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PLANNING BOARD COUNTY OF ALBANY  
TOWN OF COLONIE

\*\*\*\*\*  
MEADOWDALE ESTATES  
SKETCH PLAN REVIEW  
\*\*\*\*\*

THE TAPED AND TRANSCRIBED MINUTES of the above  
entitled proceeding BY NANCY STRANG-VANDEBOGART  
commencing on March 29, 2011 at 7:00 p.m. at the  
Public Operations Center 347 Old Niskayuna Road,  
Latham, New York 12110

BOARD MEMBERS:

- PETER STUTO, Chairman
- LOUIS MION
- KATHLEEN DALTON
- PAUL ROSANO
- TOM NARDACCI
- MICHAEL SULLIVAN
- ELENA VAIDA, Esq., Attorney for the Planning Board

Also present:

- Joseph LaCivita, Director, Planning and Economic Development
- Chuck Voss, Barton and Loguidice
- Nick Costa, Sipperly and Associates
- Joseph Sausto, Platform Realty Group
- Dan O'Brien, Platform Realty Group

1                   CHAIRMAN STUTO: Okay, we'll call the  
2 meeting to order.

3                   Do the Board Members know that we're  
4 starting out with two sketch plans of  
5 Meadowdale Estates, Starlite Office Park?  
6 We're not expecting any action on those items  
7 and then we'll go into Mabey's Storage at  
8 7:40.

9                   Joe, anything that you want to start off  
10 with, or do you want to go right into  
11 Meadowdale Estates?

12                  MR. LACIVITA: Meadowdale Estates has  
13 been before us a few times. I know that they  
14 requested one final trip before they actually  
15 get into concept submission.

16                  I know that we have Dan O'Brien here and  
17 Nick Costa and Joe Sausto, so I'm going to  
18 turn it over to these gentlemen so that they  
19 can talk a little bit about their project. I  
20 know that the TDE is running just a little bit  
21 behind, but they'll be here prior to finish.

22                  MR. SAUSTO: Good evening. Thank you for  
23 the opportunity to show this to you again. I'm  
24 Joe Sausto with Platform Realty Group.

25                  I'd just like to give you a little bit of

1 background here because I know that there are  
2 some members here that haven't seen it before.

3 A bunch of contractors purchased this  
4 property in July of 2001 and then a little  
5 while after that, it had final approvals for  
6 about 338 apartment units. Those approvals  
7 were never finalized, mitigation fees were  
8 never paid and the approvals lapsed.  
9 Thereafter, there were two moratoriums in the  
10 Town. It was a town wide moratorium for the  
11 Comprehensive Plan.

12 The applicant got started again and then  
13 there was a Route 7 moratorium which  
14 encompassed this area (Indicating). This had  
15 been zoned prior to Residential C. Basically,  
16 the same zoning is now called MFR, I believe.  
17 It allows for six residential units per acre.  
18 This plan conforms with that zoning.

19 The applicant also went twice to DCC;  
20 once in February of 2007 and then again of  
21 November of 2009. There were many suggestions  
22 from the department heads. Nick Costa will go  
23 through some of the details of the plan.

24 There were some changes that were made at  
25 the suggestion of the department heads.

1 Hastings Drive, which will be extended from  
2 about this point where the circle is now  
3 (Indicating) out to Watervliet-Shaker Road.  
4 They asked for more of this curve shape to it  
5 and also for some traffic calming feature.  
6 They didn't want it to be a high speed cut  
7 through to Wade Road, and those changes were  
8 made.

9 There were some design features that the  
10 water and sewer departments have asked for. In  
11 particular, the Water Department would like to  
12 loop the water and incorporate it back.

13 We were asked not to make use of the  
14 paper street here on Sherwood Drive and  
15 connect it to the existing neighborhood. We  
16 were also asked to keep a lower density  
17 product for single families and such against  
18 that residential neighborhood. That was  
19 changed there.

