).

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's tax-exemption policy contained in its Rules and Regulations? Yes X; No _____. If yes, please explain. Seeking a 10-year 485b

abatement, which is the same deviation approved for Phase 1.

6. Is the Project located in the City's state designated Empire Zone? Yes ____; No X.

C. Project Cost/Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

VI. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.

B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. City Human Rights Law. The Applicant agrees to endeavor to comply with the provisions of Article XI, Division 2 of the City Code, entitled "The Omnibus Human Rights Law". The Applicant understands that it is not subject to the provisions of The Omnibus Human Rights Law.

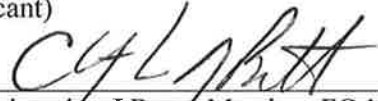
D. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

F. Annual Employment Reports: The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

G. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

(Applicant)

BY:



Christopher J Bette, Member, FC 178WAE LLC

NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 18 THROUGH 21 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 22

VERIFICATION

(If Applicant is a Corporation)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____ deposes and says that he is the
(Name of chief executive of applicant)

_____ of _____,
(Title) (Company Name)

the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said company is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

(officer of applicant)

Sworn to before me this
____ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is sole proprietor)

STATE OF _____)
COUNTY OF _____) SS.:

_____, deposes and says
(Name of Individual)

that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application.

Sworn to before me this
____ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is partnership)

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says

(Name of Individual)
that he is one of the members of the firm of _____,
(Limited Liability Company)

the limited liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.

Sworn to before me this
____ day of _____, 20__.

(Notary Public)

VERIFICATION

(If applicant is limited liability company)

STATE OF New York)
) SS.:
COUNTY OF Albany)

Christopher Bette, deposes and says
(Name of Individual)

that he is one of the members of the firm of FC 178WAE, LLC,
(Partnership Name)

the partnership named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said partnership.

Cy L Bette

Sworn to before me this
5th day of July, 2012

Sanita Victoria Baggetta
(Notary Public)

SANITA VICTORIA BAGGETTA
Notary Public, State of New York
No. 01BA6256184
Qualified in Schenectady County
Commission Expires February 21, 2014

NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 22 IS SIGNED BY THE APPLICANT.

HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Albany Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issue of bonds requested therein are favorably acted upon by the Agency, and (ii) the Agency's financing of the Project described therein; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: CYL JH

Sworn to before me this
5th day of JULY, 2012

Sanita Victoria Baggetta
(Notary Public)

SANITA VICTORIA BAGGETTA
Notary Public, State of New York
No. 01BA6256184
Qualified in Schenectady County
Commission Expires February 21, 2014

TO: Project Applicants
 FROM: City of Albany Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the City of Albany Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

Since we need this Questionnaire to be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	FC 178WAE LLC
2. Brief Identification of the Project:	First phase consisted of construction of a new single story medical office building of approximately 12,900 square feet (previously induced/completed in 2011). Second phase is currently in the planning process; tenants to be determined. Second phase is expected to be 24,000 square feet.
3. Estimated Amount of Project Benefits Sought:	Phase II shown below
A. Amount of Bonds Sought:	\$0
B. Value of Sales Tax Exemption Sought	\$108,907
C. Value of Real Property Tax Exemption Sought	\$60,473
D. Value of Mortgage Recording Tax Exemption Sought	\$43,750 (1.25%)

* Maximum annual estimated savings of \$10,035 declining each year thereafter. PILOT exemption request based total project of 50% exempt year 1 decreasing by 5% increments for a 10 year term. (Same terms as obtained under Phase I of the project in 2010-2011).

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$
2. Site preparation	\$
3. Landscaping	\$
4. Utilities and infrastructure development	\$
5. Access roads and parking development	\$
6. Other land-related costs (describe) Ground lease	\$2,300.00

B.	Building-Related Costs	
1.	Acquisition of existing structures	\$
2.	Renovation of existing structures	\$
3.	New construction costs	\$2,943,349.00
4.	Electrical systems	\$
5.	Heating, ventilation and air conditioning	\$
6.	Plumbing	\$
7.	Other building-related costs (describe) sitework & utilities	\$360,000.00
C.	Machinery and Equipment Costs	
1.	Production and process equipment	\$
2.	Packaging equipment	\$
3.	Wharehousing equipment	\$
4.	Installation costs for various equipment	\$
5.	Other equipment-related costs (describe)	\$
D.	Furniture and Fixture Costs	
1.	Office furniture	\$
2.	Office equipment	\$
3.	Computers	\$
4.	Other furniture-related costs (describe)	\$
E.	Working Capital Costs	
1.	Operation costs	\$
2.	Production costs	\$
3.	Raw materials	\$
4.	Debt service	\$
5.	Relocation costs	\$
6.	Skills training	\$
7.	Other working capital-related costs (describe)	\$
F.	Professional Service Costs	
1.	Architecture and engineering	\$93,500.00
2.	Accounting/legal	\$
3.	Other service-related costs (describe)	\$
G.	Other Costs	
1.	Construction loans and fees	\$160,983.00
2.	Marketing/Predevelopment	\$517,300.00
3.	Contingencies/Lease Up Reserves	\$100,000.00
4.	General development	\$295,000.00
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$2,300.00
2.	Total Building-Related Costs	\$3,303,349.00
3.	Total Machinery and Equipment Costs	\$
4.	Total Furniture and Fixture Costs	\$
5.	Total Working Capital Costs	\$
6.	Total Professional Service Costs	\$93,500.00
7.	Total Other Costs	\$1,073,283.00

