



1                   CHAIRMAN FERRARA: Good afternoon,  
2                   everyone. I'd like to open the public hearing  
3                   meeting of the Albany Industrial Development  
4                   Agency in regard to the Housing Visions  
5                   Consultants, Inc., on behalf of the Sheridan  
6                   Hollow Village, L.L.C. and Sheridan Hollow  
7                   Enterprises, L.L.C. project. Do we have a list  
8                   of people who want to speak?

9                   MR. YEVOLI: We don't. Maybe what we'll  
10                  when do is we'll have the project applicant.

11                  CHAIRMAN FERRARA: Okay.

12                  MR. YEVOLI: Oh, we do have a list. I  
13                  guess we do have a list. Project applicant, open  
14                  it up and then we'll go to the public.

15                  CHAIRMAN FERRARA: Okay.

16                  MR. JUSTIN RUDGICK: My name is Justin  
17                  Rudgick. I am the Regional Development Manager  
18                  for Housing Visions. I want to thank you for  
19                  inviting me to come back again to speak more  
20                  about Sheridan Hollow Village. During the last  
21                  meeting I kind of gave you a brief, moderate  
22                  brief overview about Housing Visions, what we do  
23                  and how we do it. I want to kind of recap on

1           some of those points and then really get into the  
2           specifics about Sheridan Hollow Village and why  
3           we're here today. As you know, Housing Visions  
4           is a non-for-profit organization. We're based  
5           out of Syracuse. What our mission is, is  
6           revitalizing the sustaining neighborhood to  
7           improve the quality of life, and we have over the  
8           last 20 years a proven track record of  
9           revitalizing neighborhoods across New York State.  
10          We've developed projects in eight different  
11          upstate cities, contributing over \$200 million of  
12          investment in New York State, which allows us to  
13          have approximately a thousand, nearly a thousand  
14          quality affordable housing units across the  
15          state. And I think a lot of our success speaks  
16          to our overall mission and what we've done and  
17          how we do it, and that's why we've been so  
18          successful.

19                    To give an example of our success, the  
20                    last 20 years our success rating in getting  
21                    funding for low income housing tax credit  
22                    projects through the New York State Homes and  
23                    Community Renewal, is at 91 percent. Within the

1 last five years that I have be with Housing  
2 Visions, we've submitted 13 projects for  
3 consideration. We've been funded 12. So that's  
4 success rate is 92 percent. There isn't a  
5 quality affordable housing developer nonprofit or  
6 for profit that could come close to matching that  
7 overall success record within the last five  
8 years, especially given the task of the project  
9 that we do. The scattered site urban infill  
10 development that really looks at neighborhoods  
11 and revitalizing neighborhoods from a  
12 block-by-block approach to enhance and improve  
13 the quality of life.

14 So that's a little bit of background to  
15 rehash on Housing Visions. Specifically in terms  
16 of Sheridan Hollow Village. Sheridan Hollow  
17 Village is part of an overall comprehensive  
18 collaborative neighborhood planning process in  
19 which Housing Visions had partnered with Habitat  
20 for Humanity to really make this a world class,  
21 you know, mixed use, mixed income neighborhood  
22 revitalization, really focusing on one specific  
23 neighborhood, and that's Sheridan Hollow.

1           Housing Divisions, make no mistake about it, we  
2           are developing the mix-use component, as well as  
3           providing quality affordable rental housing.  
4           Habitat, as part of the collaborative process, is  
5           providing ten single-family homes in partnership  
6           with the Touhey Homeownership Foundation, that  
7           provide an additional ten two-family  
8           owner-occupied homes as part of this overall  
9           comprehensive approach.

10                         This project is very unique, not only  
11           for Housing Visions, but also to the City of  
12           Albany and across the State in developing quality  
13           affordable housing, because as far as we know,  
14           this project is the only project that's being  
15           considered as part of the New York State Homes  
16           and Community Founding round, that met the early  
17           round criteria of mixed use, mixed income upstate  
18           revitalization. I mean, of all the projects  
19           submitted, this is the only project that met that  
20           definition, and I think that speaks a lot to the  
21           collaborative nature of this project.