20 There were quite a few changes that the  
21 department heads sought at that time. Those  
22 features were incorporated into the plans.  
23 Then Barton and Loguidice was assigned to be  
24 the TDE in January of last year. There were a  
25 few pages of recommendations. Most of those

1 features were incorporated in. We felt that  
2 the boulevard entrance was important for the  
3 project and Barton and Loguidice agreed with  
4 that.

5 We also met with Kevin Franklin, the Town  
6 Historian and Starlyn D'Angelo over at the  
7 Shaker Historical Society and really  
8 researched the history of the parcel and how  
9 it was used in the history of the area. We  
10 wanted to incorporate some of the parcel  
11 history into the project. Nick Costa will go  
12 through some of those things. We have some  
13 original Shaker elements in here. We have the  
14 mail station here which is going to be a  
15 replica of a Shaker jelly mill. There is some  
16 other fencing and building -- and you'll see  
17 the larger buildings are of a Shaker design  
18 that existed in the area that were very  
19 similar to what exists in the area.

20 After that point, we made two sketch  
21 plans submittals here. I think that we've  
22 already received a sketch plan approval from  
23 this Board. I just wanted to come here one  
24 more time and show the project so that  
25 everybody would see it. We were here twice in

1 the last year presenting this project to the  
2 Board. We were asked by the Board for a few  
3 things; a dog park, a tot lot, some  
4 landscaping plans and some other features. I  
5 think that we've submitted them to this Board.

6 That's kind of the history of what this  
7 project has been through and how we got here  
8 today.

9 Nick Costa from Sipperly and Associates  
10 will show you some of the other details. Thank  
11 you.

12 CHAIRMAN STUTO: Thank you.

13 MR. COSTA: Good evening. My name is Nick  
14 Costa. I'm from Sipperly and Associates and we  
15 worked on the layout of this parcel for the  
16 last couple of years, as Joe mentioned.

17 This parcel is approximately 58 acres in  
18 size. It has frontage along Watervliet-Shaker  
19 Road, Old Niskayuna Road and also along  
20 Hastings Drive which comes off of Wade Road.  
21 The proposal is to move the road, extend  
22 Hastings Drive to Watervliet-Shaker Road and  
23 then service the neighborhoods that are going  
24 to be developed within the parcel. In total,  
25 there is about 60 percent greenspace that is

1           being preserved on the site. The development  
2           will occur within a certain areas and those  
3           areas are being developed as neighborhoods  
4           composed of town homes, cottage homes and  
5           apartments. The town homes and the cottage  
6           homes are located on the east side of Hastings  
7           Drive. The apartments are going to be on the  
8           west side.

9                         Since the last time that the project was  
10           presented to the Board in November, there has  
11           been a change to the layout in that the town  
12           homes located in this area have been replaced  
13           with the apartments. That was basically done  
14           because we wanted to keep the neighborhoods  
15           kind of together, unconnected by sidewalks and  
16           have a self-identity of being separated from  
17           the apartments. The proposed project will be  
18           built with municipal water and sanitary sewer  
19           service and storm sewers will pick up the  
20           drainage and bring it to several detention  
21           basins that will be constructed, as shown on  
22           this map. There will be dedicated parking at  
23           each one of these apartment buildings and  
24           there will be garages also that will be  
25           dedicated.

1           The water will loop through from the end  
2 of Hastings to Watervliet-Shaker Road. We will  
3 form that loop that the Water Department  
4 really asked for us to complete. Also, the  
5 sanitary sewer will be extended and we'll be  
6 able to service these areas with sanitary  
7 sewer service.

8           There is a parcel that's being reserved  
9 up here that in the future may be developed as  
10 retail, but at this time it's being reserved.

11           MR. NARDACCI: Is that part of the same  
12 tax map or is that a separate parcel?

13           MR. COSTA: I think that it's a separate  
14 parcel. I think that it's 731 Old Niskayuna.

15           MR. SAUSTO: It's not a separate parcel.  
16 As part of this application we're asking for a  
17 subdivision for that parcel.