PROJECTED PROFIT

- I. Please provide projected profit as defined by earnings after income tax but before depreciation and amortization: **N/A - Profits not changed because any tax savings are projected to be passed to tenants.**

YEAR	Without IDA benefits	With IDA benefits
1	\$ No change	\$ No change
2	\$ No change	\$ No change
3	\$ No change	\$ No change
4	\$ No change	\$ No change
5	\$ No change	\$ No change

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

- I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project: Phase II only shown below.

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	0	\$0	\$0
Year 1	30	\$1,350,000	\$108,000
Year 2	0	\$0	\$0
Year 3	0	\$0	\$0
Year 4	0	\$0	\$0
Year 5	0	\$0	\$0

PROJECTED PERMANENT EMPLOYMENT IMPACT

- I. Please provide estimates of total number of existing permanent jobs to be preserved or retained as a result of the Project (23 Full time and 3 FTEs from Part Time jobs retained in move):

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year	8	8	6	4
Year 1	8	8	6	4
Year 2	8	8	6	4
Year 3	8	8	6	4
Year 4	8	8	6	4
Year 5	8	8	6	4

- II. Please provide estimates of total new permanent jobs to be created at the Project (Year Two total 38, Year 3 Total 44 of both retained and new FTEs):

Year	Professional	Skilled	Semi-Skilled	Unskilled
Current Year				
Year 1				
Year 2	2	6	4	0
Year 3	2	2	2	0
Year 4				
Year 5				

- III. Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

- IV. Provide the projected percentage of employment that would be filled by City of Albany residents: up to 50%.

A. Provide a brief description of how the project expects to meet this percentage: Applicant will advertise/post employment opportunities in Albany publications.

PROJECTED OPERATING IMPACT

- I. Please provide estimates for the impact of Project operating purchases and sales: Phase II shown.

Additional Purchases (1 st year following project completion)	\$75,000
Additional Sales Tax Paid on Additional Purchases	\$ 6,000
Estimated Additional Sales (1 st full year following project completion)	\$250,000
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ 0

- II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"):

Land is currently owned by a not-for-profit and yields no property taxes to the taxing jurisdictions; we propose to build a new structure which will generate real property tax dollars and also create a Community service benefit.

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current Year	0	\$0	\$0
Year 1	0	\$34,005	\$34,005
Year 2	0	\$36,059	\$36,059
Year 3	0	\$38,206	\$38,206
Year 4	0	\$40,448	\$40,448
Year 5	0	\$42,791	\$42,791
Year 6	0	\$45,238	\$45,238
Year 7	0	\$47,794	\$47,794
Year 8	0	\$50,462	\$50,462
Year 9	0	\$53,247	\$53,247
Year 10	0	\$56,154	\$56,154

TOTAL (Tax Exempt Currently) \$444,405 (Phase II only)


- III. Please provide a brief description for the impact of other economic benefits expected to be produced as a result of the Project:

Health services benefit the local community and local residents benefit by a center's proximity and convenience. The expansion will also aid in job retention and growth.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge, such responses are true, correct and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

Date Signed: <u>July 5, 2008</u> ¹²	Name of Person Completing Project Questionnaire on behalf of the Company. Name: <u>CHRISTOPHER J. BEITE</u> Title: <u>VICE PRESIDENT</u> Phone Number: <u>518-213-1000</u> Address: <u>22 CENNY HILL DR., LATHAM NY</u> Signature: 
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SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company. **Phase II only shown below by Year 3-18 New Jobs.**

[illegible]

Should you need additional space, please attach a separate sheet.