22                         Again, Housing Visions, I mean, we met  
23           with various people in the city and talked about

1           how we can improve this project. And one of the  
2           things that the overall concern was, is really  
3           the area meeting income of this project. I mean,  
4           we're tailoring to the low income housing,  
5           affordable housing. Usually with a low income  
6           house tax credit your maxed at 60 percent of the  
7           AMI. Housing Divisions, we are actually going up  
8           to 80 percent of the area meeting income for this  
9           project. 15 percent of our overall units is at  
10          70 and 80 percent, which is unique to the City of  
11          Albany and any affordable housing development  
12          that the city has embraced or has completed at  
13          this point, because most of the projects are at  
14          60 percent or below, and most of them are at 30  
15          and 40 percent. So right now we have the  
16          opportunity to go from 50 percent to 80 percent  
17          of the AMI. And that is what we have submitted  
18          to ACR for review.

19                    To give you an idea of the overall  
20                    breakdown. I mean, for a one bedroom, the  
21                    targeted AMI is 29,000, up to 46,000. Then a two  
22                    bedroom, 35 to 56,000. Three bedroom, 40,000 to  
23                    48,000. Four bedroom, 45 to 54. That is the

1 maximum income for that band, but you can see the  
2 range from 50 to 80 percent is why this is truly  
3 a mixed income project. That is very unique.  
4 And really, if you really look at it in terms of  
5 really filling in the gap and revitalizing the  
6 neighborhood, we want to address family housing  
7 and bring in young professionals and have a  
8 collaborative mix, especially the unique dynamic  
9 of the neighborhood. It's actually three blocks  
10 from downtown. You're right at the foothills of  
11 the State Office Building where a lot of State  
12 office workers park and utilize the neighborhood.  
13 This is an opportunity to embrace that, as well  
14 as fill in the gap of having infill housing and  
15 providing quality housing and that's really  
16 Housing Visions' marque or pinnacle, if you will,  
17 is quality affordable housing.

18 We control construction. We ensure that  
19 quality construction is done and it could blend  
20 in with the fabric of the neighborhood. One of  
21 the things we are doing currently in regards to,  
22 you know, with Sue Holland, with her focus on the  
23 historic preservation, we have reached out to

1 Hartgen Associates to do the next phase of the  
2 archeological report, and they are doing an  
3 inventory of the existing buildings that we are  
4 planning to demolish. So we will have a  
5 categorized inventory of that building. So those  
6 are things that we're trying to do to work with  
7 the existing character of the neighborhood and  
8 moving beyond.

9 In terms of this project overall,  
10 specifically with regards to the tax agreement.  
11 If the project is left at status quo, the current  
12 taxes that the city is collecting is \$6,952.  
13 That's what the city is currently collecting for  
14 all the undeveloped, under-utilized properties.  
15 With our proposed tax agreement that we are  
16 putting together to present before you with the  
17 residential piece and the commercial piece, it  
18 would be \$38,204. So there is a net gain to the  
19 City of \$33,030.

20 So, I mean, we can talk about tax  
21 abatement and how we, you know, if we were  
22 assessed on our improved value of what the city  
23 should be collecting as if we didn't get the



1           exception, but the fact of the matter is, there  
2           hasn't been any substantial development in  
3           Sheridan Hollow in the last ten, twenty years,  
4           and this is an opportunity to invest in a  
5           collaborative nature with Habitat for Humanity,  
6           Housing Visions and the Touhey Homeownership  
7           Foundation to really make an impact, a positive  
8           impact to saying Sheridan Hollow matters.

9                         This neighborhood can have a positive  
10            impact in the community to improve the quality of  
11            life and the city is benefiting from that, as  
12            well. I mean, you have improved infrastructure,  
13            as well as an increase in your tax revenue that  
14            you are getting, even with the pilot being  
15            considered. And I think that's very important to  
16            know, because it's very nice to talk about  
17            theoretical numbers in terms of what the city  
18            should be getting, what they shouldn't be  
19            getting, all those different kinds of things, but  
20            the fact of the matter is, nothing is happening  
21            right now and we have a real plan with real  
22            people and we have proven progress to make  
23            something and I thank you for this opportunity.