18           MR. NARDACCI: And how does that effect  
19 your 60 percent greenspace, if that parcel is  
20 a retail location?

21           MR. SAUSTO: After the development of  
22 that parcel, we'll still be over 50 percent.

23           MR. NARDACCI: What are the retail plans?

24           MR. SAUSTO: Neighborhood commercial.

25           CHAIRMAN STUTO: Can you elaborate on

1           that a little more?

2           MR. O'BRIEN: As part of when we dealt  
3           the Town before - the idea of having a new  
4           kind of urbanism - we thought it would be good  
5           for a commercial section up in here that would  
6           service this area in this community.

7           To give you an example, we'd be looking  
8           for both medical and service. Nothing would be  
9           going out after the evening time, but it would  
10          be almost like a village commercial. There  
11          would be sidewalks to it. If the Town said  
12          that they weren't interested in that, we would  
13          just revert it back. We thought it was a good  
14          use and better for this whole village plan.

15          What's the type of housing and who would  
16          be living here? Well, what we tried to do here  
17          with the Shaker community was very helpful.  
18          This is almost an exact replica of some of the  
19          Shaker architecture that is in this area. As  
20          Nick said, that would be in this area here  
21          (Indicating) with the elevators and the  
22          garages. The single families are carriage  
23          homes with master bedrooms downstairs. We have  
24          the drawings of some of those, also, just to  
25          give you a sample of the town homes. So, it's

1 nothing that's taxing the school district.  
2 It's really meant to be a very walkable  
3 community. If they like the commercial, we'd  
4 like to do it, but if you didn't feel that was  
5 the right use, that's okay, too.

6 CHAIRMAN STUTO: Pedestrian  
7 accommodations, internally?

8 MR. SAUSTO: Yes. Nick could probably  
9 point that out, but it's all along Hastings.  
10 There would be sidewalks that would parallel -

11 CHAIRMAN STUTO: Could you trace that?

12 MR. SAUSTO: Yes, it goes all the way out  
13 to the existing property line here  
14 (Indicating).

15 CHAIRMAN STUTO: What are you proposing  
16 for the connectivity to the neighbors or the  
17 commercial property?

18 MR. O'BRIEN: There are sidewalks also to  
19 the apartments and there will be a corridor  
20 left in this area so that if it gets worked  
21 out with the neighbors, we could put a walk to  
22 the neighbor's street.

23 CHAIRMAN STUTO: Now have you  
24 communicated with the neighbors? That's very  
25 important to this Board, before we get to the

1 concept phase.

2 MR. O'BRIEN: I think that there is 110  
3 homes that we talked to about. We haven't  
4 talked to everyone, and we're happy to have a  
5 meeting here or some other place to kind of  
6 further talk about what our plans are.

7 CHAIRMAN STUTO: I think that this plan  
8 generally supports that. I personally think  
9 that a neutral location like a firehouse might  
10 be better so that it doesn't look like a Town  
11 sponsored thing. You can get all the credit in  
12 the world for having done that on your own. We  
13 find that it works to get the little problems  
14 out of the way before it comes to us. It makes  
15 for a smoother meeting when you get to here.

16 Does everyone agree with that on the  
17 Board?

18 MR. ROSANO: I do.

19 CHAIRMAN STUTO: If you would schedule  
20 that and advertise that among the neighboring  
21 communities, we'd appreciate that.

22 MR. O'BRIEN: I know that some of the  
23 people are here tonight and we want to meet  
24 with those people. We have all the mailing  
25 lists and we were waiting for tonight and

1 we'll do that the next week or so.

2 MR. NARDACCI: So one of the major  
3 changes that we're seeing from our previous  
4 meetings - and there are some new members on  
5 Board here - is that you scratched the condos  
6 completely. It's all apartments?

7 MR. O'BRIEN: Yes. They can be converted  
8 at some point in time in the future, but I  
9 think that the housing market is very  
10 difficult right now and I think that we're  
11 much more confident in the apartment styles  
12 than the condominiums.

