

1 PLANNING BOARD COUNTY OF ALBANY  
2 TOWN OF COLONIE

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5 NORTHERN PASS PDD  
6 586 OLD LOUDON ROAD AND 1226 LOUDON ROAD  
7 SKETCH PLAN

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9 THE STENOGRAPHIC MINUTES of the above entitled  
10 public hearing BY NANCY STRANG-VANDEBOGART, a  
11 Shorthand Reporter, commencing on  
12 December 6, 2011 at 7:46 p.m. at the Public  
13 Operations Center 347 Old Niskayuna Road,  
14 Latham, New York 12110

15 BOARD MEMBERS:

- 16 PETER STUTO, Chairman
- 17 LOUIS MION
- 18 KATHY DALTON
- 19 BRIAN AUSTIN
- 20 TIM LANE
- 21 PAUL ROSANO
- 22 ELENA VAIDA, ESQ., Counsel to the Planning Board

23 Also present:

- 24 Michael Tengeler, Planning and Economic  
25 Development
- 26 Joe Grasso, PE, Clough Harbour and Associates
- 27 Nick Costa, PE, Sipperly and Associates

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1           CHAIRMAN STUTO: The next project on the  
2 agenda is Northern Pass PDD, 586 Old Loudon  
3 Road and 1226 Loudon Road for sketch plan  
4 review.

5           Mike can you give us a history on this?

6           MR. TENGELER: Sure.

7           CHAIRMAN STUTO: Some of the Board may  
8 have seen this in the past.

9           MR. TENGELER: The next piece of business  
10 is a sketch plan review. This is the Northern  
11 Pass PDD. The project involves two separate  
12 undeveloped parcels that are in excess of 50  
13 acres in the area northwest of Old Loudon and  
14 Loudon Road. The address on file is 586 Old  
15 Loudon and 1226 Loudon Road. It's part of the  
16 single family residential zoning district and  
17 office/residential zoning districts.

18           The applicant initially submitted for  
19 site plan a subdivision review and approval in  
20 accordance with Town zoning. The application  
21 was made on April 17, 2009 and was presented  
22 and reviewed by the Planning Board in December  
23 2010.

24           Again, they're here tonight for sketch  
25 plan review, so that the Board can review and

1 provide direction for them to move forward.  
2 The proposal is for 96 condominium units.  
3 Clough Harbour is the TDE and I believe that  
4 Sipperly and Associates - I see Nick Costa  
5 over there - is here to present it.

6 CHAIRMAN STUTO: This has been referred  
7 to us by the Town Board, is that correct?

8 MR. GRASSO: Yes, it was referred to the  
9 Planning Board in March.

10 CHAIRMAN STUTO: This is the first time  
11 that we've seen it since then?

12 MR. GRASSO: It's the first time that  
13 you've seen it since December - last December.

14 CHAIRMAN STUTO: We have the Town  
15 Resolution in our packet?

16 MR. GRASSO: Yes, we do. At least I do.

17 It was previously proposed as a  
18 conventional subdivision and site plan back in  
19 2009. Then it was proposed as a PDD for sketch  
20 plan review last fall. It came before the  
21 Planning Board in December. It was reviewed.  
22 It went to the Town Board for the initial PDD  
23 application. It was then referred to the  
24 Planning Board in March of this year for a  
25 referral.

1 Do you want me to read it?

2 CHAIRMAN STUTO: If you just send it down  
3 here, I'll take a look at it.

4 We'll let the applicant proceed with  
5 their application.

6 MR. COSTA: Good evening. My name is Nick  
7 Costa. I'm with Sipperly and Associates.

8 As Mike summarized, we were in front of  
9 the Planning Board back in December - a year  
10 ago.

11 Then, in March, there was a Resolution  
12 passed by the Town Board to recommend review  
13 and receive recommendation from the Planning  
14 Board.

15 Since then, we have worked out some of  
16 the technical issues that we needed to study.  
17 We're back in front of the Planning Board to  
18 give you an update of where we are at since  
19 we're pretty close to submitting to the  
20 departments and the Town for concept review  
21 and recommendation.

22 The project is located off of Loudon  
23 Road; New York State Route 9. It has two  
24 addresses. There are two parcels. They are  
25 combined to make up the entire area of the

1 proposed project. In total it's about a 50.5  
2 acre parcel. It's bound by New York State  
3 Route 9. It's also bound by the bike path on  
4 the northerly side and some private properties  
5 on the southerly edge of it. The project does  
6 have frontage along Loudon Road and also along  
7 Old Loudon Road.