1           If you have any questions, I'd be more than happy  
2           to answer them.

3                         CHAIRMAN FERRARA: Thank you very much.  
4           Okay. We have some people here that signed up  
5           that would like to speak in regard to this  
6           project. Keep in mind that this is a public  
7           hearing. You're here to speak either on behalf  
8           of the project or opposed to the project. We  
9           don't want to get into any discussions of any  
10          type. First person here is Arlene Way. Ms. Way?

11                        MS. ARLENE WAY: Thank you for this  
12          opportunity and I appreciate, I applaud the  
13          efforts that you are making on behalf of  
14          underserved neighborhoods. The reason why I'm  
15          here is, I'm representing, I will say the people  
16          who live in the neighborhood. I'm with Arbor  
17          Hill Development Corporation. I'm also President  
18          of Arbor Hill Neighborhood Association, which is  
19          a neighboring community. The development  
20          corporation has responsibilities. We are a  
21          neighborhood preservation company. We're funded  
22          by the State to assist community revitalization,  
23          as well. We're not competitors with what it is

1           you want to do at all. My interest is the  
2           quality of life and what happens.

3                       The thing is, is that as a resident of  
4           Albany, I have observed that we have had many  
5           developers come through and do stuff that looks  
6           nice and shiny in the beginning and then after  
7           awhile you start to see stuff sliding off the  
8           sides of buildings and things like that and  
9           people are gone. I am not saying that you do  
10          that, at all, but I'm just saying, this is  
11          something that concerns us. Anyway, a couple of  
12          weeks ago, maybe three, I got a call from the  
13          president of CDARPO.

14                      CHAIRMAN FERRARA: President who?

15                      MS. WAY: CDARPO. That is an  
16          association of real property owners for the  
17          Capital District Region who bent my ear for over  
18          an hour expressing concerns about Housing Visions  
19          and work that he had heard about in another  
20          community, and I spoke with a member of my Board  
21          of Directors who is from Syracuse who had some  
22          concerns. I won't use the defamatory language  
23          that they shared with me which caused me to have

1 a meltdown, but, you know, I just heard some  
2 stuff.

3 So anyway, I took a drive up to Syracuse  
4 on Monday to take a look at properties. We  
5 looked at 15 properties in the City of Syracuse  
6 and I will say that while on balance we saw some  
7 good stuff, we saw some things that caused us to  
8 have some concerns, okay. I rode up with  
9 Terrance Wansley, who is the president of CDARPO.  
10 Of concern is, we have concern about ongoing  
11 management and maintenance of the properties. We  
12 saw deterioration, we saw some things that just  
13 didn't make sense to us in terms of -- and I  
14 admit, we didn't go inside any of the buildings.  
15 What we did was, we walked around, we talked to  
16 people. Like I said, we saw 15 properties. So  
17 we saw, you know, deterioration that was of  
18 concern that spoke to either poor construction or  
19 just, you know, just stuff that wasn't done quite  
20 right. We saw some nice things, but we saw some  
21 things that were alarming.

22 The other thing that we observed or that  
23 we heard was that there is a problem with

1 management, that there is a turnover in  
2 management. We spoke to one tenant who told us  
3 that she was living in that property for four  
4 years and she liked where she was living, okay.  
5 So there's no complaint saying about that, but  
6 she said in the four years that she had been  
7 there, they had turnover in management three  
8 times. And so it was hard to get to know whoever  
9 was going to be responsible for maintaining the  
10 properties, because they kept turning over. We  
11 don't know the reason for it, but that was a  
12 concern for us that we thought, you know, you all  
13 should ask questions about before you make any  
14 decisions and get an understanding in terms of  
15 what the processes are going to be and make sure  
16 that, you know, if you are making a commitment,  
17 that there is going to be some protections for  
18 the city and for the neighborhood.

19 The other thing was a concern about how  
20 tenants were recruited, and this was one of the  
21 reasons that caused me to take a drive up,  
22 because it was a concern that the way people were  
23 being, the way tenancy was happening was

1           problematic, problematic for everybody, and that  
2           the city had to eventually become involved to try  
3           to clean some of it up. Now, I don't know if  
4           that is an exaggeration, but I heard that before  
5           I went up there and I heard a little bit of it,  
6           you know, after I got there. So, you know, I  
7           understand that affordable housing should be made  
8           available to everybody, but to protect the  
9           quality of life and the investments that are  
10          being made, questions ought to be asked and there  
11          ought to be some assurances as to how people are  
12          being recruited to come live in these properties,  
13          you know, and so those were big things.