13 MR. NARDACCI: In April of last year when  
14 we met, we talked about that - the changing  
15 condo market and the 190 condos that were  
16 originally proposed which were quite a bit for  
17 this economy and this market place.

18 The whole development is aimed at the  
19 senior or older community?

20 MR. O'BRIEN: We're really hoping that it  
21 isn't all seniors. The way that this community  
22 has worked the best is that there isn't any  
23 sort of age discrimination. It's basically not  
24 geared toward the family. Most of the families  
25 are moving into the town homes. They could,

1 but I think that it's really geared toward,  
2 once again, the younger generation and people  
3 that may have been living in this area that  
4 still want to own something, but want to  
5 downsize.

6 MR. NARDACCI: The number of apartment  
7 complexes in the Town right now that service  
8 that younger kind of professional demographic  
9 like Hudson Preserve - it's a mix. I guess if  
10 you had to look through your development need  
11 and you said who is going to live where? And  
12 you point out the apartments - who are going  
13 to live in the apartments? Who is going to  
14 live in the town homes? Who is going to be in  
15 the cottages? Do you think that the whole  
16 thing is going to be a mix?

17 MR. O'BRIEN: I really do. I think that  
18 it's really going to be a mix from what we're  
19 trying to give as services and the size and  
20 the price points. I think that the town homes  
21 right now - I know that anything can change  
22 but these are targeted to be anywhere from 250  
23 to 270. With the architectural review  
24 committee, they're not just being slapped up.  
25 We'll take any kind of consideration on that,

1 but I think that we built the drug enforcement  
2 agency headquarters and the homeland security  
3 headquarters and we never had to put limestone  
4 caps on these. We never had to do the  
5 cobblestone sidewalks. That was our choice. I  
6 think that we want it to be a community where  
7 there is pride of ownership.

8 MR. NARDACCI: On the architectural - I  
9 appreciate the length that you went with  
10 meeting with the Shaker Society. We've had  
11 conversations here about certain areas in the  
12 Town where that makes sense. It doesn't make  
13 sense for the whole Town but, there are  
14 certain communities where it makes sense.  
15 We've seen it with Shaker Pointe at Carondelet  
16 and now with this project. It shows that  
17 you're going that extra step.

18 The one criticism that I have is on the  
19 sketch is doing vinyl siding. I'm trying to  
20 think of a Shaker building that has vinyl  
21 siding on it. Could you do something else?

22 MR. O'BRIEN: I think that the Shakers  
23 were practical people, also. We'd be looking  
24 for a six-inch reveal. It wouldn't look like  
25 it. You'd have to go up and tap on it. That's

1 not to say that we wouldn't do a hardy board,  
2 which would have more of a concrete base to  
3 it. I feel the same exact way. I wish that  
4 there was a better alternative. Will the  
5 people pay more for it? That will be up to  
6 them.

7 MR. NARDACCI: Maybe you could bring in  
8 samples of what you're thinking about. As you  
9 go around the Town you start seeing these  
10 apartment complexes that are 10 and 15 years  
11 old that were all vinyl and you're starting to  
12 see some of the deterioration and it just  
13 doesn't look as good.

14 MR. O'BRIEN: One thing that we're hoping  
15 for is an award-winning replication of the  
16 Shakers. They've been a big help. I think that  
17 this jelly mill will be an exact replica. When  
18 you go in and get your mail, the furniture and  
19 the deeds on the wall, which go back 300 years  
20 to this piece of property - it would be an  
21 exact replica. The entranceway is an exact  
22 replica of what was on Albany-Shaker Road. I  
23 think that people have community feel. I think  
24 that the architecture will be consistent with  
25 how the landscaping is and coming into the

1 project.

2 MR. NARDACCI: And if you move forward  
3 with the retail, give consideration to that.  
4 You want to create that village feel. Does  
5 that go along with the same feel that you have  
6 right now regarding the other things?