8 With regard to the topography of the  
9 site, there is a ridge along this area right  
10 here (Indicating). The slope is toward the  
11 Mohawk River and also this slopes toward a  
12 drainage swale that also has Route 9 tributary  
13 to it. This drainage discharge, again, is  
14 toward the Mohawk River. The plan is to  
15 develop the project by connecting to Loudon  
16 Road with one connection that goes in and then  
17 splits up into two roads - two cul-de-sacs and  
18 also comes back and connects to Old Loudon  
19 Road as an emergency connection. There would  
20 be stormwater, sanitary sewer and water  
21 developed within these roadways to service the  
22 proposed 24 buildings that would contain 96  
23 condominium units.

24 In addition there would be a community  
25 building and also tennis courts and maybe

1           basketball courts.

2           One major change that you'll note on the  
3 drawings that we've submitted to you is that  
4 we've actually located the trail system that  
5 exists on the site. It's a fairly extensive  
6 trail system. It's highlighted and labeled.  
7 This trail system is highly trafficked and  
8 highly utilized by people that use the bike  
9 path. This trail system is already constructed  
10 in an existing field. We've been there about a  
11 half dozen times and we've seen people utilize  
12 this trail system. This trail system exists on  
13 private property. Nobody knows who constructed  
14 it. There aren't any no trespassing signs so  
15 people are utilizing it currently.

16           One of the benefits of this project is  
17 that we would be gaining about 90 percent of  
18 that system in place and the applicant is  
19 wiling to give the 20 acres of land that it  
20 encompasses to the Town for the benefit of the  
21 residents.

22           CHAIRMAN STUTO: Could you repeat that  
23 again?

24           MR. COSTA: Sure.

25           CHAIRMAN STUTO: Which 20 acres are you

1 looking at?

2 MR. COSTA: The 20 acres here to the west  
3 (Indicating).

4 MR. LANE: The developer is going to  
5 maintain it?

6 MR. COSTA: No, nobody is maintaining it  
7 currently.

8 CHAIRMAN STUTO: Is there any value to  
9 the property?

10 MR. COSTA: Can you describe the 20 acres  
11 that he's talking about Joe?

12 MR. GRASSO: Yes, it's currently vacant.  
13 It's sloped down to the bike path and it has a  
14 series of walking trails through it.

15 CHAIRMAN STUTO: Can you trace the walking  
16 trails here?

17 MR. COSTA: Sure. There is one portion  
18 that starts out right here on the bike path  
19 and then comes through here and it loops  
20 around and goes all the way here (Indicating).  
21 It loops through the westerly area. Then, it  
22 goes back out to the bike path here and also  
23 at this location. It also extends over to the  
24 south of this parcel (Indicating).

25 MR. LANE: People are just going off road

1 with their bikes, or is this dog walkers?

2 MR. COSTA: I think that it's a mix of  
3 all of those. We've seen all of those. We've  
4 seen people with bikes back there. We've seen  
5 joggers. We've seen people walking their dogs  
6 back there.

7 CHAIRMAN STUTO: How steep is it?

8 MR. COSTA: There are sections that are  
9 steep, but the trail works with the contours  
10 of the land to have some challenging portions  
11 and some flat areas.

12 CHAIRMAN STUTO: Have you talked to  
13 either the Town Attorney or the Supervisor's  
14 office about whether they really want to take  
15 title to that property?

16 MR. COSTA: We propose to do that.

17 CHAIRMAN STUTO: But you haven't done it  
18 yet.

19 MR. COSTA: No, we haven't done it yet.

20 CHAIRMAN STUTO: Just so you know,  
21 sometimes they don't want to take property.

22 MR. COSTA: We understand that.

23 CHAIRMAN STUTO: So, then you have to  
24 come up with a different vehicle, if that's  
25 the public benefit that you're proposing. We

1           have to evaluate whether we really think that  
2           it's a public benefit or not. Sometimes people  
3           just try to give us land that has no other  
4           use.

5           MR. COSTA: We have some mobile layouts  
6           when it was zoned as A2 that shows some  
7           residential lots and roadways developed in  
8           that area.

9           CHAIRMAN STUTO: That's going to be a  
10          credible point, whether it's really a public  
11          benefit, whether the Town wants it, whether  
12          they need to keep it in an HOA and still have  
13          public access or whatever.