14                        The other thing was that -- and  
15          admittedly, we only went to Syracuse. We didn't  
16          see what they did in Binghamton or Utica, so  
17          things could be different. We didn't see  
18          anything that had been done in terms of  
19          commercial properties and we know that there's a  
20          plan to do some, to build some commercial units.  
21          I'm asking because of what we've seen in the past  
22          here with vacancies in commercial units, that if  
23          we are going to do this, that there be a

1 deliberate effort to recruit viable businesses  
2 for those properties before the doors open. The  
3 fear is, is that, and I am not slamming bodegas,  
4 but there are these little shops that happen on  
5 the corners and, you know, it's like we have a  
6 lot of vacancies in some of the commercial  
7 properties and then we also have shop owners that  
8 allow anything to happen within their stores.  
9 And so I am not saying that that's the plan. I  
10 am just asking that the city take good care that  
11 in the planning process before any commitments  
12 are made, that there are guarantees that are put  
13 in play in terms of how people are going to be  
14 recruited and how businesses are going to be  
15 recruited for those commercial units.

16 CHAIRMAN FERRARA: Okay. Thank you very  
17 much.

18 MS. WAY: And I took pictures, if  
19 anybody would like to see pictures.

20 CHAIRMAN FERRARA: You could pass them  
21 around.

22 MS. WAY: Okay. Thank you.

23 CHAIRMAN FERRARA: Michael?

1 MR. YEVOLI: Susan Holland is next.

2 MS. SUSAN HOLLAND: Hi. Thank you,  
3 Chairman, and thank you to the Commissioner for  
4 letting me speak. I am Susan Holland, for those  
5 of you I don't know. I am from the Historical  
6 Albany Foundation, I am the Executive Director.  
7 Although we are not in a historic district, there  
8 is some historic fabric there. Actually, there  
9 is a lot of historic fabric there. It was an  
10 early settlement for the City of Albany in a lot  
11 of different ways that I will not bore you with  
12 those details.

13 I do like the project. I like that  
14 there's a major investment coming into the city.  
15 I am very happy that the archeological review was  
16 done appropriately. I thank the city and thank  
17 Housing Visions and Habitat for going forward  
18 with that, but I do want to talk about some  
19 investment being made into the community that I  
20 think needs to happen, needs to happen on every  
21 level and unfortunately these guys are just right  
22 out in front with this project right now a couple  
23 different ways.



1                   One is, we need to see some rehabs in  
2                   these projects. Habitat has promised that they  
3                   ultimately will do some rehabs. They have been  
4                   asked by Habitat International to do some rehabs  
5                   and I know Housing Visions doesn't have that in  
6                   your vision. I do know you have done rehabs in  
7                   the past.

8                   MR. RUDGICK: Yeah, we have done rehabs,  
9                   yes.

10                  MS. HOLLAND: So we are just begging you  
11                  to do some. I think there's some still  
12                  buildings, I'm trying to get in touch with one of  
13                  the owners of the building who got a long-time  
14                  family home in one of the rows that is supposed  
15                  to be demolished, and it would be nice to see  
16                  that.

17                  Also, there is also a concern. I was at  
18                  a neighborhood meeting, the Sheridan Hollow  
19                  Neighborhood Association, and there is some  
20                  concern from the residents, and Justin was there,  
21                  about their homes needing work and needing some,  
22                  you know, so they don't end up in sort of the  
23                  vacant building situation and also there is, they

1 are seeing all this investment being made in new  
2 people, that they have been there multi-  
3 generational and I think it is important for you  
4 all to kind of look at the projects on the  
5 holistic view with those folks, as well. And I  
6 do commend you, I know there is another meeting  
7 with some of the concerned citizens today. So  
8 that was great.

9 And also, just one other thing. I  
10 noticed an application. There was two permanent  
11 jobs that are going to be created and possibly  
12 more with the tenants that will go in, but 45  
13 construction jobs. When you do rehab, rehab is  
14 generally more local jobs, more community jobs  
15 and more investment in local materials and local  
16 communities. So if you could keep that in mind,  
17 as well, that would be great. So thank you.