7 MR. O'BRIEN: I think like we said  
8 before, the Blair House which is across from  
9 the Town Hall - that's a very good  
10 architectural style. It isn't quite Shaker,  
11 but I think that this is the type of feel for  
12 the smaller buildings up here. The best thing  
13 that could happen to this is that we're not  
14 necessarily trying to lease to all different  
15 tenants, but if someone came through and owned  
16 a jewelry store, or if someone came through  
17 and owned a sandwich place or a small  
18 stockbroker firm, they could buy there also,  
19 which is what we would like.

20 MR. NARDACCI: The architectural plans  
21 for the rest of the development - we see the  
22 apartment building there -- what are the  
23 thoughts on the rest?

24 MR. O'BRIEN: These are carriage homes in  
25 here and it will give you a sense of these.

1 I'm sorry that this is the board from  
2 last year.

3 You can see that all of them have master  
4 bedrooms downstairs and two-car garages. For  
5 the most part, they range from 1,600 to 2,300  
6 square feet. It just gives you a sense.

7 MR. NARDACCI: The last comment that I  
8 would have would be to support what the  
9 Chairman said about meeting with neighbors.  
10 When we've had these larger subdivision plans,  
11 there are so many neighbors that are impacted  
12 and I think that it's very important. We'll  
13 hear from them tonight. We've heard from them  
14 in the past two meetings that we had. It helps  
15 to get things resolved and make sure that  
16 there is enough screening, enough space and  
17 that their impacts are really mitigated.  
18 That's very, very important.

19 MR. O'BRIEN: One gentleman is here  
20 tonight. We've tried to reply every single  
21 time anyone has ever called us to say that  
22 someone is on the property. The police have  
23 been great.

24 The Hillards have been terrific. They've  
25 asked to farm this and we've said yes. We've

1 never charged the last 11 years. I think that  
2 we've tried to be as good a neighbor as we  
3 could to everyone. I think that everyone has  
4 been pretty good back. So, we have no problem  
5 with extending an invitation. Sometimes it  
6 feels like you're putting a gun on the table  
7 for someone to pick up and shoot at you, but  
8 we're not asking for variances. It's zoned for  
9 this. We'll take all the input we can get from  
10 the neighbors on it, too.

11 CHAIRMAN STUTO: Thank you. We normally  
12 stick to the 20 minutes or the scheduled time,  
13 but this has been an important thing so I  
14 don't mind going over a little bit.

15 I have a couple more questions.

16 Are we going to need to hear from you,  
17 Chuck, on this?

18 MR. VOSS: At this point, probably not.  
19 You have our comments from early January of  
20 last year. They were relatively basic in  
21 response to the DCC meeting that we had with  
22 the sketch plan. At this point we really don't  
23 have a lot more to say.

24 CHAIRMAN STUTO: Paul?

25 MR. ROSANO: Just a couple of things.

1           Communication seems to be an issue that comes  
2           before this Board. It comes before the Town  
3           Board all the time. How are people being  
4           notified? I would like to put into place  
5           something where you can put that meeting  
6           together with the neighbors and let us know  
7           when and where it's going to be. Somebody on  
8           this Board may like to attend as an observer  
9           to sit and see how it's going so we have  
10          something to go back on. It's getting to be a  
11          real issue. We just never seem to be able to  
12          get the communication piece right.

13                 MR. O'BRIEN: Paul, to try to address  
14          that, we would get you the mailer ahead of  
15          time and I'm happy to have all the mailers set  
16          up and stamped and delivered here that someone  
17          can bring to the post office here so that it  
18          doesn't look like a selective bunch went out.  
19          It will match a public record of everyone that  
20          comes here. If someone said that they didn't  
21          get the notice, it's because the mailing  
22          address changed. I think that we're happy to  
23          do that so that there is no chance at all that  
24          someone didn't get that mailer.