178 Washington Ave. Ext., First Columbia, LLC: Standard PILOT Analysis

Calendar Year	Project Year	Tax Rate ⁽²⁾	Status Quo		Proposed Project				
			Current Tax		Normal Tax		Requested Standard PILOT		
			Current Assessment ⁽³⁾	Current Tax ⁽⁴⁾ Tax Exempt	Estimated Improved Assessment ⁽⁵⁾	Tax w/o PILOT ⁽⁶⁾	Requested PILOT Payment ⁽⁷⁾	Abatement Savings ⁽⁸⁾	% of Abatement on Improved Assessment ⁽⁹⁾
2013	0	\$44.539569	\$522,500	\$0	\$522,500	\$0	\$0	\$0	0%
2014	1	\$45.875756	\$522,500	\$0	\$960,000	\$44,041	\$34,005	\$10,035	50%
2015	2	\$47.252029	\$522,500	\$0	\$960,000	\$45,362	\$36,059	\$9,303	45%
2016	3	\$48.669590	\$522,500	\$0	\$960,000	\$46,723	\$38,206	\$8,517	40%
2017	4	\$50.129677	\$522,500	\$0	\$960,000	\$48,124	\$40,448	\$7,676	35%
2018	5	\$51.633568	\$522,500	\$0	\$960,000	\$49,568	\$42,791	\$6,777	30%
2019	6	\$53.182575	\$522,500	\$0	\$960,000	\$51,055	\$45,238	\$5,817	25%
2020	7	\$54.778052	\$522,500	\$0	\$960,000	\$52,587	\$47,794	\$4,793	20%
2021	8	\$56.421393	\$522,500	\$0	\$960,000	\$54,165	\$50,462	\$3,703	15%
2022	9	\$58.114035	\$522,500	\$0	\$960,000	\$55,789	\$53,247	\$2,542	10%
2023	10	\$59.857456	\$522,500	\$0	\$960,000	\$57,463	\$56,154	\$1,309	5%
2024(Note 1)	11	\$61.653180	\$522,500	\$0	\$960,000	\$0	\$0	\$0	0%
Total				\$0		\$504,878	\$444,405	\$60,473	

Notes:

(1) Full assessment value will be paid (End of Proposed PILOT)

Note Assumed first full year assesment occurs effective 1/1/2014 for illustration and construction completion

(2) Assumed the existing tax rate of \$43.2423 in 2012(does not include any special district taxes that are still payable under PILOT) w/ estimated escalation of 3% thereafter

(3) Current Assessment as per City of Albany tax roll-Although the land is currently owned by a not for profit and is exempt today

(4) Current Assessment divided by 1,000 multiplied by appropriate tax rate for year performing calculation

(5) Estimated Improved Assessment

(6) Estimated Improved Assessment divided by 1,000 multiplied by appropriate tax rate for year performing calculation-Land is currently exempt

(7) Current Assessment divided by 1,000 multiplied by appropriate tax rate for year performing calculation plus: the difference between the Estimated Improved Assessment and Current Assessment divided by 1,000 then multiplied by PILOT payment percentage (1 minus the % of Abatement on Improved Assessment) then multiplied by appropriate tax rate for year performing calculation

(8) Difference of Requested PILOT Payment from Tax w/o PILOT, should the current assesment be taxable

(9) Percent Abatement on Estimated Improved Assessment as per standard PILOT

Numbers and dates in example are fictitious. Please perform proper due diligence and alter accordingly.



AERIAL OF SITE



FIRST COLUMBIA



NOTE:
THE EXISTING SOUTH FRONTAGE ROAD PAVEMENT SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC. IN THE EVENT THAT THE PAVEMENT IS DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REPAIR TO THE FULL SATISFACTION OF THE CITY OF ALBANY.

ZONE: C-PB Commercial Pine Bush District
WASHINGTON AVENUE EXTENSION

PARKING ANALYSIS TABLE

description	area	available	required
medical office phase I	12,900 s.f.	44	64
medical office phase II	24,000 s.f.	121	120
total spaces provided		165	
additional spaces banked for future use		19	
total spaces required			184
total spaces available		184	

SITE COVERAGE STATISTICS

description	s.f.	acres	%
gross site area	142,869	3.280	100.00
impervious area	38,685	0.90	27.4
building coverage	36,899	0.85	25.9
sidewalk coverage	1,786	0.050	1.5
pervious area porous pave't	104,184	2.38	72.6

NOTE:
POROUS PAVEMENT IS PERVIOUS. THEREFORE IT IS LISTED WITH PERVIOUS AREA

ZONING REQUIREMENTS TABLE

ZONE	C-PB
MAXIMUM COVERAGE	BY SITE PLAN REVIEW
SETBACKS	FRONT BY SITE PLAN REVIEW SIDE BY SITE PLAN REVIEW REAR BY SITE PLAN REVIEW
HEIGHT	30' MAX.