18 CHAIRMAN FERRARA: Thank you. Okay  
19 Dominick Calsolaro?

20 MR. DOMINICK CALSOLARO: I am Dominick  
21 Calsolaro. I am an Albany Common Council Member.  
22 I appreciate you coming in and doing the work in  
23 the area that needs the work and I was glad to

1 hear that you're upping the income up to 80  
2 percent, but I still have a really big concern  
3 that still a majority of this project is low  
4 income rental housing. They have a lot of that  
5 in Albany. I have been going to planning  
6 meetings for the last 15, 16 years, first as the  
7 neighborhood association president of the south  
8 end and now the Common Council Member, and now  
9 all we hear is that we need more middle class  
10 people, we need more homeownership, and we don't  
11 seem to be getting it in any of these plans or in  
12 any of these developments, this one, south end or  
13 anywhere.

14 Just, in fact, in yesterday's Common  
15 Council agenda package we had a couple proposals.  
16 One is for more property to be turned over to  
17 Albany Housing Authority for future whatever,  
18 they didn't know what they were going to do with  
19 it, but they needed the property. And another  
20 one was for high-end apartments in this same  
21 area, Sheridan Hollow and down lower Broadway.  
22 So we have a high-end, we have condominiums going  
23 in, we have high-end apartment with rents that

1 are going to be somewhere between 1,500 to \$2,000  
2 a month and then we have low income, which is  
3 fine. We need low income housing, we need  
4 affordable housing, but we never seem to have  
5 anything in the middle. And that, to me, needs  
6 to be looked at as part of development in this  
7 city and for the neighborhoods, that we need to  
8 have middle class. We need to have a better mix  
9 of homeownership in these projects and not have  
10 them, you know, dominate a majority, 70, 75  
11 percent of the projects being rental. The city  
12 already only has a 35 to 37 percent homeownership  
13 right now and we really need to -- we do not need  
14 to have the projects that continue that  
15 percentage. We need the percentage to go up of  
16 homeownership and that's my concern. Thank you.

17 CHAIRMAN FERRARA: Thank you, sir.

18 Susan?

19 MS. SUSAN COTNER: I'm Susan Cotner, I'm  
20 representing myself today, but I do work at 255  
21 Orange Street with the Affordable Housing  
22 Partnership. I am not here representing the  
23 organization, but my plan or my views as a person

1 who works in the neighborhood and drives through  
2 the neighborhood everyday, as well as someone  
3 with some planning background. So while I  
4 support very much we need more affordable  
5 homeownership and rental housing, I do think this  
6 project is way too dense for our neighborhood.  
7 The Charrette process got neighbors very excited  
8 about new construction and development, but they  
9 really haven't seen enough of the details to  
10 understand how difficult it is to be able to go  
11 through the neighborhood once this project comes  
12 in with 57 new units that are too small. Really  
13 what we are seeing in Albany is families doubling  
14 up because rents are too high and a lot of  
15 crowding. There is going to be a lot of tenant  
16 cars in the neighborhood and I'm concerned there  
17 is not enough parking that is viable given the  
18 slope of the property. So I have a lot of design  
19 concerns.

20 The commercial units, again, we've got  
21 this beautiful boulevard, Clinton Avenue, with  
22 under-utilized commercial space. We are finding  
23 it hard to get commercial tenants into Arbor Hill

1 on Swan Street and, again, I think that the  
2 rental housing there won't easily support the  
3 kind of commercial space that's being planned and  
4 to be developed and I am concerned we are going  
5 to have more empty space, more empty commercial.  
6 If you look the at Arbor Hill plan, neighborhood  
7 redevelopment plan, you see it on the city  
8 website. The first thing they suggest is  
9 supporting new lower-density housing, because  
10 it's been a very crowded neighborhood. And what  
11 the community members who've lived in a very  
12 densely populated neighborhood have asked for, is  
13 new housing that is less dense.

