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TOWN BOARD COUNTY OF ALBANY

TOWN OF COLONIE

PUBLIC COMMENT

THE STENOGRAPHIC MINUTES of the above entitled matter by NANCY L. STRANG, a Shorthand Reporter commencing on December 19, 2019 at 7:18 p.m. at Memorial Town Hall, 534 New Loudon Road, Latham, New York

BOARD MEMBERS:

- PAULA MAHAN, SUPERVISOR
- LINDA MURPHY, DEPUTY SUPERVISOR
- DAVID GREEN
- MELISSA JEFFERS-VONDOLLEN
- PAUL ROSANO
- CHRISTOPHER CAREY
- JENNIFER WHALEN

ALSO PRESENT:

- Michael C. Magguilli, Esq, Town Attorney
- Julie Gansle, Town Clerk
- Gene Cokenburg

1 SUPERVISOR MAHAN: Does anyone have any public
2 comment?

3 MR. COKENBURG: Gene Cokenburg on Sand Creek
4 Road. I've been here before and talked about affordable
5 owner occupied senior housing in Colonie and not off on
6 the edge of the forgotten world. Have you made any
7 headway with talking to developers on projects like
8 that?

9 SUPERVISOR MAHAN: At this moment in time we
10 have not had any developers interested. There is an idea
11 out there of possibly - not directly by Sand Creek Road.
12 Actually, it's not too far from there. I don't know at
13 what stage it is - whether it's at the Planning Board. I
14 don't want to speak for the Planning Board. But there is
15 a possibility. At this point, there are ideas for a few
16 more. We certainly put it out there.

17 MR. COKENBURG: There is land around us and
18 they are building houses now that are \$200,000 which is
19 way above what we can afford. We're not poor.

20 SUPERVISOR MAHAN: I know. You're looking for
21 like a King Thiel - average housing.

22 MR. COKENBURG: A condo or a single owner
23 occupied house that a person can get around and when
24 they're older. Obviously, I'm still getting around.

25 SUPERVISOR MAHAN: I can see that very well.

1 There are some different options. Unfortunately, we
2 can't make developers build in certain areas, but we
3 certainly do talk about it and spread the word and we
4 also bring back the feedback that the housing options
5 that people are looking for and certainly have things
6 spread throughout the Town.

7 MR. COKENBURG: This has been talked about for
8 a number of years. There's obviously not much arm
9 twisting going on.

10 SUPERVISOR MAHAN: Well, we don't twist
11 anybody's arm.

12 MR. COKENBURG: Things get done when you twist
13 arms.

14 SUPERVISOR MAHAN: Well, sorry, we don't do
15 that.

16 MR. GREEN: Paula, I have one thing to add to
17 that which the gentleman might find helpful.

18 I do have a client in my private practice who
19 is purchasing the old Hebrew School on Sand Creek
20 Road. Are you familiar with where that is?

21 MR. COKENBURG: Yes.

22 MR. GREEN: It's all the way down at like 62.

23 MR. COKENBURG: That's moving into an
24 apartment.

25 MR. GREEN: They are redeveloping that school

1 and putting in residential apartments.

2 MR. COKENBURG: I'm talking about owner
3 occupied housing; whether it's a townhome or a house.
4 Those are apartments.

5 MR. GREEN: I'm just saying that there are
6 those seven acres of back land that's going to be looked
7 at after that Phase 1 is done and something of that
8 nature might be developed.

9 MR. COKENBURG: That might be appropriate.

10 MR. GREEN: That might be appropriate. There is
11 something at least there. It is an attractive place.

12 MR. COKENBURG: It's a little bit out of my
13 comfort zone, but there's also that land that's on the
14 north side of Albany Shaker Road.

15 MR. GREEN: Again, as Supervisor Mahan said, we
16 can't incentivize it any more than what the law allows.
17 I just wanted you to be aware of that.

18 SUPERVISOR MAHAN: We will continue to give
19 them feedback.

20 MR. COKENBURG: One more thing. We have done
21 things to our property that had to do with the Planning
22 Board or whoever it is. They make things kind of
23 difficult. Our house would cost half of the house to
24 redevelopment to make it handicap accessible. That's
25 what I look at for when I need a wheelchair and all

1 that. Our house is fine. It's a house for a number of
2 people. Colonie is full of people like me.

3 SUPERVISOR MAHAN: Have you talk to any
4 developers?

5 MR. COKENBURG: I made a phone call about a
6 project that's going on off of Nina Drive. I called the
7 real estate agent who put a sign up and they are
8 starting at \$150,000 above - before we can even start
9 talking.

10 SUPERVISOR MAHAN: It's not an excuse but and
11 I'm not defending them, but the cost of the land is
12 rather expensive. That's where you're starting to begin
13 with - the land and what it costs to develop it and
14 everything else. I understand what you're saying.
15 Getting into something that's being built and handicap
16 accessible that's more custom - there's a lot into what
17 you're saying.

18 MR. COKENBURG: What we need is a one floor
19 house with white entrances on the ground. You can put in
20 a handicap bathroom.

21 SUPERVISOR MAHAN: We will certainly keep
22 putting the word out there.

23 Anyone else?

24 MR. COKENBURG: You all do a good job.

25 SUPERVISOR MAHAN: We appreciate the feedback.

1 Developers have their ideas of where they want to build
2 and where they're going to build and where they purchase
3 the land and all of that. We do have some good
4 affordable apartments for seniors that have gone and
5 recently.

6 MR. COKENBURG: We could sell our house and
7 then in five years we wouldn't have a penny to our name.
8 It's cheaper to pay taxes than it is to pay rent.

9 SUPERVISOR MAHAN: I can tell you what the
10 middle point is. You have subsidized, average middle
11 point and then high-end and then extremely high-end.
12 That middle point - these are apartments that are built
13 for handicap accessible and all of that - elevators and
14 all of that. The one that I do know - that is the one in
15 back of the Elks in the one bedroom starts at I think
16 it's \$850.

17 MR. COKENBURG: There again it's an apartment
18 and it's on the edge of nowhere. It's not near anything.
19 You could roll downhill into Watervliet.

20 SUPERVISOR MAHAN: If something comes up, I'm
21 sure you will probably know before we do because you've
22 been looking for quite a while. If you hear of anything,
23 let us know. If you know anyone who has any suggestions,
24 let us know. We appreciate it. Thank you.

25 Anybody else?

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(There was no response.)

We will move on to the regular Resolutions.

(Whereas the above entitled proceeding was concluded
at 7:25 p.m.)

CERTIFICATION

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

Dated: _____

NANCY L. STRANG
LEGAL TRANSCRIPTION
2420 TROY SCHENECTADY RD.
NISKAYUNA, NY 12309