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**MINUTES OF THE PUBLIC HEARING OF THE RENSSELAER CITY PLANNING  
COMMISSION HELD ON APRIL 9, 2002 IN THE  
SECOND FLOOR CONFERENCE ROOM AT 7:02 P.M.**

**PUBLIC HEARING:**

Mr. Kenneth Downes, Acting Chairman, called the Public Hearing to order at 7:02 P.M.

**MEMBERS PRESENT:**

Kenneth Downes, Acting Chairman; Philip B. Smith; Philip Erlich; and Kathleen Dunn Ramon.

**MEMBERS EXCUSED:**

Michael Merges, Chairman; Paula Riley; and Gordon Reynolds.

**OTHERS PRESENT:**

William M. Coyne; Irene Daoust; Doris Felts; Maureen Bayly; Joseph F. Pofit; Michael L. Costello; Roger Murman; Robert Nash; Brian Stall; Michael Bridgeford; Charles Valenti, Director; and Ruth Schroeder, Recording Secretary.

**PUBLIC HEARING – ST. ANTHONY’S PROJECT**

Acting Chairman Kenneth Downes opened the Public Hearing on the St. Anthony’s Senior Housing Community Project at 7:02 P.M. Before opening the public hearing for comments, Mr. Downes briefly reviewed the minutes of previous meetings of the Planning Commission in order to give those in attendance an overview of the progress of the project. After the overview, Acting Chairman Downes opened the public hearing for comments.

Mr. Henry LaBarba, Consultant to the Planning Commission, remarked that he had commented on the project in a March 5, 2002 memorandum to the Commission and wanted the memorandum as part of the record. (Attachment No. 1).

Mr. Joseph F. Pofit, Director for Long Term Care Campuses and Senior Housing for the Franciscan Heights Community Services Corporation, next made a brief presentation on the project. He pointed out that the site for the project is owned by the Franciscan Friars. The

project will include 53 one and two bedroom apartments for independent living, 80 assistive living residences, 20 assistive living residences for individuals suffering from Alzheimer's disease, 24 to 34 duplex rental cottage homes, and space for future intergenerational programming. Mr. Pofit pointed out funding has been awarded by the New York State Housing Trust Fund for the apartments.

Michael Bridgeford asked about supervision at the units allocated for those with Alzheimer's disease

Mr. Pofit stated there would be assistance provided for those individuals.

Mr. Bridgeford also discussed the demands on fire and police services resulting from the project. He suggested that a new City firehouse be constructed on the site of the project.

Mr. Pofit stated that those issues will be addressed in the Final Environmental Impact Statement..

Mr. LaBarba suggested that comments should be obtained from those involved with mutual aid response.

Mr. Bridgeford asked if this project is taxable for the City.

Mr. Pofit stated that the project will be run as a not-for-profit corporation and would not be taxable.

Mr. Nash noted that the project would be partially funded by public funds and felt that there was a violation of the principle of the separation of church and state.

Mr. Pofit remarked that there was no violation of the principle of the separation of church and state. The project would be open to all eligible individuals, regardless of their religious affiliation.

Mr. Nash explained that he felt that the project should be compelled to pay taxes.

Mr. Pofit went on to explain that any profits from the project would be invested back into the project. He pointed out that the public funds would not be used to further the aim of any religious organization..

Mr. Bridgeford next expressed his concern about the entrance road. He felt it was too narrow to accommodate the traffic generated by the project.

Mr. Valenti reminded all those in attendance that written comments on the project will be accepted until April 22, 2002. He noted that to date, the city has received comments from the Rensselaer Fire Department, Rensselaer County Sewer District and the Rensselaer Police Department.

Mr. Downes asked if there were any more comments from the floor.

Mr. Brian Stall said he had a concern with the project's not being taxable. He expressed his concern that the proposed project would be a burden to the City in terms of emergency services. He felt that the project should not be beneficial to the City.

Mr. Downes questioned if there were any other comments. Hearing none, he closed the Public Hearing at 7:38 P.M.

Respectfully submitted,

Charles G. Valenti  
Director  
CGV:RS