January 15, 2019

CITY OF SARATOGA SPRINGS
City Council Meeting
Recreation Center
15 Vanderbilt Avenue
7:00 PM

6:25 PM P.H. – Amend Capital Budget to Add Excelsior Ave. Water Treatment Plant Repairs
P.H. – Proposed Zoning Amendment – Liberty Affordable Housing Project

7:00 PM
CALL TO ORDER
ROLL CALL
SALUTE TO FLAG
PUBLIC COMMENT PERIOD / 15 MINUTES
PRESENTATIONS

CONSENT AGENDA
1. Approval of 1/2/19 City Council Meeting Minutes
2. Approval of 1/2/19 Pre-Agenda Meeting Minutes
3. Approval of 12/31/18 City Council Meeting Minutes
4. Approve Use of Insurance Reserve Resolution #1
5. Approve Budget Amendment – Use of Insurance Reserve #1
6. Approve Budget Amendments – Regular (Increases)
7. Approve Budget Transfers - Regular
8. Approve Payroll 1/04/19 $390,645.44
9. Approve Payroll 1/11/19 $515,112.58
10. Approve Warrant – 2018 18MWDEC4 $69,184.56
11. Approve Warrant – 2019 19MWJAN1 $6,131.32

MAYOR’S DEPARTMENT
1. Announcement: Special City Council Meeting – Workshop RE: Zoning Map January 22, 2019
2. Announcement: State of the City Address January 29, 2019
3. Announcement: Open Space Advisory Committee Natural Resource Inventory Workshop January 31, 2019
4. Announcement: Recreation Programs and Leagues
5. Appointment: Zoning Board of Appeals
6. Discussion and Vote: Approval of Salary for Part-Time City Historian as Adopted in 2019 Budget
7. Discussion and Vote: Approval of Salary and Step for Administrative Director Recreation as Adopted in 2019 Budget
8. Discussion and Vote: Saratoga Springs Recreation Department Part-Time/Seasonal Personnel/Referee Proposal
9. Discussion and Vote: Authorization for the Mayor to Sign NYS DOH Renewal
10. Discussion and Vote: Accept Saratoga County Trails Grant Award for Bog Meadow Trail
11. Discussion and Vote: Authorization for CDTC Capital Coexist Mini-Grant Application
12. Discussion and Vote: Accept SEQRA Lead Agency for Flat Rock Centre Project
13. Discussion and Vote: Authorization for the Mayor to Sign Settlement Agreement with Bast Hatfield
14. Set Public Hearing: To Amend City Code 171 Entitled “Plumbing”

ACCOUNTS DEPARTMENT
1. Discussion and Vote: Approve Employee Salary and Step Increase as Adopted in the 2019 Budget
2. Discussion and Vote: Authorization for Mayor to Sign Addendum No. 1 with GAR Associates
3. Discussion and Vote: Authorization for Mayor to Sign Records Management Grant Application, Supporting Documents, and Submit Application to New York State Archives
4. Discussion and Vote: Increase Hourly Wage for Part Time Senior Clerk as Approved with 2019 Budget
5. Award of Bid: Water Treatment Plant Flocculation Tank Equipment Installation to Trinity Construction, Inc.

FINANCE DEPARTMENT
1. Discussion and Vote: Authorization for Mayor to Sign Universal Preservation Hall (UPH) Incentive Proposal Offered by Empire State Development
2. Announcement: Regarding the City-Wide Fiber Network
3. Announcement: Economic Development Lunch & Learn Series: AI for Upstate NY 1/24 (other topics will include Blockchain (Feb), Innovation Centers (April), and Connected Street Lighting (June))
4. Discussion and Vote: Budget Amendment – Use of Fund Balances City Center, Water and Sewer Funds

PUBLIC WORKS DEPARTMENT
1. Discussion and Vote: Authorization for Mayor to Sign Contract with Trinity Construction, Inc. for the Installation of Tank Equipment for the WTP Flocculation Tanks
2. Discussion and Vote: Authorization for Mayor to Sign Five-Year Agreement and Annual Budget with the Unified Court System
3. Discussion and Vote: Amend 2019 Capital Budget to Add Excelsior Ave Water Treatment Plant Repairs for $353,692
4. Set Public Hearing: Capital Budget Amendment to Add Sanitary Pump Station Upgrades

PUBLIC SAFETY DEPARTMENT
1. Discussion and Vote: Accept Donation to the City of $500 from Adirondack Trust Company
2. Discussion and Vote: Approval of New Part-Time Civil Service Position as Funded in the 2019 Budget – Part Time Traffic Control Technician
3. Discussion and Vote: Authorization for Mayor to Sign a Lease Agreement with Saratoga Historic Properties
4. Announcement: Update – Second Citizens’ Advisory Board Meeting
5. Announcement: Temporary Personnel Relocation from Police Station
SUPERVISORS

Matt Veitch
1. County Organizational Meeting
2. Committee Assignments for 2019
3. Economic Development Committee

Tara Gaston
1. Health and Social Services Committee
2. Legislative Priorities
3. Veterans’ Assistance

ADJOURN
January 15, 2019

CITY OF SARATOGA SPRINGS
City Council Meeting
Recreation Center
15 Vanderbilt Avenue
7:00 PM

PRESENT:
Meg Kelly, Mayor
Michele Madigan, Commissioner of Finance
John Franck, Commissioner of Accounts
Anthony Scirocco, Commissioner of DPW
Peter Martin, Commissioner of DPS

STAFF PRESENT:
Lisa Shields, Deputy Mayor
Mike Sharp, Deputy Commissioner, Finance
Maire Masterson, Deputy Commissioner, Accounts
Joe O’Neill, Deputy Commissioner, DPW
John Daley, Deputy Commissioner, DPS

Vincent DeLeonardis
Matthew Veitch, Supervisor
Tara Gaston, Supervisor

RECORDING OF PROCEEDING
The proceedings of this meeting were taped for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript.

PUBLIC HEARINGS

Amend Capital Budget to Add Excelsior Ave Water Treatment Plant Repairs

Mayor Kelly opened the public hearing at 6:27 p.m.

No one spoke.

Mayor Kelly closed the public hearing at 6:27 p.m.

Amend Chapter 225 of the City Code – Alternate Side Parking on Hyde Street

Mayor Kelly opened the public hearing at 6:30 p.m.

Commissioner Franck advised 30 minutes is set aside tonight for public comments. Matthew Jones, Esq. presented a quick update of the changes made to the project.
Matt Jones advised CRM is the manager of the property. The property sits on Crescent Avenue and is surrounded by the institutional horse track related district. They were asked to look at an additional 20 parcels by Commissioner Martin to be sure any proposal made to the Council did not have unintended consequences. The proposal involves a subdivision of approximately 30 acres into 2-15 acre parcels. There are wet lands on this parcel – buildings are being designed around the wet lands. They are asking for a map and text amendment. The ordinance does not define a provision for affordable housing or workforce housing. (copy of presentation attached)

Fran Ludwig, president of Clubhouse Estates HOA, stated they are not in favor of the proposed map, zoning, and text amendment. It is unsuitable location for housing 192 units and 278 parking spaces. There are environmental, infrastructure, and safety consequences. Pedestrian walkways have not been addressed adequately. They are also concerned that this is a ‘company’ town rather than community wide affordable housing. (hard copy of signatures in file)

Pam Michaelson of Clubhouse Estates stated she has a number of concerns. She is concerned with where the run-off is going to go; provisions for sewage; traffic; safety; and the impact on future development with changing the zoning.

Dennis Brobston, President of Saratoga Economic Development Corporation, stated they were asked to do an independent review by Matt Jones. SEDC will pay no role in this project going forward. The applicant has been in business since 2002 and is a not-for-profit based organization with experience in providing low income housing assistance. Liberty has been involved with 30 projects but he chose 3 to do his due diligence. (copy of due diligence report attached)

Jack Casson of 39 Clubhouse Drive stated his main concern is the location of the project. He also inquired how many people are going to actually be coming in to these apartments.

Pam Michaelson added a comment that aesthetically this looks like an urban project; it looks so out of place.

Todd Schimkus, president of Saratoga County Chamber of Commerce, stated one of the main concerns of the local businesses is they can’t find people to work. Part of that problem is people can’t afford to live here. This proposal is a location that is on a bus line, a number of large employers who have jobs available. We need more affordable housing.

Skip Carlson of Saratoga Casino Hotel stated his business has evolved. Saratoga Casino Hotel is selling the property. Since the opening of the casino to the south, they have lost 500,000 people. They have shared this project with their employees and received a overwhelming positive response. He believes this a really good project. (hard copy of signatures in file)

Tracy of Clubhouse Drive stated she is all for affordable housing and ok with the location but she is not ok with the number of apartments for that area.

Sam Gerrity of NYC and Saratoga Springs stated he is here to represent Saratoga Casino and Hotel. The quality of life of their employees is important to them. They fully support this project.

Russ Pittinger of George Street stated it appears to be a great leap from rural residential to institutional horse related. The scale and scope of this project is larger than the character of the community in that area. He believes there won’t be access to the parcel; it may be landlocked.

Sam Brewer of Saratoga Springs stated he is against high density development especially in the outskirts of the City. There are other solutions.

Mayor Kelly concluded the public hearing at 7:16 p.m. and kept it open.
CALL TO ORDER

Mayor Kelly called the meeting to order at 7:17 p.m.

PUBLIC COMMENT

Mayor Kelly said the public comment period is limited to a total of 15 minutes and individuals are limited to two minutes.

Mayor Kelly opened the public comment period at 7:18 p.m.

Thomas Murphy of 1 Hearthstone Drive, Wilton, stated he is a school resource officer in Queensbury. He thanked the Council for the resolution supporting school resource officers.

Sam Brewer of Saratoga Springs stated he was accosted yesterday at the library which required the police to get involved. He suggested the City start to look at a different model for a homeless shelter.

Mayor Kelly closed the public comment period at 7:22 p.m.

CONSENT AGENDA

Mayor Kelly moved and Commissioner Madigan seconded to approve the consent agenda as follows:

1. Approval of 1/2/19 City Council Meeting Minutes
2. Approval of 1/2/19 Pre-Agenda Meeting Minutes
3. Approval of 12/31/18 City Council Meeting Minutes
4. Approve Use of Insurance Reserve Resolution #1
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10. Approve Warrant – 2018 18MWDEC4 $69,184.56
11. Approve Warrant – 2019 19MWJAN1 $6,131.32

Ayes – All

MAYOR'S DEPARTMENT

Announcement: Special City Council Meeting – Workshop RE: Zoning Map January 22, 2019

Mayor Kelly announced a special City Council meeting on January 22, 2019 at 7 p.m. regarding the zoning map. Meeting will be held at the Recreation Center.

Announcement: State of the City Address January 29, 2019

Mayor Kelly announced the State of the City Address will be held on January 29th at 7 p.m. at the City Center.

Announcement: Open Space Advisory Committee Natural Resource Inventory Workshop January 31, 2019
Mayor Kelly announced the Open Space Advisory Committee will be holding a Natural Resource Inventory Workshop on January 31st at the library at 6:30 p.m. This is open to the public.

Announcement: Recreation Programs and Leagues

Mayor Kelly announced various programs and leagues that are ongoing at the Recreation Center. All details can be found on the Recreation Department’s webpage.

Appointment: Zoning Board of Appeals

Mayor Kelly appointed Christopher Hempstead to the Zoning Board of Appeals. Chris will be finishing the term of a member who resigned.

Discussion and Vote: Approval of Salary for Part-Time City Historian as Adopted in 2019 Budget (19-016)

Mayor Kelly advised this will complete the process of establishing a salary for the part time City historian. The rate will be increased from $20 per hour to $21 per hour.

Mayor Kelly moved and Commissioner Martin seconded to approve the salary for the part time city historian at $21 per hour which is effective January 1, 2019.

Ayes - All

Discussion and Vote: Approval of Salary and Step for Administrative Director Recreation as Adopted in 2019 Budget (19-017)

Mayor Kelly advised this will complete the process of establishing the salary and step of the administrative director of recreation and will put this position in line with other director level positions in the City. The position will be upgraded to grade 16.

Mayor Kelly moved and Commissioner Franck seconded to approve the salary for administrative director of recreation at grade 16 step 1 which is effective January 1, 2019.

Ayes – All

Discussion and Vote: Saratoga Springs Recreation Department Part-Time/Seasonal Personnel/Referee Proposal (19-018)

Mayor Kelly advised the rates were approved at the 12/18/18 City Council meeting but were not correct. The rates being brought forward tonight are the correct rates.

Mayor Kelly moved and Commissioner Scirocco seconded to approve the Saratoga Springs Recreation Department part-time/seasonal personnel/referee proposal as included with the agenda.

Ayes - All

Mayor Kelly restated her motion to give an effective date.

Mayor Kelly moved and Commissioner Madigan seconded to approve the Saratoga Springs Recreation Department part-time/seasonal personnel/referee proposal as included with the agenda effective 1/1/19.

Ayes – All

Discussion and Vote: Authorization for the Mayor to Sign NYS DOH Renewal (19-019)
Mayor Kelly advised this is an annual renewal for the concession stand.