14 I don't want to be around the planning  
15 table and I won't be in a hundred years where the  
16 neighbors are saying we've got too much housing,  
17 it's too dense, it's too hard to live in this  
18 neighborhood. If we are talking about vibrant  
19 urban neighborhoods, I think what we're really  
20 looking for is stuff that people will want to go  
21 to. I think housing that is this dense will  
22 drive people away because it will just be too  
23 hard to get through the kids playing in the

1 streets because there is no easy place for them  
2 to play because, again, moms cannot, you know,  
3 very adequately monitor kids' behaviors in the  
4 park that will be a block away. It's just not  
5 how kids deserve to live. So, again, we are  
6 rebuilding, recreating 1800, 1910 housing. We  
7 don't live in 1910 any longer. We have got a lot  
8 of cars.

9 I love the project, it's fantastic to  
10 have new construction. We support the mission,  
11 but we'd really like to see it less dense.  
12 Housing Visions, Habitat, there is a million  
13 dollars in developer fees tied to this project.  
14 I'd really love to see the city ask for some of  
15 that money to jump start a rehab fund, because  
16 that's what the neighbors in this community want  
17 and need. The owner occupancy has lived there  
18 for generations, as Susan was talking about. And  
19 the tenants that live there now, the tenants that  
20 live in Sheridan Hollow, the first question is  
21 can I get into that new housing? And my worry is  
22 their incomes are so low they are not going to  
23 meet your income guidelines, they won't be able

1 to afford this brand new housing. We need to  
2 serve them. This is a great opportunity, a once  
3 in a lifetime opportunity to really impact a  
4 fantastic neighborhood and I think we are going a  
5 little too dense down the wrong direction. Thank  
6 you.

7 CHAIRMAN FERRARA: Okay. Ron Baily?

8 MR. RONALD BAILY: Hi. I'm City Council  
9 Member Ron Baily and I represent Sheridan Hollow  
10 area. I am glad to hear what I am hearing from  
11 the people that I deal with everyday in the  
12 community. You know, I took the opportunity to  
13 ask Arlene and some of the other people to take a  
14 ride up to Syracuse and take a look at some of  
15 the projects up there that Housing Visions had  
16 done, and I saw there is pictures going around of  
17 some of the properties they looked at. My  
18 concern is, as the rest, about it being too  
19 condensed, you know, and about the commercial  
20 aspect of it, the kind of commercial business you  
21 want to put down there.

22 You know, we did the Arbor Hill  
23 development and we still got empty commercial



1 spots up there, because the reason is we don't  
2 have people that deal with commercial, getting  
3 commercial business into our community. So  
4 that's one of the biggest things that we are  
5 looking at. I like the project and, you know,  
6 I'm all for rebuilding, but my thing is, it's got  
7 to be where people can afford to live there. You  
8 know, I hear everyday from people in the  
9 community where new people are coming up and  
10 rehabbing buildings to put up, but the rent is  
11 sky high. You know, have an apartment on Clinton  
12 Avenue and Henry Johnson for over a thousand  
13 dollars a month. Who could afford that?

14 So we really don't need construction  
15 down there that is going to build and make it  
16 real hard for the people in the community to live  
17 there, you know, and I take special interest  
18 because I grew up in that neighborhood. I  
19 remember the mom and pop store on the corner of  
20 Sheridan and Dove. I remember the cleaners up  
21 the street. I remember the car wash at the  
22 bottom of the hill where the Charrette is, a  
23 three-bay scar wash. See, I remember everything

1           that used to be there. I used to live there. I  
2           remember the little churches that used to be on  
3           that block. So it's real special to me to make  
4           sure that that block is built the way it's  
5           supposed to be rebuilt and that the people can  
6           afford to live there, you know.

7                        As you look at the plan, we were  
8           noticing that there were certain ways for  
9           emergency vehicles to have to come one way, you  
10          know, and that's a problem also with that. It  
11          needs to be set up where emergency vehicles could  
12          come in either way to do whatever they need to  
13          do. You know, I am not against it, but I'm with  
14          the people from my community. You know, we sit,  
15          we talk, we look, you know, and I stayed away  
16          from some of the meetings just so the people in  
17          the community can talk and not have me there as  
18          the one to twist their arm and say let's go this  
19          way, but I stand with the people in the community  
20          on this about we need to have a little more less  
21          condensed the way they want to make it. Thank  
22          you.

