

**Meeting with McKownville Neighborhood Association Working Group
July 27, 2006**

Attendees:

McKownville- Don Reeb^X, Marty Gnacik^X, Alice Torda^X, Sharon Cupoli^X, Laura Whalen^X, Ed Brooks, *Doag Smith*
UAlbany CNSE - Jackie Distefano, Tom Yurkewecz, Michael Fancher
FRMC & University at Albany - Kathryn Lowery
Guests - Mike Hollowood & Nick Schwartz of Clough Harbor Associates

*Fuller Road
Mgmt Corp.*

The meeting was called to order at 4 pm, and there were two major areas of discussion: the nature trail & pathway and SEQRA (environmental) review process for FRMC controlled lands for NanoFab 300 East and a cleanroom expansion adjacent to NanoFab 300 North.

With respect to the first area of discussion, Laura Whelan, Don Reeb & Marty Gnacik discussed the neighbors' desires for use of the undeveloped UAlbany land and opportunities to develop a walking nature trail. Kathy Lowery, who presented at a recent McKownville Association meeting, shared her perspective and support of nature trails as evidenced by the campus efforts to implement the Purple Pathway program.

The issues surround the intended use of the undeveloped UAlbany lands (although not defined, except for a UAlbany parking expansion) and how best to accommodate a walking trail. The representatives spoke of the site vegetation and efforts to retain a wooded area. While it was acknowledged the property is under University control & future development will occur, Kathy Lowery voiced support for the program. An area of concern deals with a UAlbany and SUNY legal review of the trail and its use (access), how it would be maintained, safe use of the trail in a wooded site and potential liability issues. In addition, access to the CNSE site will likely become more controlled (restricted) in the future. Kathy Lowery indicated she would request legal counsel at UAlbany to review these topics and provide guidance. The matter remains an open issue and will be discussed at the next meeting in August.

With respect to the second area of discussion, Tom Yurkewecz introduced Mike Hollowood and Nick Schwartz of Clough Harbor Associates (CHA), an Albany-based civil and design engineering firm. The firm has been retained by FRMC to provide expert assessment of the SEQRA (environmental) review process for FRMC controlled lands for NanoFab 300 East. What followed was a detailed overview of their firm's development of an Expanded Environmental Assessment Plan to adhere to the state-mandated SEQRA process for the construction of NanoFab 300 East (office-laboratory building) and a new cleanroom adjacent to the NanoFab 300 North building.

The status of the SEQRA review was summarized by CHA for each of the expanded studies performed as follows:

1. Transportation

- **On-site parking:** A parking analysis was completed for the existing CNSE site to determine actual parking demand. The required parking for the proposed expansion was then determined and compared to industry standards. A total of 950 parking spaces (350 additional spaces) will eventually be available on the site. Provisions for a future parking structure have also been included in the SEQRA analysis. Currently there are no plans to provide such a parking structure; however, if funding becomes available, it would provide a more convenient parking situation for employees.
- **Off-site impacts:** A detailed traffic analysis was completed for the proposed project, which estimated the expansion would generate an additional 145 trips through the Fuller Road Tricentennial Drive. While there would be a slight increase in the delay experienced at this intersection after development, it would function at a Level of Service "A" in the AM peak hour and Level of Service "B" in the PM peak hour. Based on the analysis, no improvements were recommended at this intersection.

2. Storm Water Management

- 1 A storm water management study was completed for the project, which evaluated the impacts of the development on storm water runoff. The increase in runoff from the project site will be managed and mitigated through the construction of storm water management facilities in accordance with current NYSDEC design standards. The facilities include a combination of open basins, subsurface detention, and the use of storm water gardens to meet water quality requirements for runoff from roofs of the new buildings.

3. Endangered Species

- 2 CHA evaluated the project site to characterize the habitat and determine if it was consistent with the preferred habitat at or in the vicinity of the site for the list of species identified by NYSDEC as endangered species. The site evaluation revealed that the preferred habitats of the listed species would not be located at or in the immediate vicinity of the site.

4. Historical / Archeology

- 3 Hartgen Archeological Associates (HAA) conducted an addendum Phase 1B archeological field reconnaissance. This Phase 1B work was combined with HAA's previous work on the site. Nine screened shovel tests were conducted as part of HAA's study. No precontact artifacts were found at any of the areas tested, nor were there any historical archeological sites or deposits identified, other than scattered items. No additional archeological work is recommended for the project site.

5. Visual Impacts

- 4 The impact on aesthetic resources was evaluated by CHA through a Visual EAF Addendum and evaluation of potential sensitive receptors. Various design features are proposed to minimize the visual impacts, including: consistent building skin materials and fenestration' preservation of the existing tree line along Fuller

Road; preservation of the existing buffer along the residential area to the south; architectural covering for the parking structure along the Fuller Road and Tricentennial Drive sides of the structure; and, additional landscaping for the ORTB and Parking structure.

6. Water / Sewer

- 5 The water and sewer demands for the project are estimated at 13,700 gpd for the ORTB and 178,000 gpd for the cleanroom addition. Water will be supplied for the project from connection to the existing 20" water main located west of NanoFab North. Sewer for the project will be provided by gravity connections to the existing 30" sewer trunk which runs through the site. The City of Albany has indicated that this trunk line has adequate capacity for the projected flows. The University currently has a wastewater discharge permit from the Albany County Sewer District: Permit #7, issued in 2005. The proposed project will meet the effluent limits established in the current permit.

7. Chemical Use / Storage

- 6 Chemical use at the Albany NanoTech Facility will not increase substantially as a result of the proposed project. Additional quantities of products will be used in the new cleanroom and laboratory spaces. All solvents will be stored, dispensed, used and disposed of in accordance with the existing site Solvent Management Plan.

8. Air Analysis

- 7 The Albany NanoTech Facility currently holds an Air Facility Registration and is considered a minor source of air emissions. A screening model evaluation was completed for the facility, including the proposed project. The results indicated that the concentrations of all contaminants are below the corresponding guideline standards.

The schedule for the SEQRA includes a review of submitted material by the Lead Agency, distribution of the report to municipalities & agencies who have a need to know and other interested parties. In addition, the report will be available to the public. Don Reeb requested the location and availability of the report and Tom Yurkewecz indicated he would follow up and provide the information. The process (barring any unforeseen issues) should be completed by mid- to late September.

The neighbors complimented UAlbany and UAlbany CNSE team on the new building's significance (integration onto the existing site), its attractive architecture (design) and beauty of the current campus buildings. Mr. Brooks further suggested that if a parking structure was to be built, it should have a blue glass exterior to blend in with the current architecture. The remaining suggestion – and Kathryn Lowery agreed with the recommendation – was to reserve funds for the construction of a sidewalk on the FRMC controlled property on Fuller Road between Tricentennial and Washington Avenue extension. A mechanism to place the funds in a designated account with the municipality was discussed and will need to be further explored.

The meeting was adjourned at 5:40 p.m.

The next meeting will be held August 24 at 4 pm at University Hall, room 200 on the University at Albany campus hosted by Kathryn Lowery.

Directions and Parking information will be provided.

Robert Sequra, Manager of Environmental Health & Safety at CNSE/ANT will be the guest presenter.

McKownville meeting minutes – 7 -27-06