LEGEND

- U/T — EXISTING TELEPHONE
- — — EXISTING CONTOURS
- W — EXISTING WATER MAIN
- — — EXISTING HYDRANT
- S — EXISTING SEWER MAIN
- — — EXISTING WATER MAIN
- — — EXISTING WATER MAIN
- — — PROPOSED CONTOURS
- — — PROPOSED CONTOURS
- W — PROPOSED WATER MAIN
- — — PROPOSED HYDRANT & VALVE
- S — PROPOSED SEWER MAIN
- — — PROPOSED STORM SEWER
- — — PROPOSED STORM MANHOLE
- — — PROPOSED CURB
- — — PROPOSED SEGMENTED BLOCK WALL
- — — PROPOSED SIDEWALK AND HANDICAPPED RAMP
- — — DETECTABLE SURFACE

- HANDICAPPED PARKING
- STOP BAR
- PROPOSED PAVEMENT
- TRAFFIC FLOW MARKING

- SETBACK DIMENSIONS
- PROPERTY LINE
- STOP SIGN
- EXISTING TREE
- LIMIT OF CLEARING
- EXIST. TREE LINE
- FINISH GRADE SPOT ELEVATION
- PROPOSED BUILDING
- BUILDING MOUNTED LIGHTS
- LIGHT POLE



HERSHBERG
&
HERSHBERG

Consulting Engineers
and Land Surveyors
18 Locust Street
Albany, New York 12203

ALTERATION OF THIS
DOCUMENT EXCEPT BY A
LICENSED PROFESSIONAL
ENGINEER OR LAND
SURVEYOR, IS ILLEGAL



DATE	REVISIONS

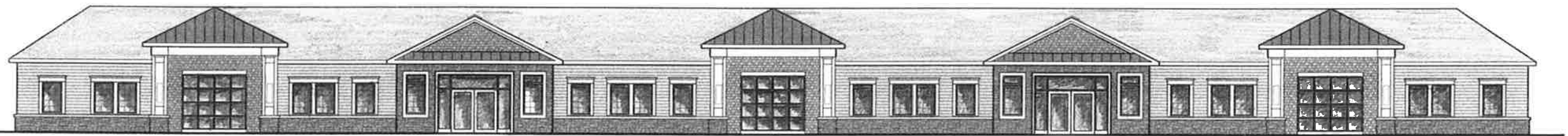
AMENDED SITE PLAN
#176 & #178 WASHINGTON AVENUE EXTENSION
ALBANY, NY

DATE: 6/25/12

SCALE: 1"=30'