**Mayor Kelly moved and Commissioner Martin seconded to approve the New York State DOH renewal application as included with this agenda.**

**Ayes – All**

Discussion and Vote:  Accept Saratoga County Trails Grant Award for Bog Meadow Trail (19-020)

Mayor Kelly advised the County has received a grant in the amount of $10,000 and requires a $10,000 match.

**Mayor Kelly moved and Commissioner Madigan seconded to accept the Saratoga County Trails Grant award for the Bog Meadow Trail as included with this agenda.**

**Ayes – All**

Discussion and Vote:  Authorization for CDTC Capital Coexist Mini-Grant Application (19-021)

Mayor Kelly stated the ambassador program will provide $5,000 in federal funding project to provide bicycle and pedestrian safety, education, and training. There is a 25% match from grant recipients.

**Mayor Kelly moved and Commissioner Franck seconded to authorize the mayor to sign and submit the CDTC Capital Coexist Mini-Grant Application as included with this agenda.**

**Ayes – All**

Discussion and Vote:  Accept SEQRA Lead Agency for Flat Rock Centre Project (19-022)

Mayor Kelly stated on December 4, 2018 the City Council initiated SEQRA review for this project; identified as a Type1 action and unanimously voted to seek lead SEQRA agency for environmental review.

Mike Ingersol of the LA Group provided a quick overview of the project. The City Center has acquired a topographic and utilities survey; a geotechnical report, and an archeological report since we last met. There will be room for the Greenbelt Trail to be connected. All the principals are still there; green space is still there. The parking structure is no longer going over the street. There are place holders for additional parking and buildings. They do not have renderings yet.

Brad Birge of the Planning Department reminded the Council they adopted a resolution on November 20, 2018 to proceed with this design based upon this concept. The Council voted on December 4, 2018 to seek lead agency. There are 3 other potentially involved agencies. Each of those organizations received correspondence that the Council wished to be lead agent; they all responded and deferred to the Council. At the next City Council meeting, the Council can undergo Part II and potentially the Part III.

**Mayor Kelly moved and Commissioner Madigan seconded to assume SEQRA lead agency for the review of Flat Rock Centre Project.**

**Ayes – All**

Discussion and Vote:  Authorization for the Mayor to Sign Settlement Agreement with Bast Hatfield (19-023)

**Mayor Kelly moved and Commissioner Madigan seconded to authorize the mayor to sign the settlement agreement with Bast Hatfield.**

**Ayes – All**
Set Public Hearing: To Amend City Code 171 Entitled “Plumbing”

Mayor Kelly set a public hearing for Tuesday, February 5, 2019 at 6:55 p.m.

ACCOUNTS DEPARTMENT

Discussion and Vote: Approve Employee Salary and Step Increase as Adopted in the 2019 Budget

Commissioner Franck pulled this item from his agenda.

Discussion and Vote: Authorization for Mayor to Sign Addendum No. 1 with GAR Associates (19-024)

Commissioner Franck advised the addendum is to increase the contract amount by $50,000. This will allow the Accounts Department to receive additional professional services described in the Commercial Real Estate Valuation Concept Plan. This includes but not limited to review of commercial properties into appropriate neighborhoods; a desk and field review of all commercial properties; new digital sketch and photograph; and update of the commercial valuation factor files.

Commissioner Franck moved and Commissioner Martin seconded to authorize the mayor to sign addendum No. 1 with GAR Associates as distributed with the agenda.

Ayes - All

Discussion and Vote: Authorization for Mayor to Sign Records Management Grant Application, Supporting Documents, and Submit Application to New York State Archives (19-025)

Commissioner Franck advised that the Accounts Department has an opportunity to apply for a grant through the New York State Archives Local Government Improvement Fund. This is a competitive application process with non-matching funds. The project will include having 152 boxes of inactive planning project files professionally scanned and indexed. The amount of the grant is $74,823.

Commissioner Franck moved and Commissioner Madigan seconded to authorize the mayor to sign any related documents and permission to submit a non-matching competitive application for a grant from the New York State Archives Local Government Improvement Fund.

Ayes - All

Discussion and Vote: Increase Hourly Wage for Part Time Senior Clerk as Approved with 2019 Budget (19-026)

Commissioner Franck the part time senior clerk has been in this position and at the same hourly wage since 2011. He recommended a $1 per hour increase.

Commissioner Franck moved and Commissioner Martin seconded to approve increasing the hourly wage of the part time senior clerk position within the Accounts Department from $15 per hour to $16 per hour effective January 1, 2019.

Ayes - All

Award of Bid: Water Treatment Plant Flocculation Tank Equipment Installation to Trinity Construction, Inc. (19-027)

Commissioner Franck moved and Commissioner Scirocco seconded to award the bid for Water Treatment Plant Flocculation Tank Equipment Installation to Trinity Construction, Inc. in the amount not to exceed $248,543.
FINANCE DEPARTMENT

Discussion and Vote: Authorization for Mayor to Sign Universal Preservation Hall (UPH) Incentive Proposal Offered by Empire State Development (19-028)

Commissioner Madigan advised the award is for $800,000 from Empire State Development to Universal Preservation Hall for its renovation. The proposal calls for a 10% equity contribution of the total project cost. This contribution will be provided by Universal Preservation Hall.

Commissioner Madigan moved and Commissioner Martin seconded to approve the mayor to sign the Universal Preservation Hall Incentive Proposal offered by Empire State Development as previously distributed with the agenda.

Ayes - All

Announcement: Regarding the City-Wide Fiber Network

Commissioner Madigan announced an article was published last week in the Times Union. Based upon quotes in the articles and e-mails she received; she provided facts and reasons why the City believes it is a good project for them. Improved broadband services will allow businesses to leverage technologies in a way they previously thought would not be possible and residents will be able to use cutting edge technology. The City will not be purchasing or leasing from SciFi. SciFi Networks is in the planning phase with the City.

Announcement: Economic Development Lunch & Learn Series: AI for Upstate NY 1/24 (other topics will include Blockchain (Feb), Innovation Centers (April), and Connected Street Lighting (June))

Commissioner Madigan announced the AI for Upstate New York will be held on January 24th along with IgniteU at the City Center. Attendance is free but limited to 100. They will cover blockchain in February, innovation centers in April and street lighting in June.

Discussion and Vote: Budget Amendment – Use of Fund Balances City Center, Water and Sewer Funds (19-029)

Commissioner Madigan moved and Commissioner Scirocco seconded to approve the budget amendment – use of fund balances City Center, Water and Sewer Fund as previously distributed with the agenda.

Ayes - All

PUBLIC WORKS DEPARTMENT

Discussion and Vote: Authorization for Mayor to Sign Contract with Trinity Construction, Inc. for the Installation of Tank Equipment for the WTP Flocculation Tanks (19-030)

Commissioner Scirocco advised the equipment is expected to be delivered the end of this month.

Commissioner Scirocco moved and Commissioner Martin seconded to authorize the mayor to sign a contract with Trinity Construction Inc. for the installation of tank equipment for the Water Treatment Plant Flocculation Tanks in the amount of $248,543.

Ayes – All
Discussion and Vote: Authorization for Mayor to Sign Five-Year Agreement and Annual Budget with the Unified Court System (19-031)

Commissioner Scirocco advised the contract period is from April 1, 2018 through March 31, 2023. Included in this is a budgeted amount in anticipation of the court space expansion during the City Hall renovation.

Commissioner Scirocco moved and Commissioner Madigan seconded to authorize the mayor to sign the renewal contract with the New York State Unified Court System for the period of April 1, 2018 – March 31, 2023 in the amount of $42,828.

Ayes – All

Discussion and Vote: Amend 2019 Capital Budget to Add Excelsior Ave Water Treatment Plant Repairs for $353,692 (19-032)

Commissioner Scirocco advised this is for repairs to the Water Treatment Plant roof, walls, and windows. The funds will not be bonded.

Commissioner Scirocco moved and Commissioner Madigan seconded to amend the 2019 capital budget to add the Excelsior Ave Water Treatment Plant repairs in the amount of $353,692.

Ayes – All

Set Public Hearing: Capital Budget Amendment to Add Sanitary Pump Station Upgrades

Commissioner Scirocco set a public hearing for Tuesday, February 5, 2019 at 6:55 p.m.

PUBLIC SAFETY DEPARTMENT

Discussion and Vote: Accept Donation to the City of $500 from Adirondack Trust Company (19-033)

Commissioner Martin advised they want to donate $500 as token of their appreciation for the assistance of our Fire Department when their Wilton branch caught fire.

Commissioner Martin moved and Commissioner Madigan seconded to accept the donation of $500 from Adirondack Trust Company to the City of Saratoga Springs.

Ayes – All

Discussion and Vote: Approval of New Part-Time Civil Service Position as Funded in the 2019 Budget – Part Time Traffic Control Technician (19-034)

Commissioner Martin advised this position was authorized in the 2019 adopted budget. The position is part time at 20 hours per week and does not have any benefits. The rate for this year is $20 per hour or approximately $20,800 for the year. This position was approved by the Civil Service Commission at the December 2018 meeting.

Commissioner Martin moved and Commissioner Scirocco seconded to approve the creation of a part time position; traffic control technician, as approved by the Civil Service Commission.

Commissioner Madigan asked Commissioner Martin if he could add the effective date to his motion.
Commissioner Martin moved and Madigan seconded to approve the creation of a part time position; traffic control technician, as approved by the Civil Service Commission effective January 16, 2019.

Ayes – All

Discussion and Vote: Authorization for Mayor to Sign a Lease Agreement with Saratoga Historic Properties (19-035)

Commissioner Martin advised this is a lease agreement for space in the Collamer Building for interviews. It is the same location of the former Human resources office. The rate is $450 per month.

Commissioner Martin moved and Commissioner Madigan seconded to authorize the mayor to sign a lease with Saratoga Historic Properties.

Ayes – All

Announcement: Update – Second Citizens’ Advisory Board Meeting

Commissioner Martin advised the second meeting was held. They discussed the mission and vision of the board. The next meeting will be in February.

Announcement: Temporary Personnel Relocation from Police Station

Commissioner Martin announced the traffic sergeant and administrative officers will be relocated to the recreation center.

SUPERVISORS

Matt Veitch

County Organizational Meeting

Supervisor Veitch reported Kevin Tollison from the Town of Halfmoon was elected as chair of the Board of Supervisors and Preston Allen from the Town of Day was elected as vice-chair.

Committee Assignments for 2019

Supervisor Veitch reported he has been assigned as chair to the Buildings & Grounds Committee; appointed to the Racing Committee, appointed to the Economic Development Committee; appointed to the Human Resources and Insurance Committee; appointed to the Casino Hotel Foundation; appointed to the NYRA Local Advisory Board; appointed to the Long Range Capital Committee; and appointed to the Trails Committee. He will continue on the Law Library Board of Trustees.

Economic Development Committee

Supervisor Veitch reported they will be holding a public hearing on the expansion of the Agricultural District #2 on February 13th at 4:25 p.m. at the Board of Supervisors.

Tara Gaston

Health and Social Services Committee
Supervisor Gaston reported they approved a new contract for legal services for seniors ages 60 and over. They will provide assistance on wills and power of attorney. They received more funding for rabies post exposure and animal vaccinations.

Legislative Priorities

Supervisor Gaston reported she has been assigned to the Legislative and Research Committee.

Veterans' Assistance

Supervisor Gaston reported there is a veteran's trust fund that allows veterans who are in need of short term financial assistance to apply for grants.

Supervisor Gaston added that she has been appointed to the Native American Affairs & Gaming Committee. Also, a variety of election reform has been passed by the legislature.

ADJOURNMENT

There being no further business, Mayor Kelly adjourned the meeting at 8:19 p.m.

Respectfully submitted,

Lisa Ribis
Clerk
Approved: 2/5/19
Vote: 5 - 0
Liberty Affordable Housing, Inc.

City of Saratoga Springs
City Council

January 15, 2019

Presented By:
Matthew J. Jones, Esq.
Jones Steves
Attorneys At Law
Saratoga Springs, NY 12866
Project Team

- Matthew J. Jones, Esq.
  - Development Counsel
  - Jones Steves, Attorneys at Law
- Daniel Hershberg, PE & LS
  - Project Engineer
  - Hershberg & Hershberg, Consulting Engineers & Land Surveyors
- Arthur Loomis
  - Project Coordinator
  - CRM Housing Development Liberty Consultant
Zoning Map Amendment
City Council Resolution of June 5, 2018

Discussion and Vote: Merit for Review and Referral to City and County Planning Boards – Request for Comprehensive Plan Amendment from Residential Neighborhood – 1 to Equine and Related Facilities (18-180)

Mayor Kelly moved and Commissioner Scirocco seconded to approve the merit for review and the referral to the City and County Planning Boards for a request for a comprehensive plan amendment for Residential 1 to Equine Related Facilities.

Ayes – All

Discussion and Vote: Merit for Review and Referral to City and County Planning Boards – Request for Zoning Amendment from Rural Residential to Institutional-Horse Related (18-181)

Mayor Kelly moved and Commissioner Franck seconded to approve the merit for review and refer to the City and Council Planning Boards for a request for zoning amendment from Rural Residential to Institutional-Horse Related.