25                 MR. ROSANO: Let me just stop you for one

1 second. I love what you're saying, but there  
2 is a chance that some of these homes - the  
3 people living in them are not the homeowners.  
4 If you do it this way and it's consistent, I'm  
5 all for it. But I don't want it to say in the  
6 record that everyone that owns a home got  
7 contacted. I would say that's almost  
8 impossible. That's what we're striving for,  
9 but I think that we've learned our lesson the  
10 last couple of years. I appreciate what you're  
11 doing and I really want you to do it the way  
12 that you said, but let's not pretend that  
13 every one of the people that live in those  
14 homes are the homeowners or the taxpayers.

15 MR. O'BRIEN: What we could do is put a  
16 second one in everyone's mailbox. Someone  
17 might own it, be in Florida, but their  
18 daughter could be living there. I think that  
19 we'll put in the record that we will do both.

20 MR. ROSANO: Thank you.

21 CHAIRMAN STUTO: Tim?

22 MR. LANE: You had mentioned that you're  
23 looking to draw both seniors and young  
24 professionals to the townhouse or the homes?  
25 Has marketing been done - marketing studies to

1 determine who the buyers are going to be?

2 MR. O'BRIEN: Yes and I think that  
3 Colonie obviously enjoys a very good  
4 residential market. I think that our price  
5 points can be lower than most of the homes. I  
6 think that it's going to be new construction.  
7 It's going to be smaller square footage.  
8 That's going to turn to a family just starting  
9 out and to the older people, either a husband  
10 or wife.

11 MR. LANE: Now the town homes are priced  
12 at what?

13 MR. O'BRIEN: The town homes price point  
14 between 250 and 300, right now.

15 MR. LANE: And the homes themselves?

16 MR. O'BRIEN: The carriage homes,  
17 depending on the square footage, right now  
18 we're planning on being able to be right  
19 around 300, but they could go up to 350 to  
20 370.

21 MR. LANE: And the amenities that they  
22 have access to - young families and  
23 professionals - they want amenities. You're  
24 not even really sure who you're going to have  
25 in this commercial section at this point. Is

1           that correct?

2                       MR. O'BRIEN: Right. This will be  
3 neighborhood retail. We don't see any  
4 nationals necessarily going in there. It's  
5 more of a mom and pop. I think that the tennis  
6 courts get ratty. I think that the pool is a  
7 liability. If the Board felt that we should be  
8 going in that direction, we'd be looking at  
9 it, but I think that we're trying to spend the  
10 dollars on the landscaping towards kind of  
11 what the Shakers were, which was more open  
12 land. When they did build something, it was  
13 very high density. We are open to other  
14 suggestions.

15                   MR. LANE: The sewer line that's going to  
16 be brought in - this is fairly flat. Is it  
17 going to need a pump or use gravity? Is there  
18 enough slope in that?

19                   MR. COSTA: We worked that out when we  
20 did the DEA. That plan done with the Pure  
21 Waters Department. It was worked out a long  
22 time ago so that we established a slope.

23                   MR. LANE: Thank you.

24                   CHAIRMAN STUTO: Mike?

25                   MR. SULLIVAN: I had a couple of

1 questions. The first one had the boulevard  
2 island at Watervliet-Shaker. One of the Town  
3 Departments was opposed to that. They wanted  
4 that removed. Has that issue been resolved?  
5 Did you discuss that any further? I'm not sure  
6 why they were opposed.

7 MR. O'BRIEN: I think that from the  
8 aesthetics, I think that it really works  
9 nicely. If you guys want it out, then we'll  
10 take it out. I think that it's got a much  
11 better feel for this with the boulevard. We  
12 said that we'd do all the maintenance - any of  
13 the trees and landscaping would be under the  
14 HOA so that it wouldn't be thrown back on the  
15 Town. If you wanted it out, that's okay.