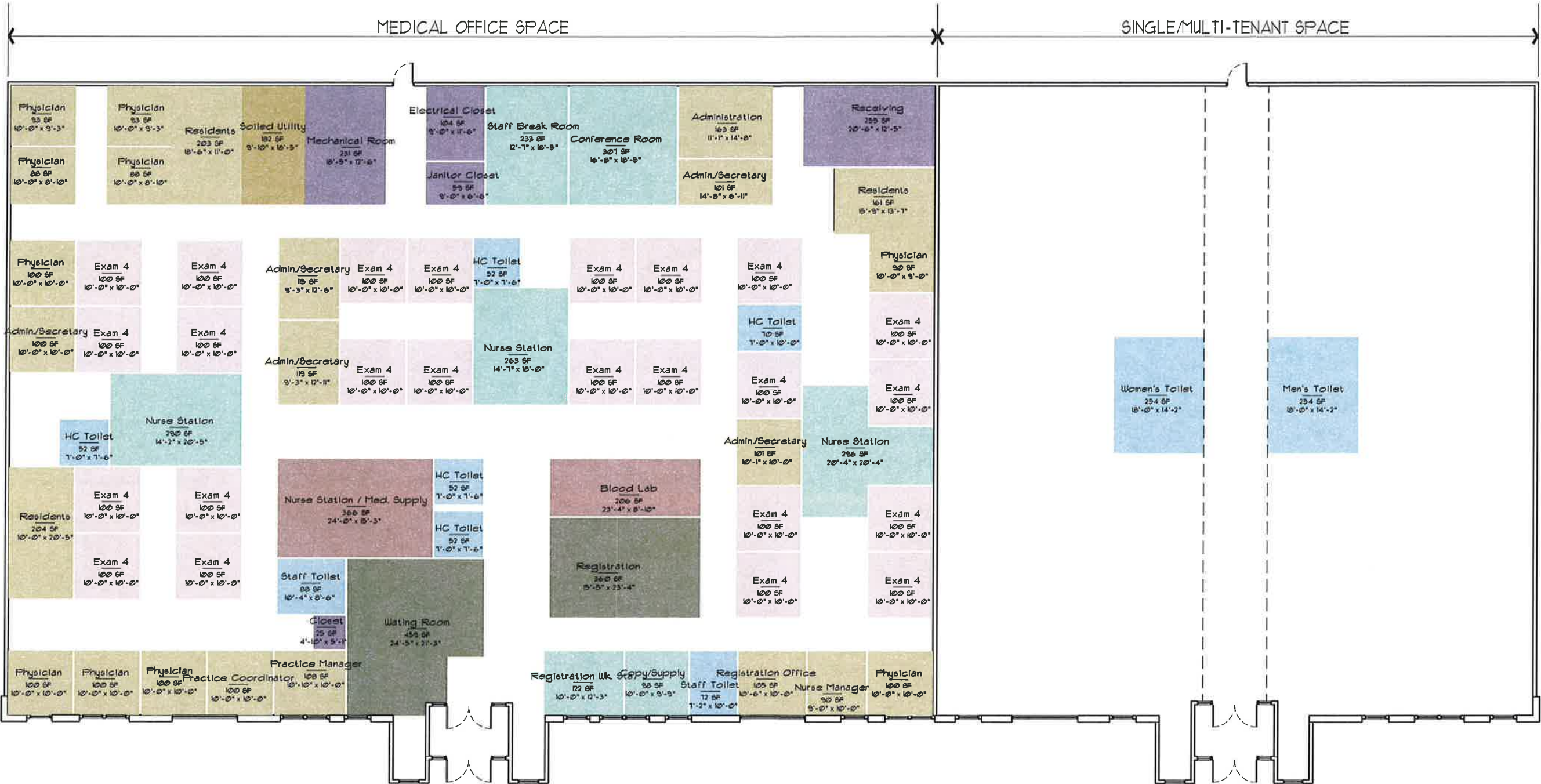
FILE: 120/66

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION



CONCEPTUAL ELEVATION

SCALE: 1/16"=1'-0"



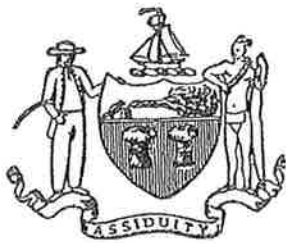
CONCEPTUAL FLOOR PLAN

SCALE: 1/16"=1'-0"



FIRST COLUMBIA

COMMERCIAL REAL ESTATE PROFESSIONALS



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

GERALD D. JENNINGS
Mayor

MICHAEL J. YEVOLI
Commissioner

ECONOMIC DEVELOPMENT
21 Lodge Street
Albany, NY 12207
518.434.2532
(f) 518.434.9846
Development@cl.albany.ny.us

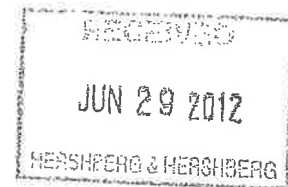
**NEIGHBORHOOD &
LONG-RANGE PLANNING**
21 Lodge Street
Albany, NY 12207
518.434.2532
(f) 518.434.9846
Albany2030@cl.albany.ny.us

LAND USE PLANNING
Board of Zoning Appeals, Planning Board,
Historic Resources Commission
200 Henry Johnson Boulevard
Albany, NY 12210
518.434.5240
(f) 518.434.5294
Planning@cl.albany.ny.us

**ALBANY COMMUNITY
DEVELOPMENT AGENCY**
200 Henry Johnson Boulevard
Albany, NY 12210
518.434.5265
(f) 518.434.5242

June 22, 2012

Hershberg & Hershberg
Attn: Dan Hershberg
18 Locust Street
Albany, NY 12203



Re: 184 Washington Ave Ext. (PB Case #6-10, 781)

Dear Dan:

Enclosed please find one (1) set of final site plans for the above-referenced project, stamped as approved by the Chair of the Planning Board. The amended plans were approved on June 21, 2012.

The four (4) sets of final plans you submitted to this office have been stamped as approved and distributed as follows:

- one (1) copy sent to you as the applicant's representative.
- one (1) copy retained on file by the City Planning Department.
- one (1) copy referred to both Director of Building and Codes and City Engineer, alerting them to the fact that final Site Plan Approval has been granted for this project.

Feel free to contact me at (518) 445-0754 if you have any questions regarding this matter.

Sincerely,

Bradley Glass
Senior Planner

Enc.

Cc: Jeff Jamison, Esq., Director, Division of Building and Codes
Patrick McCutcheon, Junior Engineer, Division of Engineering

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY PLANNING BOARD**

ADDRESS OF SUBJECT PROPERTY: 184 Washington Ave. Ext.

IN THE MATTER OF: Amendment to a Site Plan Approval allowing for the construction of two medical office buildings. The amendment seeks to decrease the size of the Phase II construction to that of a single-story, 24,000 sf. building where the original proposal called for a two-story, 28,800 sf. building.