Ayes – All
Relief Sought – Comprehensive Plan Amendments

- Amend the Comprehensive Plan map for this parcel from its current designation of RN-1 to EQ (Equine and Related facilities).

- Amend the designation description of equine and related facilities (EQ) to affirmatively depict residence/multi-family as an envisioned use in addition to employee housing supporting track eq.
Comprehensive Plan Map Amendment

City of Saratoga Springs
Comprehensive Plan Updates
Protecting our Past. Shaping our Future.
Equine and Related Facilities (EQ)

The Equine and Related Facilities designation includes areas utilized by the equine industry and supporting facilities. Such areas include, but are not limited to, the thoroughbred race track, harness track, stables, racing museum, sales barns, parking and feed stores. This designation represents a significant contribution to the City’s tourism economy.

This designation is also envisioned to allow for supporting facilities such as employee housing, and businesses that are essential to the equine industry’s sustainability and future success in the City. Uses and design within this designation must be sensitive to the surrounding neighborhoods.
Zoning Map Amendment
# Zoning Text Amendments (1)

## Table 2: Use Schedule

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Principal Permitted Uses and Structures</th>
<th>Uses Permitted with Site Plan Approval</th>
<th>Uses Permitted with Special Use Permit and Site Plan Approval</th>
<th>Permitted Accessory Uses and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional Horse Track Related ((INST-HTR))</td>
<td>None</td>
<td>Permitted only in association with a Horse Racing Facility. Horse Race Track &amp; Grandstand, Arena (&lt;5000 seats), Horse Training Facilities; Horse Barns &amp; Stables, Equestrian and Drinking Establishments, Concession Stands, Parking Facilities, Physical Plant Maintenance &amp; Operational Facilities, Indoor Recreational Facilities, Group Entertainment, Staff Services including Dormitories, Single-Family Residences, Recreational Facilities, Cultural Facilities, Religious Institutions, Retail, Service Establishments, Medical Care Facilities. Required to be no more than 90 days per calendar year and on parcels not used as a horse race track and/or horse training track existing as of January 1, 2002. Cultural Facilities, Horse Auction Sales Facilities.</td>
<td>The following uses shall be permitted only on parcels where a horse race track and/or horse race training track exists as of January 1, 2002: Residential Accessory Structures, Employee Recreational Facilities, Parking Facilities. Residential Recreational Facilities.</td>
<td>Residential Accessory Structures, Employee Recreational Facilities, Parking Facilities, Residential Recreational Facilities.</td>
</tr>
</tbody>
</table>

*City of Saratoga Springs Zoning Ordinance*
Zoning Ordinance Section 4.3.2(B)

- **Affordable Housing**

The provision of at least 20% of the housing mix made available to low- and moderate income households, as established by the U.S. Department of Housing and Urban Development for the Albany-Schenectady-Troy Metropolitan Statistical Area, at prices below the median housing price.
# Proposed Revision to Zoning Ordinance

## City of Saratoga Springs Zoning Ordinance

### Table 2: Use Schedule

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<td>None</td>
<td>Permitted only in association with a Horse Racing Facility. Horse Race Track &amp; Grandstand, Arena (&gt;5000 seats), Horse Training Facilities, Horse Barns &amp; Stables, Eating and Drinking Establishments, Concession Stands, Parking Facilities, Physical Plant Maintenance &amp; Operational Facilities. Indoor Recreation Facilities, Group Entertainment, Staff Services including Domestics, Single-Family Residences, Recreational Facilities, Cultural Facilities, Religious Institutions, Retail, Service Establishments, Medical Care Facilities. Permitted only in association with a Horse Racing Facility &amp; only on parcels not used as a horse race track and/or horse racing track existing as of January 1, 2002. Cultural Facilities, Horse Auction Sales Facilities. Permitted only on parcels not associated with Horse Racing Facility and/or horse racing track or horse farm existing as of January 1, 2002. &quot;Workforce Housing.&quot; As used herein the term &quot;Workforce Housing&quot; shall mean the provision of residential housing (including apartments, Residence-Multi Family) made available to low- and moderate-income households as established by the U.S. Department of Housing and Urban Development for the Albany-Schenectady-Troy Metropolitan Statistical Area, at incomes at or below 90% of the average median household income, depending on family size.</td>
<td>The following uses shall be permitted only on parcels where a horse race track and/or horse racing track exists as of January 1, 2002: Cultural Facilities, Fair-Mutual Racing Hotel, Horse Barn, Group Entertainment, Outdoor Recreational Facilities, Parking Facilities. The following uses shall be permitted for no more than 90 days per calendar year and only on parcels not used as a horse racing facility and/or race track training track existing as of January 1, 2002 and said 90 days must include at least 30 days during which a horse racing meet is in operation: Administrative Offices, Eating &amp; Drinking Establishments (&lt; 150 seats), Outdoor Eating &amp; Drinking Establishments, Indoor/Outdoor Entertainment (e.g., of operation &amp; entertainment type may be limited, outdoor entertainment limited to 5 days/year in addition to the thoroughbred racing meet dates), Horse Barns and Stables.</td>
<td>Residential Accessory Structures, Employee Recreational Facilities, Parking Facilities, Residential Recreational Facilities</td>
</tr>
</tbody>
</table>
Proposed Revision to Zoning Ordinance

- Permitted only on parcels not associated with Horse Racing Facility and/or horse training track or horse farm existing as of January 1, 2002, “Workforce Housing.” As used herein the term “Workforce Housing” shall mean the provision of residential housing (including apartments, Residence-MultiFamily) made available to low- and moderate-income households as established by the U.S. Department of Housing and Urban Development for the Albany-Schenectady-Troy Metropolitan Statistical Area, at incomes at or below 90% of the average median household income depending on family size.
Zoning Text Amendments (2)

City of Saratoga Springs Zoning Ordinance

### TABLE 3: AREA AND BULK SCHEDULE

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Size (Square Feet)</th>
<th>Minimum Average Lot Width (Ft.)</th>
<th>Maximum Building Coverage Percentage</th>
<th>Minimum Yard Setback (Ft.)</th>
<th>Principal Buildings (Ft.)</th>
<th>Minimum Lot Area (SF)</th>
<th>Maximum Height (Ft.)</th>
<th>Minimum Distance to Accessory Building (Ft.)</th>
<th>Minimum % To Remain Pervious</th>
</tr>
</thead>
<tbody>
<tr>
<td>OMB-1 (G)</td>
<td>40,000</td>
<td>100</td>
<td>30</td>
<td>10</td>
<td>Front: 25, Rear: 20</td>
<td>40</td>
<td>25</td>
<td>20</td>
<td>40</td>
</tr>
<tr>
<td>OMB-2 (G)</td>
<td>10,000</td>
<td>100</td>
<td>30</td>
<td>10</td>
<td>Front: 25, Rear: 15</td>
<td>40</td>
<td>25</td>
<td>20</td>
<td>40</td>
</tr>
<tr>
<td>WRB</td>
<td>20,000</td>
<td>200</td>
<td>30</td>
<td>15</td>
<td>Front: 25, Rear: 20</td>
<td>40</td>
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<tr>
<td>TRB (G)</td>
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<td>100</td>
<td>20</td>
<td>10</td>
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<td>20</td>
<td>40</td>
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<tr>
<td>HGB (G)</td>
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<td>200</td>
<td>30</td>
<td>15</td>
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<td>40</td>
<td>10</td>
<td>20</td>
<td>40</td>
</tr>
<tr>
<td>INST-E</td>
<td>12,500</td>
<td>100</td>
<td>20</td>
<td>10</td>
<td>Front: 25, Rear: 20</td>
<td>40</td>
<td>10</td>
<td>20</td>
<td>40</td>
</tr>
<tr>
<td>INST-FPR</td>
<td>2 acres</td>
<td>200</td>
<td>30</td>
<td>10</td>
<td>Front: 25, Rear: 20</td>
<td>40</td>
<td>10</td>
<td>20</td>
<td>40</td>
</tr>
<tr>
<td>INST-MP</td>
<td>2 acres</td>
<td>200</td>
<td>40</td>
<td>30</td>
<td>Front: 25, Rear: 20</td>
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<td>10</td>
<td>20</td>
<td>40</td>
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<tr>
<td>INST-KTR (L)</td>
<td>20,000</td>
<td>100</td>
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<td>5</td>
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<td>40</td>
<td>10</td>
<td>20</td>
<td>40</td>
</tr>
<tr>
<td>IND-G</td>
<td>40,000</td>
<td>200</td>
<td>40</td>
<td>30</td>
<td>Front: 25, Rear: 20</td>
<td>40</td>
<td>10</td>
<td>20</td>
<td>40</td>
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<tr>
<td>IND-X</td>
<td>10 acres</td>
<td>500</td>
<td>60</td>
<td>10</td>
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<td>WD</td>
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<td>15</td>
<td>Front: 25, Rear: 20</td>
<td>40</td>
<td>10</td>
<td>20</td>
<td>40</td>
</tr>
</tbody>
</table>

**TABLE 3 NOTES:**

- Fire Escapes: Open fire escapes may not project more than 6" into any required setback.
- Pools: Pool walls or related structures must be setback 5' from an adjoining lot line.
- Terraces: Terraces and patios must be setback 10' from an adjoining lot line.
- (A) 20,000 SF if without central water supply or sanitary sewer; 40,000 SF if without central water supply and sanitary sewer.
- (B) 60' if lot abuts a residential district.
- (C) 30' if lot abuts a residential district.
- (D) 40' if lot abuts a residential district.
- (E) 100' for extractive and quarrying; 50' for other principal uses.
- (F) Subdivision of land shall be subject to the Conservation Subdivision Requirements within the Subdivision Regulations.
- (G) See Gateway Overlay District for requirements.
- (H) 18' minimum mean lot width permitted for attached single family homes.
- (I) 0' side yard setback permitted for attached single family homes.
- (J) The cumulative area of all new and existing one-story structure(s) on any one lot shall not exceed 5,000 square feet.
- (K) The cumulative area of all new and existing one-story structure(s) on any one lot shall not exceed 1,500 square feet.
- (L) Density for Residence - Multi-family use shall not exceed one unit per 5,000 square feet.
Planning Board Advisory Opinion

Lack of Affordable or Employee Housing Guarantee

Within the Comprehensive Plan, the creation of affordable housing options throughout the City is presented as a key priority. However, there is nothing contained within the proposal that would guarantee these units would indeed be put on the market as affordable housing. The proposal also lacks any discussion of how income eligibility will be determined. The proposed changes to the Comprehensive plan and the Zoning Ordinance also do not prevent the currently proposed project, or any future project enabled by these changes, from selling/renting residential units at
# INST HTR Properties

<table>
<thead>
<tr>
<th>Address</th>
<th>SBL</th>
<th>Owner</th>
<th>Description</th>
<th>Improved/Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison Ave</td>
<td>166.62-2-14</td>
<td>Synergy US Investments Inc</td>
<td>Barns</td>
<td>Improved</td>
</tr>
<tr>
<td>251 East Ave</td>
<td>166.70-1-36</td>
<td>Synergy US Investments Inc</td>
<td>Fasig Tipton</td>
<td>Improved</td>
</tr>
<tr>
<td>257 East Ave</td>
<td>166.70-1-4</td>
<td>Synergy US Investments Inc</td>
<td>Former feed store</td>
<td>Improved</td>
</tr>
<tr>
<td>Case St</td>
<td>166.70-1-3</td>
<td>Synergy US Investments Inc</td>
<td>Barns</td>
<td>Improved</td>
</tr>
<tr>
<td>Union Ave</td>
<td>166.70-1-33</td>
<td>National Museum of Racing</td>
<td>Museum</td>
<td>Improved</td>
</tr>
<tr>
<td>91 Union Ave</td>
<td>166.69-3-23</td>
<td>National Museum of Racing</td>
<td>Museum</td>
<td>Improved</td>
</tr>
<tr>
<td>Union Ave at Nelson</td>
<td>166.69-4-12</td>
<td>State of New York</td>
<td>Reading Room</td>
<td>Improved</td>
</tr>
<tr>
<td>168 Lincoln Ave</td>
<td>166.77-4-4</td>
<td>168 Lincoln LLC</td>
<td>Siro's</td>
<td>Improved</td>
</tr>
<tr>
<td>Lincoln Ave</td>
<td>166.77-4-5</td>
<td>State of New York</td>
<td>Parking lot</td>
<td>Vacant</td>
</tr>
<tr>
<td>Frank Sullivan Pl</td>
<td>166.77-4-6</td>
<td>State of New York</td>
<td>Parking lot</td>
<td>Vacant</td>
</tr>
<tr>
<td>Frank Sullivan Pl</td>
<td>166.77-4-8</td>
<td>State of New York</td>
<td>Parking lot</td>
<td>Vacant</td>
</tr>
<tr>
<td>115 Wright St</td>
<td>179.21-3-5</td>
<td>State of New York</td>
<td>Clark's Cottage (.24 acres)</td>
<td>Improved</td>
</tr>
<tr>
<td>Adams St</td>
<td>179.29-2-17</td>
<td>Marsh Farms, LLC</td>
<td>Barns - Michael Dubb</td>
<td>Improved</td>
</tr>
<tr>
<td>135 Adams St</td>
<td>179.29-2-16</td>
<td>Gridley Associates LLC</td>
<td>Barns - Lerman</td>
<td>Improved</td>
</tr>
<tr>
<td>Ward St</td>
<td>179.29-2-14.11</td>
<td>Gridley Associates LLC</td>
<td>Barns</td>
<td>Improved</td>
</tr>
<tr>
<td>3 Ward St</td>
<td>179.29-2-14.121</td>
<td>Frustino, George</td>
<td>Single family house (.43 acres)</td>
<td>Improved</td>
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<tr>
<td>Gridley St</td>
<td>179.-5-9</td>
<td>Bond Management, LLC</td>
<td>Barns</td>
<td>Improved</td>
</tr>
<tr>
<td>37 Nelson Ave</td>
<td>179.-5-4</td>
<td>Hopkins, Neil</td>
<td>Single family house (1.42 acres)</td>
<td>Improved</td>
</tr>
<tr>
<td>Nelson Ave</td>
<td>179.-5-5</td>
<td>State of New York</td>
<td>Barns</td>
<td>Improved</td>
</tr>
<tr>
<td>33 Nelson Ave</td>
<td>179.-5-6</td>
<td>519 Broadway, LLC</td>
<td>Single family house (Tom Roohan)</td>
<td>Improved</td>
</tr>
</tbody>
</table>
## Bedrooms/Income/Rent