23                       CHAIRMAN FERRARA: Thank you, sir.

1           Anyone else wish to speak in regard to this  
2           project?

3                   MR. COLIN McCOY:  Yes, I'd like to say  
4           something.

5                   CHAIRMAN FERRARA:  Yes, sir, your name,  
6           please?

7                   MR. McCOY:  My name is Colin McCoy and I  
8           live at 260 Clinton Avenue and I own some  
9           property on Orange Street and I agree with a lot  
10          of the comments that have already been made, but  
11          there's one thing that really struck me about  
12          the, about the plan.  It's not discussed in the  
13          statement that I have, but on the maps, and that  
14          is that Dove Street, that Dove Street is,  
15          according to the maps, to be blocked off between  
16          Spruce and Sheridan.  Now, I don't know, this  
17          Board maybe isn't dealing with that particular  
18          issue, but I thought this was not a very good  
19          idea and it strikes me as the kind of thing that  
20          somebody who's coming from the outside and looks  
21          at a map and says, well, this would be a nice  
22          thing to have happen, but I think it's, to me  
23          it's a sign of, you know, not really being

1 familiar with the immediate circumstances and  
2 having this sort of grand vision of a wonderful  
3 community, but not really dealing with the  
4 realities. Okay, that's it.

5 CHAIRMAN FERRARA: Thank you, sir.  
6 Anyone else?

7 MR. RUDGICK: Is there an opportunity  
8 for me to comment or? I was just asking.

9 MR. YEVOLI: This is a public hearing.  
10 We took any information. There will be absolute  
11 opportunities, I think, and I yield to the Board,  
12 but of course we'll continue until there's a  
13 deliberation on this to take comments from both  
14 the public and the applicant and have it as part  
15 of the record.

16 CHAIRMAN FERRARA: Right.

17 MS. SHEEHAN: And can I just like say  
18 something for the public that is here? We  
19 appreciate all of this input and I know that most  
20 of you understand what this Board does, but, you  
21 know, we are not a planning board. We don't make  
22 planning board decisions, and a lot of the things  
23 that we've heard about deal with the design and

1 concerns around the impact that it is going to  
2 have in the community and I share those concerns.  
3 The question that is going to be before us, is  
4 whether we are going to provide tax incentives  
5 for this project to be built and, you know, that  
6 consideration and the deliberation that we do  
7 along those lines is somewhat different than the  
8 planning. And so while we hear your concerns, I  
9 just want to make sure everybody understands what  
10 our role is in taking in this information.

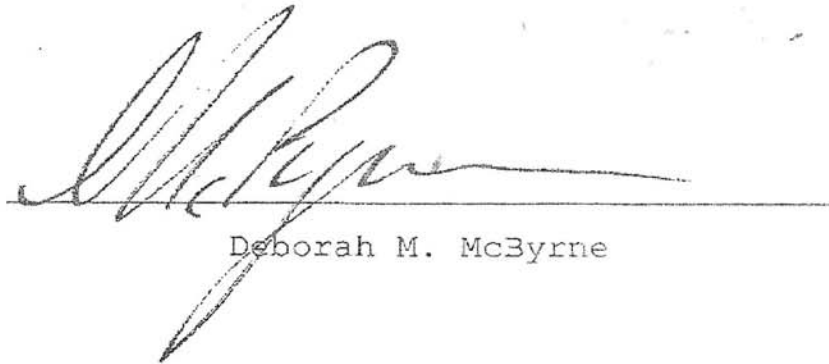
11 CHAIRMAN FERRARA: Thank you, Kathy.  
12 Okay. Therefore, I will officially close the  
13 public hearing in regard to the Housing Visions  
14 Consultants, Inc. on behalf of Sheridan Hollow  
15 Village, L.L.C. and Sheridan Hollow Enterprises,  
16 L.L.C. Thank you very much.

17 (Whereupon the public hearing is  
18 concluded at 12:32 p.m.)  
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C E R T I F I C A T I O N

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I, Deborah M. McByrne, a Shorthand Reporter and Notary Public of the State of New York, do hereby certify that the above and foregoing is a true and correct transcript of the proceedings as mentioned in the heading hereof, to the best of my knowledge and belief.



A handwritten signature in cursive script, appearing to read 'D. McByrne', is written over a horizontal line. The signature is fluid and extends to the right of the line.

Deborah M. McByrne