APPLICANT: First Columbia, LLC c/o Hershberg & Hershberg
ADDRESS: 18 Locust St., Albany, NY 12203

CASE NUMBER: 6-10, 781

Date Received: 6/8/12
Presentation Date: 6/21/12
SEQR Classification: Unlisted Action
SEQR Determination: 9/16/10
Date of Amendment: 6/21/12

Vote:	For Approval:	4	Abbott:	Y	Pryor:	Y
	Against:	0	Fox:	Y	Trant:	NIA
	Abstain:	0	Hancox:	Y		

Relevant Considerations:

Owner/Applicant: Daughters of Sarah Senior Community / First Columbia, LLC c/o Hershberg & Hershberg

Proposed Amendment: The applicant is seeking to modify a Site Plan Approval awarded on October 28, 2010 allowing the construction of two medical office buildings totaling 40,200 square feet and an accessory parking lot with 209 parking spaces. The project is being constructed in two phases. Phase I completed construction of a single-story, 13,125 square foot building at what is now known as 176 Washington Avenue Extension. Phase II originally proposed construction of a two-story 28,800 square foot office building at what is now known as 178 Washington Avenue Extension. The applicant seeks to decrease the size of the proposed Phase II construction to that of a 24,000 square feet building while expanding the overall building footprint to accommodate a single-story structure in place of the original proposal of a two-story building.

Actions Taken:

The Board **Approved** the **Amendment** to the **Site Plan**.

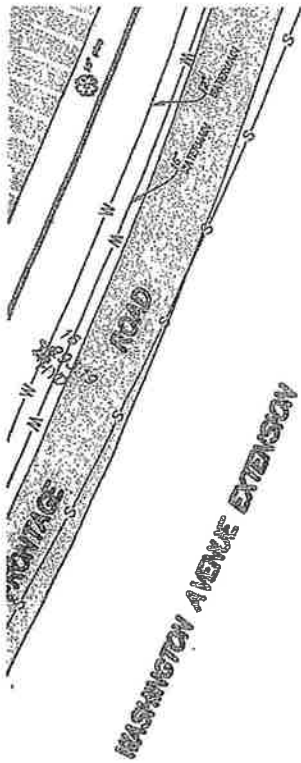
I, Edward Trant representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of June 21, 2012.

Date: 6/21/12

Signature: Edward R. Trant

This is not a building permit. All building permits must be approved and issued by the Building Department prior to the start of any construction.

Prior to making an application for a Certificate of Occupancy, the applicant will be required to submit to the Building Department an "as built" site plan which depicts all elements shown on the approved site plan including but not limited to contours, landscaping, building locations, utilities paved and parking areas, signage, accessory structures and other related physical improvements.



APPROVED BY RESOLUTION OF THE PLANNING
BOARD OF THE CITY OF ALBANY NEW YORK

ON THE 21st DAY OF June, 2012
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS
OF SAID RESOLUTION, ANY CHANGE, ERASURE
MODIFICATION OR REVISION OF THIS PLAN OR
PLAN, AS APPROVED, SHALL VOID THIS APPROVAL
SIGNED

FILED 21st DAY OF June, 2012 BY

Edward R. Kant

120166

GENERAL SITE PLAN
PROPOSED OFFICE BUILDINGS
#176 & #178 WASHINGTON AVENUE EXTENSION
ALBANY, NY

REVISIONS

FILE: 120166

SCALE: 1"=30'

BY: AS

CHK: DRH

DATE: 6/18/12

120166-1.DWG



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

September 23, 2010

GERALD D. JENNINGS
Mayor

MICHAEL J. YEVOLI
Commissioner

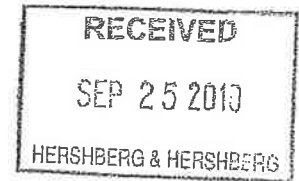
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Hershberg and Hershberg
Attn: Daniel R. Hershberg, P.E., L.S.
18 Locust St.
Albany, NY 12203



Re: 184 Washington Ave. Ext. (P.B. Case# 6-10, 781)

Dear Dan:

Enclosed please find a copy of the Planning Board's Notification of Local Action regarding the application of Daughters of Sarah Senior Community seeking Site Plan Approval for the construction of two medical office buildings at 184 Washington Ave. Extension. On 9/16/10 the Planning Board issued a Negative Declaration of Environmental Significance for this project pursuant to SEQR. A copy of the decision is attached for your records.

Feel free to contact me at (518) 434-5250 if you have any questions regarding this matter.

Sincerely,

John Szczesny
Senior Planner

Enc.

NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY PLANNING BOARD

Applicant: Daughters of Sarah Senior Community c/o Hershberg and Hershberg

Case File #: 6-10, 781

Location: 184 Washington Ave. Ext.