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Number of Units</th>
<th>Household Income</th>
<th>Monthly Rent</th>
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<tbody>
<tr>
<td>1</td>
<td>96</td>
<td>$34,600 to $55,360</td>
<td>$735 to $1,100</td>
</tr>
<tr>
<td>2</td>
<td>52</td>
<td>$38,900 to $62,240</td>
<td>$875 to $1,300</td>
</tr>
<tr>
<td>3</td>
<td>44</td>
<td>$43,200 to $69,120</td>
<td>$1,000 to $1,500</td>
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</table>
# Bedroom Distribution & Income Targeting

<table>
<thead>
<tr>
<th>APARTMENT DISTRIBUTION:</th>
<th>AMI %</th>
<th># Units</th>
<th>Gross Rent</th>
<th>Income Targeting</th>
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</thead>
<tbody>
<tr>
<td>1- Bedroom</td>
<td>50%</td>
<td>34</td>
<td>$735</td>
<td>$34,600</td>
</tr>
<tr>
<td>1- Bedroom</td>
<td>60%</td>
<td>40</td>
<td>$875</td>
<td>$41,520</td>
</tr>
<tr>
<td>1- Bedroom</td>
<td>90%</td>
<td>22</td>
<td>$1,100</td>
<td>$55,360 96</td>
</tr>
<tr>
<td>2- Bedroom</td>
<td>50%</td>
<td>16</td>
<td>$875</td>
<td>$38,900</td>
</tr>
<tr>
<td>2 - Bedroom</td>
<td>60%</td>
<td>22</td>
<td>$1,035</td>
<td>$46,680</td>
</tr>
<tr>
<td>2 - Bedroom</td>
<td>90%</td>
<td>14</td>
<td>$1,300</td>
<td>$62,240 52</td>
</tr>
<tr>
<td>3 - Bedroom</td>
<td>50%</td>
<td>13</td>
<td>$1,000</td>
<td>$43,200</td>
</tr>
<tr>
<td>3 - Bedroom</td>
<td>60%</td>
<td>23</td>
<td>$1,250</td>
<td>$51,840</td>
</tr>
<tr>
<td>3- Bedroom</td>
<td>90%</td>
<td>8</td>
<td>$1,500</td>
<td>$69,120 44</td>
</tr>
<tr>
<td>Total Units</td>
<td></td>
<td>192</td>
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<td></td>
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</table>
ITE – Trip Generation

Traffic Generation
Saratoga Affordable Housing - Multifamily Housing

<table>
<thead>
<tr>
<th>Use</th>
<th>Unit</th>
<th>AM Peak Hour (See Note 1)</th>
<th>PM Peak Hour (see Note 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Value</td>
<td>Total</td>
</tr>
<tr>
<td>Apartments</td>
<td>Apartments</td>
<td>192</td>
<td>68</td>
</tr>
</tbody>
</table>

1) Source: Trip Generation, 10th Edition by the Institute of Transportation Engineers, Land Use Code 221-Multi family Housing (Mid Rise). AM & PM Peak Hours on Adjacent Street by Formulae

2) Affordable Housing Reduces traffic generation is normally reduced from above figures by a minimum of 5%
Liberty Affordable Housing, Inc.

City of Saratoga Springs
City Council

January 15, 2019

Presented By:
Matthew J. Jones, Esq.
Jones Steves
Attorneys At Law
Saratoga Springs, NY 12866
We, the homeowners of the Jefferson Street and Crescent Avenue surrounding neighborhood, wish to make it known that we are not in favor of the proposed Comprehensive Plan Amendment, Zoning Map Amendment and text amendment brought forth by Liberty Affordable Housing. We are of the opinion that the wooded parcel acreage on the corner of Jefferson Street and Crescent Avenue is an unsuitable location for a four story development housing 192 units and 276 parking spaces.

We are greatly concerned that a campus style development of this magnitude will have direct environmental, infrastructure, and safety consequences.

In particular:

1. The possible addition of 276 vehicles will result in a substantial increase in traffic, road deterioration, and vehicular incidences.
2. Safety issues have not been adequately addressed such as pedestrian walkway, movement, and transportation linkage. This is a major safety concern.
3. We are concerned by the negative environmental impact, not only on this particular tract of land, but surrounding properties including the Saratoga State Park. This area is a natural habitat for endangered wildlife and plant species.
4. Air and noise pollution are inevitable issues that will directly impact the surrounding neighborhoods.
5. The effects of a development of this magnitude will have considerable impact on an already aging infrastructure such as sewer, power grid, drainage and roadways.

Finally, in reviewing the proposal put forth by Liberty Affordable Housing, LLC, we are deeply concerned by what appears to be the development of a ‘company town’ versus affordable housing available to all citizens of Saratoga.

In closing, it is our hope that The City Council of Saratoga Springs hears these concerns and denies the proposal being put forth by Liberty Affordable Housing.

Thank you for your time and consideration of our concerns,

Saratoga Clubhouse Estates Homeowners Association
Due Diligence Report

On

Liberty
AFFORDABLE HOUSING INC.

Delivered To

CITY OF SARATOGA SPRINGS N.Y.
INCORPORATED 1865

City Council Meeting
January 15, 2019

DENNIS A. BROBSTON
President
28 Clinton Street, Saratoga Springs, NY 12866-2191
T 518-587-0945 F 518-587-5855 C 518-817-2949
dbrobston@saratogaedc.com
Liberty Affordable Housing Inc. (Liberty) is a 501(c)(3) not-for-profit developer headquartered in Rome, New York. Liberty was incorporated in 2002 and has a community-based volunteer Board of Directors with a mission to produce, protect and preserve affordable housing. Since its inception Liberty has shown the ability to complete projects it has undertaken by successfully closing on five new construction and sixteen preservation projects, for a total of 2,796 units of quality affordable housing. Liberty has also assumed ownership interest in four additional properties bringing the overall total to 2,889.

Liberty is a Community Housing Development Organization (CHDO). A CHDO is a private, community-based, not-for-profit organization with experience in providing low-income housing assistance and at least one third of its governing board's membership are residents of low-income neighborhoods.

Liberty has completed the following projects and is the sole member of the managing member of each ownership entity. Through this controlling interest, Liberty has shown a commitment to owning and operating subsidized low income housing and possesses the skills necessary to operate this housing under a number of programs, including Low-Income Housing Tax Credit, Section 8 and Rural Development 515.

Liberty Board Member Professional Summary/Biographical Information

Jessica E. Scialdo, President & Chair, Executive Committee Member: Ms. Scialdo is a graduate of Hudson Valley Community College with an Associate's Degree in Dental Hygiene. She is a member of the Life Underwriters Training Council through the Mohawk Valley Life Underwriters Association and co-owner of the Tiger Lily Quilt Company. Ms. Scialdo joined the Liberty Board in 2005 and has been an active and valuable member ever since. She was elevated to Vice President in 2009 and in 2012 she was named President and Chair of the Board. During her tenure on the Board, Liberty has closed on 18 projects totaling some 2,659 units. Ms. Scialdo compliments her diverse business experience with a passion for developing quality affordable housing, while spearheading several innovative programs for Liberty.

Monsignor Walter Madej, Co-Vice President, Executive Committee Member: Msgr. Madej is a graduate of Seminary University in Poland. Currently he is the Pastor of Sacred Heart of Jesus, Holy Cross Polish National Catholic Church, in New York Mills. Msgr. Madej is Chairman of the White Eagle Medical Bridge of Upstate New York, Inc. He has been a member of the Liberty Board since Liberty's inception in 2002. He has served as Vice President since 2012, now sharing those duties with Past President John Ligas. Monsignor Madej played a key role in the development of Liberty's New York Mills Senior Center project, mobilizing the support of municipal leadership and the community in general. He believes in Liberty's mission as an extension of his ministry. In
addition, Msgr. Madej is an accomplished sculptor, having crafted many religious sculptures for churches throughout the northeastern United States.

**John B. Ligas, Co-Vice President, Past President & Director Emeritus, Executive Committee Member:** Mr. Ligas graduated from SUNY Alfred and is a proud veteran of the United States Marine Corps. A retired business person, Mr. Ligas was the owner of Fireweed Sales Corp, a business which supplied housing products to the building industry. Many of Mr. Ligas' clients were multifamily properties throughout the Northeast. He is past President of the Mohawk Valley Builders Exchange and is on the Board of Elderlife, a not-for-profit whose mission is to provide geriatric, long term care to the elderly. Mr. Ligas has also served on the Liberty Crystal Award Committee, an annual award given to a person of distinction in the Mohawk Valley who volunteers time to help the elderly and disabled. Through this committee he has gained an intimate knowledge of the role provided by various service agencies. Liberty Affordable Housing Inc. has benefited from the experience Mr. Ligas has gained in his personal and professional life. Mr. Ligas has been a member of the Liberty Board since its inception in 2002, serving as its President and Chair until 2012. In light of his contribution to Liberty, Mr. Ligas has been named a Director Emeritus.

**John Buffa, Treasurer, Executive Committee Member:** Mr. Buffa is the Regional President for the Mohawk Valley Region for NBT Bank. In addition to his extensive banking and finance experience, Mr. Buffa has an extensive background in leading not-for-profit organizations. He has served on the Liberty Board for five years. Since 2013, Mr. Buffa has served as Liberty’s Treasurer. He also serves as Chair of the Finance Committee. In addition to the Liberty Board, Mr. Buffa sits on a number of local boards and has held the leadership positions in most he has been involved with. He is currently board President of the Upstate Cerebral Palsy Foundation.

**David Carello, Director:** Mr. Carello holds a BA degree from Adelphi University, Long Island, NY. He is Executive Vice President, Branch Manager, for the insurance brokerage firm Brown & Brown of New York, Inc. With over 25 years of experience in the commercial insurance business, Mr. Carello has successfully led the growth of one of the firm’s largest Upstate New York branches, based in Rome, NY. Mr. Carello serves on a number of local boards. He joined the Liberty Board of Directors in 2008 and has been an active member of the Board throughout his tenure.

**Timothy Birnie, Director:** Mr. Birnie is a graduate of St. Joseph’s College in Indiana. Mr. Birnie is owner and President of Birnie Bus Service Inc., the 18th largest transit company in the United States, headquartered in Rome, NY. Mr. Birnie has led the growth and expansion of this family-owned business -now with a fleet of over 900 buses at 18 locations with over 1400 employees. He is very active in his community serving on numerous local boards. He serves as the volunteer leader of the Rome Clean and Green program. He joined the Liberty Board in 2011, and currently serves as a member of Liberty’s Audit Committee.
**Frederick T. Griffin, Director:** Mr. Griffin attended SUNY Polytechnic Institute in Utica, NY. Mr. Griffin owns a highly successful local computer sales and service business based in nearby New Hartford. Since taking over the business in 1991, it has rapidly grown to be a leader in the Mohawk Valley and successfully specializes in serving business and institutional clients. His business is the only authorized Hewlett Packard and Apple dealer in a large area of central New York. Mr. Griffin joined the Liberty Board in 2015, and serves as a member of Liberty’s Audit Committee.

**Patricia Caprio, Director, Executive Committee Member:** Ms. Caprio is a graduate of Centenary College. She has worked at Colgate University for 25 years in various executive positions, currently as a Development Officer working with numerous professional and corporate clients. Ms. Caprio is a Director of Oneida Savings Bank, Community Memorial Hospital Foundation and Southern Madison County Ambulance Corp. She has been a member of the Liberty Board since its inception in 2002 and Liberty’s Executive Committee since 2015. In addition, she has served on Liberty’s Grant Committee from its beginning in 2014.

**Celeste Pylman, Director:** Ms. Pylman has a Master’s Degree in Education from Elmira College and a Bachelor’s Degree from Syracuse University. She has achieved a long and successful career in teaching. Currently she is a substitute teacher for Clinton Central Schools. Ms. Pylman has served on the Liberty Board since Liberty’s inception in 2002. Currently, she also serves as a member of the Liberty Grant Committee and the Liberty Audit Committee.