16 MR. LACIVITA: Michael, back in 2005 the  
17 Town did a traffic calming study by Clough  
18 Harbour and Associates. Part of that was never  
19 adopted back in that time frame - entranceways  
20 into neighborhoods, such as this to make that  
21 more aesthetically appealing. They were trying  
22 to address something like that in this  
23 application here. It very functional coming  
24 in, but again, you could always look at it  
25 that the study hasn't been adopted. It does

1 make for a good entryway.

2 MR. SULLIVAN: For the record, I actually  
3 like the idea, but I think that it would be a  
4 more formal entrance. I agree with the TDE. I  
5 was just wondering what the opposition was. I  
6 don't know if it's a plowing issue or what the  
7 concern was.

8 MR. COSTA: It was who was going to  
9 maintain it. It's was a maintenance issue.

10 CHAIRMAN STUTO: And it's on the HOA, is  
11 that what we're deciding?

12 MR. COSTA: Yes.

13 CHAIRMAN STUTO: Sidewalks too?

14 MR. COSTA: Yes, I think the sidewalks  
15 are, too.

16 MR. O'BRIEN: I think that's on us also.

17 MR. SULLIVAN: With respect to the bus  
18 garage - has there been any further movement  
19 on that?

20 MR. O'BRIEN: We have contacted them a  
21 few times. We met over on the Fiddler's Lane  
22 site about three or four years ago. Ideally,  
23 we'd like it moved. We'd try to identify some  
24 other sites, but we know that there are budget  
25 concerns.

1           This woman, Jean, that we've met with a  
2 couple of times, she's very nice and she said  
3 that she'd be interested in selling and buying  
4 back here (Indicating). So, we tried to reach  
5 out to those neighbors. I'd love to see if we  
6 could do a deal with the bus garage.

7           MR. SULLIVAN: So it's a work in  
8 progress?

9           MR. O'BRIEN: Yes, it is.

10          MR. SULLIVAN: Thank you.

11          CHAIRMAN STUTO: Lou?

12          MR. MION: I'm good.

13          MR. NARDACCI: The mitigation fees -  
14 you're in the airport GEIS, correct? You know  
15 that. Have you guys started to have an  
16 understanding of the calculation of the  
17 mitigation fees?

18          MR. O'BRIEN: Joe LaCivita helped us with  
19 that. We have something that's probably a year  
20 old, but we are aware of the size of the fees.

21          CHAIRMAN STUTO: Thank you. It's a big  
22 project for that area. I think that it's  
23 starting to come into pretty nice shape. I  
24 think that a lot of the things that you're  
25 saying are good. I think that meeting with the

1 neighbors is going to be very important before  
2 you come here - to try to iron some of those  
3 issues out. Architectural is very important to  
4 this Board.

5 Chuck, I'm trying to emphasize with all  
6 the TDEs - if you could get an architect to  
7 look at it and make suggestions and make  
8 comments - because the Land Use Law does  
9 provide for that. If you could at least help  
10 us with that.

11 MR. VOSS: Sure.

12 MR. O'BRIEN: We're fine with that.

13 CHAIRMAN STUTO: I don't know if there is  
14 anybody here from the neighborhood. The sketch  
15 plan is not the opportunity for the public to  
16 speak. We're very, very interested in what the  
17 public has to say. When we come for concept  
18 review, it will be an open forum and an open  
19 mic for the public. Hopefully you'll have a  
20 meeting before that.

21 Thank you.

22

23 ***(Whereas the proceeding concerning the above***

24 ***entitled matter was adjourned at***

25 ***7:33 p.m.)***

**CERTIFICATION**

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3  
4            **I, NANCY STRANG-VANDEBOGART, New York**  
5            **State Approved Transcriber and Notary Public**  
6            **in and for the State of New York, hereby**  
7            **CERTIFY that the record taped and transcribed**  
8            **by me at the time and place noted in the**  
9            **heading hereof is a true and accurate**  
10           **transcript of same, to the best of my ability**  
11           **and belief.**

12  
13  
14  
15            -----  
16            **NANCY STRANG-VANDEBOGART**

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19            **Dated April 18, 2011**