Request: Site Plan Approval

Date Received: 6/4/10

2010 SEP 21 AM 11:05
OFFICE OF THE CITY CLERK
ALBANY N.Y.

RECEIVED

Relevant Considerations:

Owner/Applicant: Daughters of Sarah Senior Community is the owner. First Columbia, LLC is the proposed developer. Engineering consultant is Hershberg and Hershberg.

Parcel size: 3.27 acres (142,460 square feet). The property is currently known as 184 Washington Ave. Ext. and is proposed to be subdivided to adjust lot lines.

Location: On the south side of Washington Ave. Ext., just east of Rapp Rd. The Daughters of Sarah Nursing Home is located immediately to the south.

Zoning: C-PB (Commercial Pine Bush).

Proposed project: The applicant is proposing to develop the site in order to construct two medical office buildings. Phase I is proposed to be developed as a one-story 13,125 s.f. medical office with 61 parking spaces. Phase II is proposed as a two-story 28,800 s.f. medical office building with 148 parking spaces. Two driveways are proposed to connect to the South Frontage Road.

Action Taken:

The Board issued a **Negative Declaration** for this **Unlisted Action** as per the provisions of SEQR, finding that there will be no significant adverse environmental impacts as per §617.7 of the SEQR regulations.

The vote was unanimous as follows:

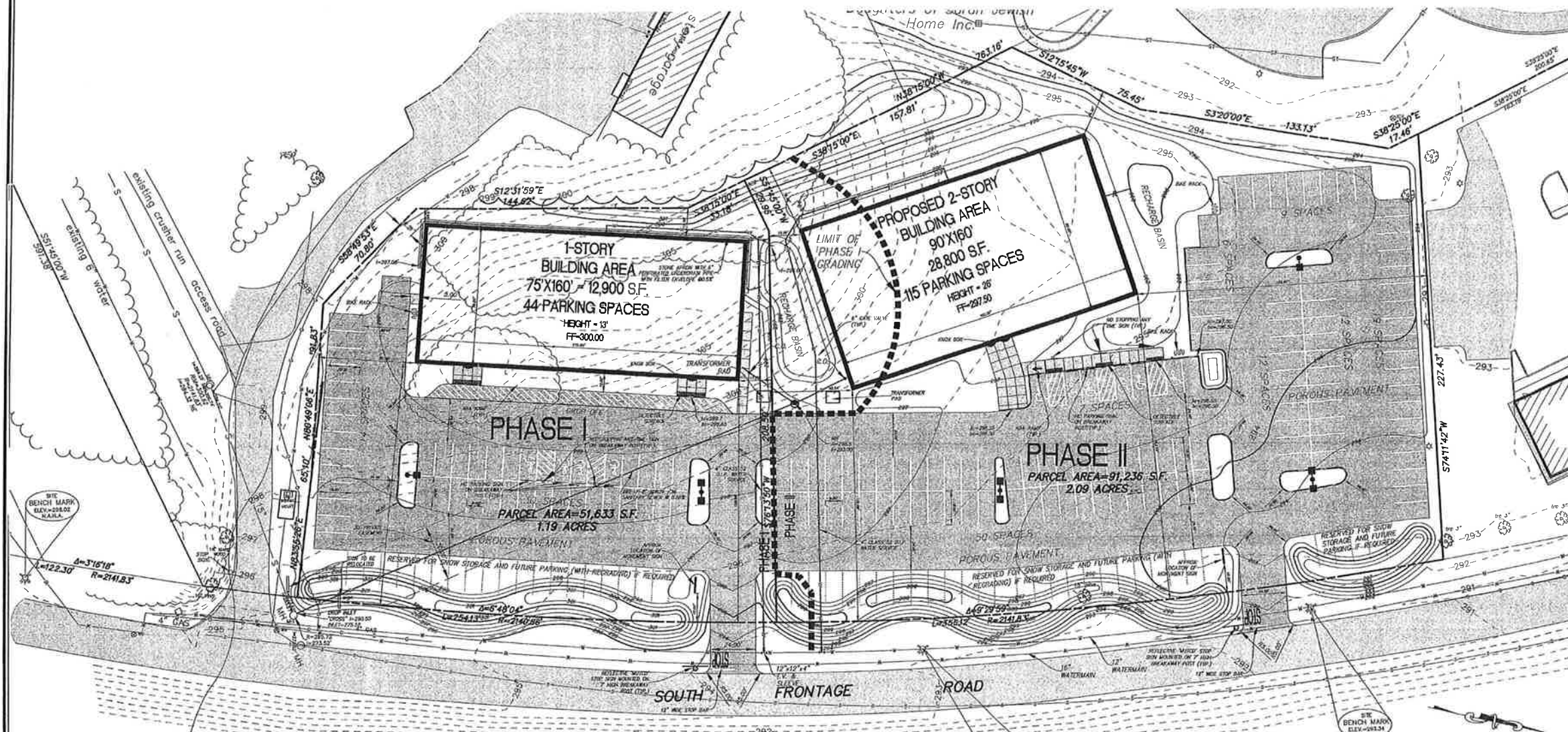
Vote:	For Approval:	5	Hancox:	Y	Trant: Y
	Against:		Pryor:	Y	Fox: Y
	Abstain:		Joyce:	Y	

I, Raymond F. Joyce, Jr. representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of: _____

Date: 9/16/10

Signature: _____

Raymond F. Joyce Jr.