**Donald R. Davidson, Director:** Mr. Davidson has a Bachelor of Science Degree in Business from Syracuse University and owns a large auto dealership in the Central New York area currently located in four separate Upstate N.Y. cities. He has spearheaded the family owned dealership’s significant growth and successfully built a new multi-million dollar dealership center and service facility as the company’s flagship in Rome, N.Y. Committed to service to the community and beyond, he supports many causes, including taking several trips abroad for Habitat for Humanity. Mr. Davidson joined the Liberty Board in 2005 and has actively applied his skills and business experience to Liberty’s mission. He has served on Liberty’s Grant Committee since its inception in 2014.

**David Collis, Secretary, Executive Committee Member:** Mr. Collis has a Bachelor’s Degree in Business from Utica College of Syracuse University. He is owner of one of the largest local plumbing, heating, and cooling equipment sales/service businesses in the Mohawk Valley. In addition to his business activities, he is active both in his church and in the community, including
coaching youth baseball. Mr. Collis joined the Liberty Board of Directors in 2013. He became Liberty’s Secretary in 2015 and also serves as a member of the Liberty Grant Committee.

Cindy LaFountain, Director: Ms. LaFountain is a graduate of the University of Louisville with a Bachelor’s Degree in Health and Physical Education. She was an All-American gymnast while at the University of Louisville. She is co-owner/manager of a successful local fitness center in nearby New Hartford with her husband, Jim. She has developed well-respected fitness/wellness programs for all ages with a concentration on senior wellness. Ms. LaFountain joined Liberty’s Board in 2012. She has spearheaded the inclusion of fitness centers and wellness programs at four of Liberty’s senior properties—establishing a model for all future Liberty fitness centers.

The following members of the Board are residents of affordable housing. As a community housing development organization (CHDO), as defined by HUD, this is a requirement. These individuals serve as equals in all aspects of Liberty Board member authority and decision making. Their perspective and experience are invaluable to Liberty’s mission.


Shirley Hooson, Director – resident of Clinton Manor Apartments, Clinton, NY. Ms. Hooson joined the Liberty Board in 2014.

Ruth Tuttle, Director – resident of New York Mills Senior Center, New York Mills, NY. Ms. Tuttle joined the Liberty Board in 2009.

Christina SanFilippo, Director – resident of New York Mills Senior Center, New York Mills, NY. Ms. SanFilippo joined the Liberty Board in 2016 and is a member of the Finance Committee.


MOSES CIRCLE SENIOR APARTMENTS

This project was originally designed to be a conversion of a long vacant hospital building but turned into new construction when the building became structurally unsound. Understanding that the Moses–Ludington Hospital, a three–story landmark, was a proud symbol of Ticonderoga, Liberty instructed its Project Architect to design the new construction in a manner that would maintain the character and look of the old hospital. Moses Circle consists of thirty one 1–bedroom units, fifteen of which have Project Based Section 8, with a community room, laundry room, exercise room, computer lab, and rental office.


Project Specs

**Housing Type:** Family & Senior

**Units:** 31

**Funding Sources:** NYS DHCR’s 2011 Unified Funding round. The funding combined Federal 9% LIHTC with HOME Funds.
Moses Circle Senior Apartments

Former hospital building was slated to be rehabbled, but ultimately found unsafe and structurally deficient. Design of new building is similar to old. Well received by community.

Original Building

New Building
Community Leaders comments

Joseph Giordano – Supervisor of Town of Ticonderoga – Apartments in operation when he came into office. Maintained well. Residents happy. Town dealing with water billing issues and apartment operators working well with him to get resolved: also supportive of expanding services to residents from Town senior activities center to Moses Circle facilities when possible. Been there for many meetings and likes what he sees.

Jodie Gibbs- executive assistant to CEO of Moses Ludington Hospital that donated property – daily involvement with project. Liberty is a great partner. Did an exceptional job in design for historical connection to former hospital building. Very good communicators. Held info meetings with staff on all shifts around the clock. Very detailed oriented.

Bill Ball – code enforcement officer for Ticonderoga – Annual inspections go well. Immediately correct any issues. Good maintenance people. Property looks good. Couple issues with contractors performing construction were handled quickly. He scored the operators and project between 8-9 on 10 scale from his experience.

Matthew Courtright – Chamber president – very beneficial project to community. Filled up quickly, managed well, maintained well. Beautiful facility.

Resident’s comments

Phyllis Winkler – Native. 3 year resident very pleased. Loves her apartment. Operator very communicative. Supportive staff and well trained maintenance folks. Good community. Her mother and she worked at former hospital and she feels like this is home. Says she lives in the same place as the old sun porch was located. Conveniently located to all needs. Privacy is respected by residents and staff.

Carole Potter – Native of Ticonderoga. Loves her place. Maintenance team is very good. Respectful staff and friendly. Hopes Liberty does another project as it is surely needed.

Media articles


MONTCALM APARTMENTS

With numerous amenities and virtually all-new construction, this facility is the perfect location for both families and seniors.

Following its purchase, extensive rehabilitation began immediately and was completed in July 2011. Rehabilitation included new vinyl siding, new windows and doors, roofs and landscaping. All apartments received ENERGY STAR appliances, carpeting, kitchens and baths.

Project Specs

Housing Type: Family & Senior

Units: 227

Funding Sources: NYS Housing Finance Agency's All-Affordable program, tax-exempt bonds with 4% LIHTC and HUD Section 236 decoupling.
Montcalm Apartments – Queensbury

Liberty purchased the affordable family housing facility in 2011 and immediately started renovations. Brought property up to code and upgrades to kitchens and baths – new roofing and floorings.
Community Leaders comments

Dave Hatin – Director of Queensbury Building & Codes office – Older buildings as project was built in early 70's. Annual inspections go well. Any issues are addressed immediately. Very responsive. Maintained well. Upgrades continue to facilities annually. Continuing sand filter sewage issues investigation underway – maintenance concern.

Resident's comments

Sherrie Kamburelis – 7 year resident- feels management cares for property well and for residents. Responsible staff – responsive maintenance crew.

Susan DeGroff – 23 year resident moved in with kids after divorce. Has lived in several apartments in the complex after kids left home. “I want to give them (staff) as many pats on the back as I can. They are wonderful. Liberty has done a great job upgrading the facilities. Any problem, I call and they come take care of it. Friendly and comfortable. Tell anyone that wants to call me I’ll be glad to tell them how nice this place is. “

Media articles

ESTEE SENIOR APARTMENTS

Estee Senior Apartments is the redevelopment of the long vacant Estee School building located at 90 North Main Street in the City of Gloversville, Fulton County, 12078. Estee Senior Apartments is 37 units of senior affordable housing funded by the NYS HCR 2015 Unified Funding round and combined Federal 9% LIHC with a NYSERDA grant, CBDG funds from the City of Gloversville, USC funds, and a grant from EDAP administered by DASNY.

The former Estee School reached a point that demolition was the only viable option due to the spalling bricks, rotting structural elements and mold within the building. The new building is designed to resemble the former school when completed and contains 37 one-bedroom units of quality senior affordable housing. Eight units are Project Based Section 8. The building includes a community room, laundry room, exercise room, computer lab and rental office.

The project opened in late October 2018.

Project Specs

Housing Type: Senior

Units: 37

Funding Sources: NYS HCR 2015 Unified Funding
Estee Senior Apartments – Gloversville
**Community Leaders comments**

Vince Desantis, mayor of Gloversville - Can't say enough good things about Liberty and CRM. Construction done quickly and cleanly. Planning was very well done. They were very persistent about getting the financing. They know the programs for funding very well and never gave up until the project got funding. The company was very communicative during the entire process of looking at the original building option, thru the construction of the new facility. Building inspectors were very pleased with the coordination and work of the contractors. Working with city on placing 2 “homeless” bronze statues into a proposed pocket park on their property. We hope Liberty can do more in our city.

**Resident’s comments**

Cathy Acquilla – moved in August, loves her apartment, management communicate very well to residents, loves the workout room and using the trainer to exercise. Never exercised before!

Heather Pettit - 53 year resident of city. Used to live down the street, no problems. Beautifully done apartment, great management. Good maintenance team.

**Media articles**


https://dailygazette.com/article/2017/06/04/estee-school-building-set-to-be-demolished


NYS HCR Comments
NYS Homes and Community Renewal comments

Darren Scott – Upstate East Director of Development for 2 years, prior experience with Liberty in other positions held at HCR – Liberty is a great partner in the affordable housing industry, Sensitive to the peculiarities of the municipalities they work in. NYSHCR calls Liberty when we need help with weak projects. Not afraid to think outside the box, visioning new opportunities. Currently working on project in Rome and we asked them to consider linking their facility to the YMCA thru a building connection. Liberty stepped up and is figuring out how to get it done.

Clifford Archer, AAIA, NYSCEO, NFPA VP-HFA Construction Services, Regional Director – NYSHCR Technical Services - Worked with Liberty on many projects. Ground up new to rehabs to preservation projects they have excelled at their craft. Professional team that delivers outstanding projects. One of our go-to companies for problem existing projects.

Liberty is a trusted partner for NYS HCR because they have produced and operated many projects that make a difference in the communities they are located. They understand the programs and funding mechanisms. Well organized, knowledgeable and detailed oriented.

In North Creek, Liberty took over the 20 unit Peaceful Valley Townhouse project when the operator was failing. Maintenance was non-existent and empty units were the norm. Both NYSHCR and Senator Betty Little reached out to Liberty to help.


Undertaken some very difficult projects – Utica Kenney Towers was basically overrun by drug dealers and crime ran rampant. Liberty took over the project and while renovations were underway, arsonists caused major damage in retaliation for the changes to the crime riddled building.

https://www.uticaod.com/x2078294583/Firefighters-responding-to-fire-at-Kennedy-Plaza-Apartments

https://www.youtube.com/watch?v=Ki7jxi0D4v0 go to 3:16 for the Utica project.

https://www.uticaod.com/article/20111213/NEWS/312139910

https://www.uticaod.com/article/20100830/News/308309902
KENNEDY PLAZA APARTMENTS

Liberty Affordable Housing acquired Kennedy Plaza Apartments in 2010. It was able to transform this troubled property from one that was thought of as unsafe, to now being considered a safe and desirable place for families to call home.

Because of the size of the project and the amount of work needed at the time by the troubled property, Liberty subdivided the property into two parcels – Kennedy Plaza Tower and Kennedy Plaza Associates. The substantial rehabilitation of both parcels was completed in December 2011.

Kennedy Plaza Associates & Kennedy Plaza Tower
Work included new windows and doors, roofs, elevators, and landscaping. All apartments received new ENERGY STAR appliances, flooring, kitchens and baths. Kennedy Plaza Associates also included a new community room.

Project Specs

Housing Type: Family

Units: 204

Funding Sources: New York State Housing Finance Agency’s Mitchell–Lama Preservation Program, tax exempt bonds with 4% LIHTC, Neighborhood Stabilization Funds, Section 236 decoupling, Weatherization funds, and City of Utica HOME Funds.
Media Articles
Moses Circle Senior Apartments ready

LOHR MCKINSTRY
Press-Republican  Oct 19, 2013

STAFF PHOTO/LOHR MCKINSTRY Moses Circle Senior Apartments Office Manager Debbie Bessette walks in front of the new affordable-housing project built on the site of the old Moses-Ludington Hospital in Ticonderoga. The apartment complex is now open and has units available.

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Press-Republican

Moses Circle Senior Apartments is open on the site of the old Moses-Ludington Hospital, with eight out of 31 units already rented.
The $7 million affordable-housing project opened Oct. 1 to some solid community interest, Property Manager Patricia Deguire-Lapishka said.

"The phone has been ringing constantly. This was clearly something that was needed in the Ticonderoga area."

Of the 31 single-bedroom apartments, four are wheelchair-accessible, and two are equipped for the hearing- and visually-impaired.

All but two units are 700 square feet in size; the others are 800 square feet and include a small utility room that could be used for storage or as a home office.

ON A HILL

The three-story building, which sits on the hill overlooking downtown Ticonderoga, was designed to resemble the old brick Moses-Ludington Hospital they had to tear down.

"That was our goal," Deguire-Lapishka said, "to make it look as much like the old building as possible."

The building is smoke-free and allows small pets. It includes a laundry room with washing machines and driers, a library/computer center with Internet wi-fi, a fitness center and a community room. Heat and hot water, along with parking in one of the 42 spaces outside is included in the rent, and the building has an elevator.

In addition, every room has a pull-cord system to summon emergency aid.

'Very comfortable'

The complex's first tenant was Lorraine Dudley, 86, of Crown Point, who moved in Oct. 1.

"It's very comfortable here," she said. "I like it here very much."

The building was designed using green technology, Deguire-Lapishka said, with appliances all Energy Star efficient.
In addition, it is Leadership in Energy and Environmental Design, commonly called LEED, certified by the U.S. Green Building Council.

An open house is scheduled from 1 to 4 p.m. today to let people see what the inside looks like, she said.

**FITNESS INSTRUCTOR**

Deguire-Lapishka is with CRM Rental Management of Albany, which is in charge of renting Moses Circle Senior Apartments for owner Liberty Affordable Housing of Rome, N.Y.

“We have eight units rented now, with another eight moving in by the end of the month,” Office Manager Debbie Bessette said. “People see what the apartments look like, how nice they are, and they want to live here.”

She said they’d like to have the place fully rented by the end of the year.

They’ve also hired Bridget Simpson as fitness instructor for the exercise room.

“She’ll work with doctors and physical therapists. People can also just work out when she’s there.”

The fitness center will be open only under Simpson’s supervision, she said.

**FIVE VOUCHERS LEFT**

Liberty worked with the Housing Assistance Program of Essex County on the project, which still has five vouchers left for apartments for its clients.

The housing project rents to those ages 55 and older. It was proposed in 2007, but funding issues delayed construction until recently.

It’s been partially funded by the New York State Homes and Community Renewal’s Tax Credit Program.

Built in 1908, the old hospital closed in 1981 when the new Moses-Ludington Hospital opened nearby. The Inter-Lakes Healthcare complex off Wicker Street in Ticonderoga also includes Heritage Commons nursing home and Lord Howe Estates senior living development, with the latter also
managed by CRM.

Email Lohr McKinstry: lmckinstry@pressrepublican.com

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Old Moses-Ludington Hospital to be torn down

By LOHR McKINSTRY

STAFF PHOTO/LOHR McKINSTRY The old Moses-Ludington Hospital in Ticonderoga must be completely torn down for a new senior-citizens apartment complex. Contractors had hoped to save the facade but found the 1908 structure too far gone.

Press-Republican

TICONDEROGA — The crumbling old Moses-Ludington Hospital building is so far gone it must be torn down instead of renovated for a new housing project.

Demolition of the old two-story brick hospital began Tuesday and is expected to continue for several days.

The $7 million project from Liberty Housing of Rome, N.Y., is called Moses Circle Senior Apartments and will include 31 affordable-housing units for senior citizens.

Originally, the old hospital would have been torn down, but the brick facade would remain and be incorporated into the project.
Now the façade will simply be recreated for the building, Liberty Affordable Housing Deputy Executive Director Davis Yohe said.

"Unfortunately, everything must come down. We are working to maintain the look and character of the original Moses-Ludington Hospital."

'DANGEROUS'

PRIDE of Ticonderoga Executive Director Sharon Reynolds, whose non-profit group is assisting the project, said an inspection of the old brick building showed it was too deteriorated to use any part of.

"The whole thing is coming down. It was a dangerous situation. It was a safety issue for the contractors."

The hospital was built in 1908 by community benefactor Horace Moses and closed in 1981, when the new hospital opened nearby. It had been owned by Inter-Lakes Health, with a for-sale sign on it for decades and no takers until now.

Inter-Lakes Health owns the new Moses-Ludington Hospital, Heritage Commons nursing home, Moses-Ludington Adult Home, Inter-Lakes Dental Clinic and Lord Howe Estates, a 40-unit U.S. Housing and Urban Development senior-housing property.

DEMOLITION SOON

Reynolds said Liberty Housing officials realize the old hospital has significance to Ticonderoga's history.

"They will stay true to the façade. There's so much advantage to building it new."

Work on demolition will begin soon, Yohe said.

"The goal is to raze the old hospital in the coming days and place footings for the new construction before inclement weather sets in. Work would then continue throughout the winter, with completion at the end of 2013, as we originally planned."

Workers were on-site and going through the cavernous old hospital when they determined it was completely unsalvageable, Yohe said in an email.
"During the process of interior demolition and abatement, structural issues were uncovered beyond what was originally anticipated. A thorough inspection performed by a structural engineer revealed extensive deterioration, and it was determined that the building is structurally unsound."

New York State Homes and Community Renewal is responsible for funding and oversight of the project, and Yohe said that agency supports Liberty's decision to change to new construction.

"The only safe and feasible way for the project to continue is to raze the entire building and construct a new building in its footprint. Understanding that the three-story landmark is a proud symbol of Ticonderoga's history, Liberty has instructed the project architect to prepare new architectural plans that will maintain the character and look of the old hospital."

Liberty officials said that renting of the new apartments is expected to start in early 2014.

Email Lohr McKinstry:

lmckinstry@pressrepublican.com

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New Ticonderoga senior housing complex opens

First resident pleased with new home

Lorraine Dudley, right, is the first resident at the new Moses Circle Senior Apartments in Ticonderoga. Joining her is Patricia Deguire-Lapishka, the property manager. The facility has 31 units.

By Fred Herbst

First Posted: Thursday, October 10, 2013 - 3:15 p.m.

Ticonderoga — At age 86, Lorraine Dudley is a pace setter. The former Crown Point woman is the first resident at the new Moses Circle Senior Apartments in Ticonderoga.

"I think it's very nice; very comfortable," Dudley said her new home. "There's a lot of room. Everything is easy to get at. It's just fine."

Dudley moved in Oct. 1.

Bethany Kosmider, Dudley's daughter, is pleased her mother has moved into the new facility.
“She wanted to be safe, comfortable, warm,” Kosmider said. “This fits the bill. It’s wonderful.”

While there’s still space available in the 31-unit complex, Patricia Deguire-Lapishka, the property manager, expects to be full very soon.

“I’ll be very surprised if we’re not 100 percent full in November,” she said. “Since we opened interest has really picked up.”

Senior citizens interested in living in the new facility, located at the site of the former Moses-Ludington Hospital on Wicker Street, can submit applications at the building’s office or call 558-1007.

Rent at the new complex is determined by income. Deguire-Lapishka urged people with interest to call Debbie Bessette, office manager, to determine their eligibility and rent.

Moses Circle Senior Apartments includes 31 private apartments, each with about 700 square feet, a kitchen, living room, bedroom, full bath, storage space, air conditioning and internet availability. It is an independent-living facility with four handicap-accessible units. All units are non-smoking.

The building also has an elevator, a laundry room, a fitness center, a library/media room and a community room with a kitchen.

Included in the rent is heat and parking.

Located atop a hill overlooking downtown Ticonderoga and the Lord Howe Valley, residents of the facility have some of the best views in town.

“It’s a wonderful view,” Dudley said. “I can see everything.”

Deguire-Lapishka agreed.

“I thought we had great views in the summer, but with the fall colors the views are spectacular,” she said.

All maintenance, snow removal, landscaping and trash collection is included in the rent.

Residents are responsible for their own electric, cable television and phone bills. Electric bills are estimated to be less than $50 a month.

“Once they move in, our residents can relax and enjoy being here,” Deguire-Lapishka said. “If there is ever a problem all they have to do is tell us. We’ll take of it.”

Each apartment also includes an emergency alert system. Residents simply need to pull an attached string and emergency assistance is available.
"I feel good having my mother here," Kosmider said. "I think it's very safe and secure. It couldn't be more perfect."

Moses Circle Senior Apartments is owned by Liberty Affordable Housing and managed by CRM Rental Management, the same group that operates the adjacent Lord Howe Estates.

The senior housing project actually started in 2007, but funding issues delayed its start. Then plans to rehabilitate the old hospital building into apartments proved infeasible. The old hospital was torn down and the new building was erected in its footprint. The new facility is being made to retain the look of the old hospital.

"We would have preferred to restore the existing building, but there were unforeseen issues," Deguire-Lapishka said. "The bright side is that we have a beautiful new, green, energy-efficient and sustainable building for a long time to come."
NYS Housing Finance Agency Approves $10M in Financing to Renovate 227 Affordable Apartments in Warren County

NEW YORK, NY (05/13/2010) (readMedia) - The board of the New York State Housing Finance Agency (HFA) today approved $10 million in financing to undertake major capital improvements at the Montcalm Apartments, a 227-unit affordable housing complex located in Warren County.

"The financing we approved today will improve the housing stock and the quality of life of residents of Warren County," said Brian E. Lawlor, HFA President and CEO. "Our actions demonstrate Governor David A. Paterson's commitment to providing affordable housing even in these difficult economic times."

Montcalm Apartments, located at 220 Burke Drive in the Town of Queensbury, was built in the early 1970s and consists of 15 buildings located on a nearly 23-acre site.

HFA approved $10 million in financing for the acquisition and renovation of the apartments by Montcalm Apartments Co., LLC, which is controlled by Liberty Affordable Housing, Inc. Renovations include sewage plant upgrades, roof replacement, new flooring, kitchen and bathroom upgrades, new appliances and landscaping.

Most of the units will be reserved for tenants with household incomes under $35,640 for a family of four. The project is currently 100% occupied and there is a waiting list of prospective tenants. The HFA loan will be insured by the Mortgage Insurance Fund of its sister agency, the State of New York Mortgage Agency (SONYMA), through its "Day 1" program. Under this program, SONYMA insures construction as well as permanent loans when HFA finances moderate renovations of affordable multifamily properties.

The total cost of the project is $14.7 million. In addition to HFA financing, the project is expected to receive a Section 8 project-based subsidy to help pay the debt service for 169 of the units; Section 8 enhanced vouchers for 57 tenants; an annual allocation of $440,000 in Federal Low-Income Housing Tax Credits; and a property tax abatement from the Town of Queensbury.

The NYS Housing Finance Agency was created in 1960 to sell bonds to finance the construction and rehabilitation of multifamily affordable rental housing in New York State.

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Posted Thursday May 13, 2010 at 03:55 pm by New York State Housing Finance Agency.
The Leader-Herald

BREAKING NEWS

UPDATED: Fire in Mayfield sends two to burn hospital in serious...

Key Bank supplying funds for senior housing project

What remains of the former Gloversville High School and Middle School at 90 N. Main St. is shown on Friday. The building is being torn down to make way for the Estee Senior Housing Project. (The Leader-Herald/Kerry Minor)

GLOVERSVILLE — Key Bank announced on Thursday that it will be providing the financing for the future Estee Senior Housing facility.
According to a news release from the company, KeyBank's Community Development Lending & Investment team will provide a total of $7.3 million in financing to Liberty Affordable Housing, Inc. Specifically, KeyBank will provide a $2.6 million construction loan and up to $4.7 million in LIHTC equity financing.

"KeyBank values helping clients and communities thrive by providing quality affordable housing in neighborhoods across the country," said Rob Likes, national manager of KeyBank's CDLI team said in a news release. "We are inspired by the opportunity to serve seniors in Gloversville by partnering with Liberty Affordable Housing, Inc. to develop new and critical housing options for seniors."

Mayor Dayton King said it was good to have a bank with local branches providing the funds.

"I think it's cool that project is going forward," King said. "Most of the tenure in office, it had been that project getting denied and denied. Like we've said before, this was a lesson in perservance."
What remains of the former Gloversville High School and Middle School at 90 N. Main St. is shown on Friday. The building is being torn down to make way for the Estee Senior Housing Project. (The Leader-Herald/Kerry Minor)

Liberty Affordable Housing of Rome, in Oneida County, which owns apartment complexes in Amsterdam and other places, agreed in 2013 to buy the property. Liberty closed on the property over the weekend.

The company is leveling the vacant school and build a 30- plus unit apartment building on the site catering to low-income seniors 55 and older.

Six of the units will be set aside for people with physical disabilities and those who are considered frail. Priority will be given to veterans for these six units.

This property lies next door to the Estee Commons apartment complex on Fremont Street that was converted into apartments a number of years ago.

The project has been awarded a number of grants including a $400,000 Community Development Block Grant and a $3.7 million grant from the Local Initiatives Support Corporation in 2016.

Construction on the project will begin after demolition of the former Gloversville High School is complete.

“We are committed to providing all of our neighbors with excellent affordable housing options,” said Davis G. Yohe, executive director of Liberty Affordable Housing, Inc said in a news release. “We are thrilled to bring Estee Senior Apartments to Gloversville through our partnership with KeyBank, and believe it will positively and meaningfully impact the neighborhood.”

According to KeyBank, residents with special needs will have access to supportive services through the Resource Center for Independent Living, and Northeastern Association of the Blind at Albany, Inc. and the Fulton County Office for Aging/Youth.
“Our team is dedicated to making transformational change in the communities where we live and work,” added Lynne Callis-Wilson, senior relationship manager on KeyBank’s CDLI team said in a news release. “We are passionate about this work, and committed to seeing through the development of new, green and affordable units here in Gloversville.”

The financing was made possible by an allocation of LIHTCs from New York State Housing and Community Renewal.

A 12-month construction period is expected on this project.

Kerry Minor can be reached at kminor@leaderherald.com.
Applications being accepted for Estee complex

Rental applications for the nearly complete Estee Senior Apartments are now being accepted. (The Leader-Herald/Kerry Minor)

GLOVERSVILLE — Rental applications for the nearly complete Estee Senior Apartments are now being accepted.
Construction of the $8 million Estee Senior Apartments at 90 N. Main St. began last May with the demolition of the former Estee Middle School building on the site.

A 12 to 18 month construction period was expected for the site and work is currently expected to be complete by the end of June.