NOTE: THE EXISTING SOUTH FRONTAGE ROAD PAVEMENT SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC. IN THE EVENT THAT THE PAVEMENT IS DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REPAIR TO THE FULL SATISFACTION OF THE CITY OF ALBANY.

ZONE: C-PB Commercial Pine Bush District
WASHINGTON AVENUE EXTENSION

PARKING ANALYSIS TABLE			
description	area	available	required
medical office phase I	13,125 s.f.	44	66
medical office phase II	28,800 s.f.	115	144
total spaces provided		159	
additional spaces banked for future use		51	
total spaces required			210
total spaces available		210	

SITE COVERAGE STATISTICS			
description	s.f.	acres	%
gross site area	142,869	3.280	100.00
impervious area	29,458	0.676	20.62
building coverage	27,300	0.627	19.11
sidewalk coverage	2,158	0.050	1.51
perVIOUS area porous pave t	113,411	2.604	79.38

NOTE: POROUS PAVEMENT IS PERVIOUS. THEREFORE IT IS LISTED WITH PERVIOUS AREA

ZONING REQUIREMENTS TABLE	
ZONE	C-PB
MAXIMUM COVERAGE	BY SITE PLAN REVIEW
SETBACKS	FRONT BY SITE PLAN REVIEW SIDE BY SITE PLAN REVIEW REAR BY SITE PLAN REVIEW
HEIGHT	30' MAX.

SHEET LEGEND	
C-1	GENERAL SITE PLAN
C-2	SITE PLAN
C-3	LANDSCAPING PLAN
C-4	DETAILS
C-5	EXISTING CONDITIONS
C-6	LIGHTING PLAN
C-7	EROSION + SEDIMENT CONTROL PLAN

LEGEND

- U/I - EXISTING TELEPHONE
- - EXISTING CONTOURS
- W - EXISTING WATER MAIN
- - EXISTING HYDRANT
- - EXISTING SEWER MAIN
- - EXISTING MANHOLE
- W - EXISTING WATER MAIN
- - PROPOSED CONTOURS
- - PROPOSED CONTOURS
- W - PROPOSED WATER MAIN
- - PROPOSED HYDRANT & VALVE
- S - PROPOSED SEWER MAIN
- ST - PROPOSED STORM SEWER
- - PROPOSED STORM MANHOLE
- - PROPOSED CURB
- - PROPOSED SEGMENTED BLOCK WALL
- - PROPOSED SIDEWALK AND HANDICAPPED RAMP
- - DETECTABLE SURFACE
- - HANDICAPPED PARKING
- STOP - STOP BAR
- - PROPOSED PAVEMENT
- - TRAFFIC FLOW MARKING
- - SETBACK DIMENSIONS
- - PROPERTY LINE
- STOP - STOP SIGN
- - EXISTING TREE
- - LIMIT OF CLEARING
- - EXIST. TREE LINE
- - FINISH GRADE SPOT ELEVATION
- - PROPOSED BUILDING
- - BUILDING MOUNTED LIGHTS
- - LIGHT POLE

150.02' DIST.
S37°59'58"W BEARING

STOP SIGN

EXISTING TREE

LIMIT OF CLEARING

EXIST. TREE LINE

FINISH GRADE SPOT ELEVATION

PROPOSED BUILDING

BUILDING MOUNTED LIGHTS

LIGHT POLE

APPROVED - RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALBANY, NEW YORK

AT THE 28th DAY OF October, 2010
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, ADDITION OR REVISION OF THIS PLAN OR PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

THIS 12th DAY OF December, 2010
Edward R. Trout
CITY ENGINEER

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION



HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors

18 Locust Street
Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.



DATE	REVISIONS
8/12/10	REVISION
8/25/10	BEAM RAISED
10/20/10	BEAM RAISED
11/10/10	AREA REVISED
11/10/10	TRAFFIC ENG. NOTES
12/16/10	WATER DEPT. NOTES

SITE PLAN
#176 & #178 WASHINGTON AVENUE EXTENSION
ALBANY, NY