Liberty Affordable Housing of Rome in Oneida County agreed to purchase the property in 2013, making plans to level the vacant school and construct a 37-unit apartment building for low-income seniors on the site. The building was partially funded by a $3.7 million grant from the Local Initiatives Support Corporation and a $400,000 Community Development Block Grant.

Asbestos demolition on the site was performed by Environmental Remediation Services, with monitoring by E & R Engineering.

The property will be managed by CRM Rental Management Inc. of Rome who are accepting rental applications until April 1 for a lottery drawing. Rentals are scheduled to begin on July 1, move-ins will likely be scheduled over the course of a few days.

Trisha Deguire, a property manager for CRM, said Wednesday that initial plans called for tenants to move in on June 1, but the date was pushed back a month due to the construction timeline. Workers are currently completing the installation of interior insulation and sheet rock.
Rent will be determined by income limit and program eligibility. Income limits are separated into three brackets according to state law with eligible renters at or below 50 percent of the median income in the area, at or below 60 percent of the median income or receiving Section 8.

Rent will range in price from $415-$500 per month, with heat and hot water included. Apartments are for seniors 55 and older.

Each of the 37 one bedroom apartment units are 725 square feet in size. Six of the units will be set aside for the frail elderly or people with physical disabilities. Priority will be given to veterans for those six units.

Deguire said CRM has already received about 10 rental applications with more expected and she anticipates the building opening with full occupancy in July.

"Interest has been wonderful. People are very excited for the building," Deguire said.

The building features a community center, fitness room, a laundry room on each floor, a storage locker for each unit and central air conditioning in each apartment. Additional features include secured entry, elevator access and off street parking. The building is smoke free.

Deguire said she toured the building Monday and was very impressed. She noted an appreciation for the unique entrance and the overall design for the new building that was constructed to look like the historic Estee school.

"It's a beautiful, brand new facility, with large windows letting natural light into each unit. It will be wonderful," Deguire said. "It will be pretty much anything anyone could be hoping for in a brand new building with very affordable rent."
Seniors at home in new Estee apartments in Gloversville
'I just couldn't do the outside work anymore'

Jason Subik
| November 6, 2018

For Cathy Acquilla, the decision to put her house on the market and move into the newly constructed $9 million Estee Senior Apartments came down to one main thing – yard work.

Acquilla, 64, who retired recently after years of working at Lexington Center, said she bought her house in 1999, but she doesn't want to live there anymore.

"I don't know about the winter yet, but I assume they plow," she said of the Estee complex. "That was my main reason why, too, because I just couldn't do the outside work anymore."

The recent completion of the Estee Senior Apartments was made possible by a $9 million grant from the state Homes and Community Renewal Department, which has helped secure a total of $107 million for affordable housing projects for about 3,340 residents in the Mohawk Valley.

The funding for the Estee project – which created 37 energy-efficient, rent-controlled units for seniors 55 and older – includes federal Low Income Housing Tax Credits that generated $4.6 million in equity, a $400,000 Community Development Block Grant award and $38,000 New York State Energy Research and Development Authority grant money, through the Low-Rise Residential New Construction program.

The three-story apartment building replaces part of the original Estee School building, but it was designed to architecturally resemble the original structure.

"It's a wonderful place to live," Acquilla said. "The people are great. For one thing, I like the elevator, because I don't like stairs. This one guy made a cake and brought it down to the recreation room for anybody to help themselves, which was nice."

Some of the amenities at the apartment building include laundry rooms on every floor, storage bins on every floor, an exercise room with a trainer and a computer room.
In a news release, HCR Commissioner RuthAnne Visnauskas said the Estee project represents one small part of the state's $20 billion, five-year Housing Plan, which targets housing accessibility and homelessness by building and preserving 100,000 units of affordable housing and 6,000 units of supportive housing.

Gloversville Councilman-at-Large Vince DeSantis said enabling more people to live downtown will help the city's economy.

"From all of the things that I've studied about urban revitalization, right at the top of the list is population density," he said. "Increasing that walkable population that can walk out the door and be downtown and take advantage of the retail opportunities. What this does is create a customer base for new businesses downtown."

CRM Rental Management runs the new apartment building for its owner, nonprofit Liberty Affordable Housing. CRM's Trisha Deguire, the Estee site manager, said all 37 units were filled by Nov. 1, demonstrating the need for that type of housing in the area. She said most of the units are occupied by only one person, with only three units occupied by couples.

She said rents for the apartments range from $415 to $500 per month, and eligibility is based on 50 percent of the Capital Region's annual median income -- $22,550 to $27,060 for individuals and $25,750 to $30,900 for couples.

"We are not at the maximum rents allowed by the federal tax credit rules," Deguire said. "The owner has set the rents at a break-even number because Liberty is a nonprofit organization."

Six apartments are set aside for individuals with mobility, hearing or vision impairment, or frail elderly residents, with priority given to veterans.

Deguire said renting at the building requires a month's deposit and a one-year lease, after which tenants' leases become month-to-month.

"Currently, we are building a waiting list. Applications are constantly accepted. People can stop into our office to pick up an application, go onto our website or call the office," Deguire said. "There are currently 13 people waiting to get in."

More information about renting the apartments is available at mycrmrental.com/property/estee-senior-apartments.
Estee School building set to be demolished

Asbestos, demolition work will take about 8 weeks

Daniel Fitzsimmons
| June 4, 2017

Crews are performing asbestos abatement work at the Estee School in Gloversville in anticipation of demolishing the building to make way for a senior affordable-housing project.

The asbestos and demolition work will take about eight weeks, according to Gloversville Mayor Dayton King. The work is being carried out by Carkner Construction of Liverpool, Onondaga County.
Rome-based developer Liberty Affordable Housing will construct a 37-unit senior affordable-housing project on the site. King said construction will begin in August and will take about a year to complete.

“It’s going to look very similar to the existing [Estee School] building,” King said of the new building.

The building, which is over 100 years old, housed Gloversville’s high school and later functioned as the city’s middle school. It was declared beyond saving last year and has been vacant for the past two decades. The last middle school class to graduate there was in 1997.

The deal to bring an affordable-housing project to the Estee School site appeared dead last summer. County and local officials pulled the plug on a proposed project after state funding failed to materialize after three years of effort.

But last October, however, the state Division of Homes and Community Renewal announced it would fund the $9 million project in the form of tax credits. King credited Davis Yohe of Liberty Affordable Housing with securing the state funding.

“I think he’s one of the most persistent guys I know,” said King, noting that Yohe has called him on nearly a weekly basis for years about the project prior to the DHCR funding coming through.

The project will also benefit from a $400,000 community development block grant awarded by DHCR several years ago, and $250,000 in other state funds secured by former state Sen. Hugh Farley.

Yohe declined to comment for this story.

A DHCR spokeswoman said funding for the project became available last year after a previously awarded project returned its funding due to local opposition. Funds for the project are also coming from a $550 million settlement reached between Morgan Stanley and the state in connection with the bank’s sale of mortgage backed securities.

King said no local tax dollars are going into the project.

The Estee School building was sold by the Fulton County Center for Regional Growth to Liberty
Affordable Housing for an unknown sum. Center for Regional Growth President Ron Peters did not return a request for comment.

King said when completed the housing project will be managed by CRM Rental Management, a for-profit company also based in Rome, which has worked with Liberty on projects in the past.

He also noted that workers removed lettering that spelled out “Gloversville High School” from the building’s facade.

“They took their time and took that down and I think they’re going to give that to the Fulton County Museum or [Gloversville] high school,” said King.
GLOVERSVILLE’S $9M AFFORDABLE HOUSING PROJECT COMPLETED

Posted by Recorder News | Oct 28, 2018 | Local News | 0 • • • • •

By DUSTEN RADER

For The Recorder

GLOVERSVILLE — The $9 million affordable housing development at the former Estee school location has been completed.

New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas announced on Wednesday the completion of the Estee Senior Apartments. The development replaces a long vacant school building with 37 energy-efficient apartments for adults 55 and up.

According to Visnauskas, the development complements initiatives of the Mohawk Valley Regional Economic Development Council to promote economic activity in the region’s central business districts and create new housing opportunities.
“Estee Senior Apartments will allow more than 37 adults to age in place in the community they call home,” Visnauskas stated. “Not only will the development provide much needed affordable housing in the City of Gloversville, but it also breathes new life into Main Street by replacing a deteriorating building with a beautiful new residential building.”

Originally constructed in 1916, the Estee School building closed in 1996 and fell into disrepair. The school was demolished and replaced with the three-story Estee Senior Apartments, 90 North Main St., which architecturally resemble the original structure.

The development is located within the Central Business District in the City of Gloversville and is within walking distance to small retailers, restaurants, medical offices, churches, a post office and public library. Residents have access to two nearby senior centers.

“A community achieves rebirth as a result of persistence, hard work and positive spirit,” City of Gloversville Councilmember Vincent DeSantis stated. “This new building is a triumph after years of determined effort on the part of Liberty Affordable Housing. It is a visible example of the kinds of improvements we are capable of achieving through cooperation and patient, constructive effort.”

Estee Senior Apartments include 37 one-bedroom apartments for older adults ages 55 and up. Six apartments are set aside for individuals with mobility, hearing or vision impairments or frail elderly, with priority given to veterans.

Building amenities include laundry facilities on each floor, a community room with kitchen, a computer lab, a fitness room, bicycle storage, an outdoor patio, and flower and vegetable gardens.

“I am very thrilled to have this improvement in our downtown,” city of Gloversville Mayor Dayton King stated. “The people from the liberty affordable team had been fantastic, and I appreciate their persistence to keep trying to get this project funded.”
The project also supports Gov. Andrew Cuomo's commitment to providing all New Yorkers with access to safe, affordable housing, which is reflected in the state's $20 billion, five-year Housing Plan.

The plan makes housing accessible and combats homelessness by building and preserving more than 100,000 units of affordable housing and 6,000 of supportive housing. The plan is a comprehensive approach to statewide housing issues and includes multifamily and single-family housing, community development, and rent stabilization.

The New York State Energy Research and Development Authority provided $38,000 to support building designs through its Low-Rise Residential New Construction program, which offers technical support and incentives to help developers improve energy efficiency performance. Energy efficient features include EnergyStar appliances, heating and air conditioning systems and lighting; high efficiency exterior lighting with daylight sensors; and low-VOC paint, adhesives and sealants.

"Building affordable housing developments to the highest standards of energy efficiency is critical to improving consumer choice and energy affordability throughout the state while reducing harmful greenhouse gas emissions," Alicia Barton, President and CEO of NYSERDA stated. "The Estee Senior Apartments provide a great example of how more New York seniors are able to enjoy comfortable, safe and cost-effective housing because of continued investments under Gov. Cuomo's nation-leading clean energy and climate initiatives."

Estee Senior Apartments promotes economic revitalization efforts for the downtown central business district as outlined in the Mohawk Valley Regional Economic Development Council's Strategic Plan and the City of Gloversville Comprehensive Plan. The redevelopment of the Estee School site was the top housing priority for the Mohawk Valley's 2013 Community Renewal Funding round.

New York State Homes and Community Renewal funding for the $9 million project includes federal Low Income
Housing Tax Credits that generated $4.6 million in equity and a $400,000 Community Development Block Grant award. Additional support is provided by the New York State Economic Development Assistance Program, administered by the Dormitory Authority of the State of New York, New York State Energy Research and Development Authority, and funds generated by settlements between the New York State Attorney General and banks stemming from the mortgage foreclosure crisis.

Since 2011, HCR has invested $107 million in the Mohawk Valley that has created affordable housing for about 3,340 residents.

Liberty Affordable Housing Inc. is a nonprofit developer headquartered in Rome.
Groundbreaking held for senior housing

Helen Caloir, director of the state Housing Stabilization Fund at Local Initiatives Support Corporation, Fulton County Center for Regional Growth President and CEO Ronald Peters, Assistant Commissioner for the Buffalo Regional Office Upstate Director for Capital Development Leonard Skrill, Fifth Ward Supervisor Greg Young, Second Ward Councilman Arthur Simonds, Mayor Dayton King, Sixth Ward Supervisor Wrandy Siarkowski and Jessica Scialdo, President/Chair of the Board at Liberty affordable Housing groundbreaking at the Estee Senior Housing Complex on Wednesday. (The Leader-Herald/Kerry Minor)

GLOVERSVILLE — The look of downtown will be changing again as construction work will get underway for the Estee Senior Housing complex at the corner of Prospect Avenue and North
Main Street.

On Wednesday, a groundbreaking ceremony was held for the planned Estee Senior Housing. The new facility will go at the site of the former Gloversville High School that has been removed to make way for the new project. City and state officials along with economic representatives where on hand and agencies that will be overseeing the construction project and post-building management were also represented.

Davis Yohe, Executive Director of Liberty Affordable Housing said the fact the project is getting underway is a testimonial to sticking and believing in the plan.

"What we have worked together to create is something that will last for decades," Yohe said.

Yohe said the project took a while to reach this point. For a while the project looked like it would not be going forward until a $3.7 million grant from the Local Initiatives Support Corporation in 2016. Those funds come from settlements between the New York State Attorney General and banks stemming from the mortgage foreclosure crisis.
"At every turn the city backed us up and they hung with us," Yohe said.

The energy-efficient Estee Senior Housing project will cater to low-income seniors 55 and older.

Liberty Affordable Housing of Rome, in Oneida County, which owns apartment complexes in Amsterdam and other places, agreed in 2013 to buy the property.

The property will be transformed into a 37-unit affordable-housing senior housing complex with a community room and fitness center.

"It will be a wonderful home for the seniors that will be living there. They will get to enjoy the life and the energy of downtown Gloversville and in doing we hope it will be another big step in the revitalization of downtown," Yohe said.
An artist rendering of what the Estee Senior Housing complex will look like once complete. (The Leader-Herald/Kerry Minor)

Six of the units will be set aside for people with physical disabilities and/or frail elderly. Priority will be given to veterans for these six units.

The $9 million project is being supported through grants, construction financing and tax credits.

New York State Homes and Community Renewal funding for the project includes: more than $465,000 of Low Income Housing Tax Credits, the sale of which will leverage about $4.6 million of private investor equity and a $400,000 federal grant awarded to the City of Gloversville. A $250,000 grant from the Dormitory Authority of the State of New York’s Economic Development Assistance Program and a $38,000 grant from the New York State Energy Research and Development Authority.

According to the state, the three-story building at 90 North Main Street, gets its name from the Estee School which was built in 1916 and operated for 80 years before it closed.
"Vacant for 20 years, deterioration was too great for the building to be renovated. It was razed and the new building, which will architecturally resemble the old one, will occupy the site," the state writes in a news release.

This property lies next door to the Estee Commons apartment complex on Fremont Street that was converted into apartments a number of years ago.

Mayor Dayton King said for a long time, the city and developers were not certain if the project would go forward or not. King said the fact that so many were on hand Wednesday is a lesson in persistence.

He said the group was told no on several occasions, but kept moving forward.

"What I learned through this process is with the right people and with the right team we can move our city forward and that is what we are doing today," King said.

Third Ward Councilman Vincent DeSantis said the project has been worth the wait.

"A lot of people would have given up after the second no, but despite all of that, we actually have a ground breaking," DeSantis said.

DeSantis said this space serves as the northern terminus for the downtown business district, and the new project will help a foundation to embellish the district and help connect the post office with the rest of downtown.

"We have a chance to turn this into a public space that anchors the north end of our downtown and contributes to the rest of downtown," DeSantis said.

Leonard Skrill, Assistant Commissioner of the state Homes and Community Renewal office, said the state is doing this project because they want to offer housing for seniors and afford them a higher quality of life.

"We also believe in a community renewal generator. This was an important community asset and it became a detriment. We take detriment and make
them assets. It is part of our community renewal mission and we are very proud and we embrace it.

Skrill said the state has given funding for eight apartments to be set aside for very low income seniors.

The construction is expected to be completed by summer 2018.

"This is a great day in Gloversville. I think the winning is just beginning here in downtown Gloversville," King said.

Kerry Minor can be reached at kminor@leaderherald.com.
ComLinks housing project in North Creek will stay open
(https://www.northcountrypublicradiocohousing-project-in-north-creek-will-stay-open)

BY JACOB RESNECK (/NEWS/REPORTERS/32/JACOB-RESNECK)

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Apr 16, 2008 — ComLinks has announced that an affordable housing project in North Creek will keep its doors open after all. Peaceful Valley Townhouses, a 20-unit housing development, has been plagued by legal disputes and cost overruns that have been costing the nonprofit an estimated $20,000 a month. Jacob Resneck has details.

The reporting in this story was made possible by donations from visitors like you. Supporting this quality journalism with your donations makes it available not just to you, but to everyone in our region and beyond. Without your donations none of this would be
Orange shag carpeting has been ripped from the hallways. Nearly 300 apartments have new paint and appliances. The living spaces are protected with sprinklers in case of a fire.

Orange shag carpeting has been ripped from the hallways. Nearly 300 apartments have new paint and appliances. The living spaces are protected with sprinklers in case of a fire.

The physical differences at Kennedy Plaza apartments – with its one high-rise building lording over the western edge of downtown and two adjacent low-rises – are as notable as the social ones.

"Things have changed, like, 180 degrees," said Eugene Bradley, a 50-year-old city native whose 16th-floor view includes most of West Utica. "I feel safe. I feel secure."

Safe and secure – two words that weren’t associated with Kennedy Plaza until 2009, when a new owner and management team took over, evicting trouble tenants and hiring a security firm to patrol the hallways at night.

A $20 million project, which is scheduled to be finished this month, has completed the transformation.

"I think it’s probably one of the nicest projects we've seen to date," Mayor David Roefaro said. "They’ve done a great job, not only aesthetically but with the managing portion of it."
Previous owner State Street Houses built Kennedy Plaza in the early 1970s, bankruptcy court records show. But the company started failing to make its payments in lieu of taxes in 1997, and it owed $606,323 to the city when it filed for Chapter 11 bankruptcy in 2004, according to court records.

The property fell into state hands and left the city with a $717,000 tab it could not collect – until Rome-based Liberty Affordable Housing Inc. took over ownership in 2009. Liberty then selected CRM Development, also of Rome, to manage the site.

The purchase and renovation of the project were funded by a variety of sources, including the local, state and federal governments. The $717,000 has since been paid back to the city.

Finances weren’t the only issue. After a 2008 fire, fire officials expressed concern over evacuation procedures and smoke detection devices not connected to the building-wide alarm. Upkeep generally was poor and safety was a concern.

“It was very chaotic,” Bradley said. “After 5 p.m., the tenants took control of the building. You had all kinds of stuff going on.”

But now, officials say, things have changed. In the hallways, which now are well-lit, there no longer is garbage or cigarette burns. A neighborhood watch association has blossomed.

“The tenants are now in a rhythm of seeing what happens when they come together and work in a courteous way,” said Councilman Frank Vescera, whose First Ward includes the Cornelia Street apartment complex.

The goal now is to sustain the momentum, CRM Site Manager Rebecca Smith said. Stringent rental standards that include a number of background checks have been put in place.

“We’re very, very excited,” said Davis Yohe, Liberty’s deputy executive director. “It took a lot of work and a lot of cooperation to make this project possible.”

On a recent tour, Yohe and Smith said that residents feel safer, and pointed out new features – such as kitchen redesigns that create more counter space. The complex now has a playground for children, its parking lot and driveway have
been paved and 22 studio units have been renovated into 11 bigger, handicapped accessible apartments.

"It's a big change in atmosphere from what it used to be," Smith said.
Kennedy Plaza to get $20M overhaul

By DAN MINER
Posted Aug 30, 2010 at 12:01 AM
Updated Aug 30, 2010 at 9:53 AM

Officials gathered at Kennedy Plaza downtown today to announce they’ve secured funding to renovate 88 apartments in the complex’s two low-rise structures.

Apartments in the two low-rise Kennedy Plaza buildings will undergo significant renovations, making them safer and more livable, officials announced at a news conference Monday.

Next up: Securing money for the major $20 million overhaul of the 17-story high-rise.

That is the task ahead for a team of advocates that includes two Rome-based businesses and officials at nearly every level of government. Kennedy Plaza was built in the early 1970s and provides affordable rental and cooperative housing to moderate- and middle-income families.

“We’ve been working on this for a long time,” said Arthur Loomis, president of CRM Development, the Rome-based firm that took over management of the complex last year and has been making minor fixes since then.

“We’re fairly confident it will happen,” Loomis said.

The plan

A financing application for the high-rise tower project will be considered by the federal Housing Finance Agency on Sept. 14.

The state owns the building and has selected an owner, Rome-based Liberty Affordable Housing. But finalization of that purchase is contingent on acceptance by the Housing Finance Agency, Loomis said.
If that happens, everything from the roof to individual apartments will be renovated, he said.

The complex has languished in recent years under poor upkeep and safety concerns. Tenant reviews generally have improved since Liberty chose CRM as the management company last year, but Liberty officials have said their long-term viability depends on major renovation.

When Liberty takes over ownership, it will owe the city $827,000 in back taxes from a previous owner. Improving quality of life Monday marked a change in the tone of the project, which had been passed by in several rounds of state and federal housing funds since Liberty had been chosen as the next owner by the state.

"It means the quality of life here is getting improved," Kennedy Plaza resident Frances Ezell said. "They're doing something about it."

The package includes $1.35 million in 9 percent tax credits and $1.32 million through the Federal Home Loan Bank of New York's AHP Program through NBT Bank, along with loans, deferred development fees and assistance through the Community Preservation Corporation and the city's HOME Program, according to a release from the office of Assemblywoman RoAnn Destito, D-Rome.

"This is a badly needed project that will ensure that these apartments are safe and up-to-date for many years to come," said Assemblywoman RoAnn Destito, D-Rome, at the event.

Destito added that the buildings' heating systems will be modernized, and said 14 units will be provided for people who are mentally or developmentally disabled, victims of domestic violence, have physical disabilities or suffered a traumatic brain injury.

Five units also will be available for people with mobility impairment and two for those with hearing or vision impairments.

Destito will be challenged for her Assembly seat this November by Greg Johnson, a Republican Marcy town councilman.
A host of officials spoke at the conference, generally lauding how the cooperative efforts across different levels of government helped make it happen.

"For far too long, residents' complaints went unanswered," Mayor David Roefaro said. "Whether it's ensuring the building's temperature remains comfortable or providing much-needed upgrades for people with disabilities, Kennedy Plaza apartments is going to see changes that will give residents a reason to brag about their home."
Three hospitalized after fire at Kennedy Plaza Apartments

By Courtney Potts
Posted Nov 23, 2010 at 12:01 AM
Updated Nov 23, 2010 at 11:00 PM

For the second time this year, residents of a large apartment building in the city were evacuated Monday evening after a fire heavily damaged several floors of the Kennedy Plaza Apartments. Fire Chief Russell Brooks said the 7 p.m. fire that tore through the top three floors of the 17-story building sent three people to the hospital — a security guard, a tenant and a Utica firefighter.

For the second time this year, residents of a large apartment building in the city were evacuated Monday evening after a fire heavily damaged several floors of the Kennedy Plaza Apartments.

Fire Chief Russell Brooks said the 7 p.m. fire that tore through the top three floors of the 17-story building sent three people to the hospital — a security guard, a tenant and a Utica firefighter.

Several tenants credited the unidentified security guard for getting people out of the building after the fire alarm reportedly went off, stopped for a while, and then came back on — causing confusion among the tenants.

Shaina Wilson, who lives on the twelfth floor, said she was waiting for a ride in the lobby when she saw the security guard head upstairs to check on the situation. When he came back, he had visible burns on his face, she said.

“He was like, ‘Everybody get out, get out. It’s a real fire,’” she said.

After she and a friend left the building, a glass window on one of the top floors shattered, sending bits of glass falling around them, she added.

https://www.ula.com/x2076294583/Firefighters-responding-to-fire-at-Kennedy-Plaza-Apartments
The guard later was hospitalized with second-degree burns to his face and arms, Brooks said.

A city firefighter who collapsed due to a cardiac condition while fighting the flames and a tenant who began suffering seizures while waiting in the lobby also were hospitalized, he said.

The firefighter was believed to be in the intensive care unit as of 9 p.m.

"My thoughts and prayers are with that security guard that was injured, and also the firefighter...," Brooks said at that time. "That's also weighing on the guys."

Brooks said the heaviest damage was limited to the 15th, 16th and 17th floors, two of which were under construction. The O-D previously reported that a $20 million overhaul was planned for the high-rise building, which is owned by Rome-based Liberty Affordable Housing and managed by Rome-based CRM Rental Management.

The cause and origin of the fire remained under investigation late Monday.

Apartment residents faced cold temperatures and heavy rain as they gathered outside the high-rise tower after being evacuated. Some had blankets or jackets with them, but many were without protection from the weather.

Officials began allowing tenants back into the lobby shortly before 8 p.m., about half an hour after the bulk of the fire was brought under control. Chairs were brought over from City Hall to make the conditions more comfortable, and the Red Cross was called to provide assistance.

By 8:40 p.m., fire officials were discussing allowing residents back into apartments on the lower floors that were unaffected by the fire. But Brooks said not everyone would be able to return Monday night.

"Hopefully we can get the majority of them back in," he said.

A Sept. 17 fire at the seven-story Olbiston Apartments on Genesee Street left tenants homeless for nearly two weeks.
Brooks said city firefighters have been specially trained to respond to high-rise fires, which pose different operational challenges than regular house fires. One of those challenges was experienced shortly after the fire began, when one person was reported trapped in an elevator on the 15th floor.

That person, who later escaped, reported seeing flames around the door as he waited for assistance.

Brooks later said he believed it was the fire that caused the elevator to malfunction.

The department also tried to be responsive to the needs of the residents, Brooks said, since such evacuations can be physically and emotionally taxing.

“IT’s a challenge,” he said. “They’ve got to be aware of what’s happening with the tenants. It’s not unusual to evacuate a building and lose someone because of the excitement and trauma of the evacuation.”

Kennedy Plaza’s high-rise, which includes 63 efficiency units and 152 one-bedroom units, was built in the early 1970s and provides affordable rental and cooperative housing to moderate- and middle-income families.

A private security team was called to provide a fire watch Monday night since the building’s alarm system was disabled, Brooks said.