14          MS. VAIDA: Is that the area that would  
15          be using to meet the open space and recreation  
16          requirement for a PDD?

17          MR. COSTA: Part of that is.

18          MS. VAIDA: Are there other parts, too?

19          MR. COSTA: Yes, there are areas in here  
20          and also we are putting in a multiuse path and  
21          some parking areas for people to access the  
22          bike path instead of giving to come down  
23          Route 9, they can go off into this area  
24          (Indicating) and then use this to come down to  
25          the bike path.

1 MS. VAIDA: So, it would be open to the  
2 community as a whole?

3 MR. COSTA: Yes, that would be public  
4 parking area.

5 MR. LANE: Is that little parking lot  
6 that you have there on a Town right of way or  
7 is that on the development property?

8 MR. COSTA: It's an abandoned portion of  
9 the Old Loudon Road used to come out at an  
10 angle and then New York State -

11 MR. LANE: So, it's a Town right of way,  
12 basically.

13 MR. COSTA: Yes.

14 MS. DALTON: Can you summarize the  
15 components of this plan that make it a PDD?

16 MR. COSTA: It's the open space and the  
17 condominiums and the private roads that are  
18 being developed. Also, there is the bike path  
19 access.

20 MR. LANE: That's a bit of a stretch  
21 because basically you're going to create a  
22 parking lot in something that the Town  
23 actually owns anyway. People can park there if  
24 they wanted. In any case, you're not giving  
25 the Town anything that it doesn't already

1 have.

2 MR. COSTA: That's not the only place.  
3 There is parking areas here and also here  
4 (Indicating), within the property.

5 We're also going to extend the sanitary  
6 sewer so that if there is future development  
7 in this area, they can access the sanitary  
8 sewer.

9 CHAIRMAN STUTO: We're talking about  
10 what's required for a PDD. There has been some  
11 other PDDs that some people have an opinion  
12 that the public benefit wasn't there. We've  
13 asked counsel and talked to the engineer about  
14 what's required for a PDD because it is a  
15 rezoning that benefits the developer,  
16 presumably, and hopefully it benefits the Town  
17 as well. So, that's what we're talking about.

18 Integral to that is: What would the  
19 density have been if you had developed it  
20 under what is the current zoning versus what  
21 you're proposing now? Can you speak to that?

22 MR. COSTA: Sure. What was proposed under  
23 the former plan that was submitted to the  
24 Town - there were 68 twin town homes which are  
25 allowed under single family residential. There

1 was also three commercial buildings and an  
2 apartment building.

3 MR. GRASSO: Eleven units.

4 CHAIRMAN STUTO: So, what was the total  
5 number of units?

6 MR. GRASSO: The total is 79 residential  
7 units.

8 CHAIRMAN STUTO: Now we're proposing?

9 MR. GRASSO: Ninety-six condominiums.

10 CHAIRMAN STUTO: So, 17 extra units.

11 MR. GRASSO: Before there were  
12 approximately 14,000 square feet of office  
13 space and two buildings.

14 CHAIRMAN STUTO: In addition to the  
15 residential units?

16 MR. GRASSO: That's right because the  
17 existing underlying zoning supports a mixture  
18 of uses - residential in the back and  
19 commercial up front.

20 MS. VAIDA: How many dwelling units per  
21 acre?

22 MR. GRASSO: I don't know.

23 MS. VAIDA: Do you know that it can't  
24 exceed eight?

25 MR. GRASSO: Yes, they are compliant with

1 that requirement.

2 CHAIRMAN STUTO: Is that with the PDD,  
3 Elena?

4 MS. VAIDA: Yes, that's with the PDD>

5 MS. DALTON: Because it does seem like  
6 the density is higher.

7 MR. COSTA: The density on this is much,  
8 much less than with a conventional single  
9 family residential layout.

10 CHAIRMAN STUTO: Are you saying that  
11 there are fewer units under what there would  
12 have been under normal single family -- by  
13 saying less density -

14 MR. COSTA: I'm saying less development  
15 envelope.

16 CHAIRMAN STUTO: Right, you're clustering  
17 it, in a sense.

18 MR. COSTA: That's correct.

19 CHAIRMAN STUTO: Someone can do a simple  
20 calculation of units per acre over the whole  
21 site, right?

22 MR. GRASSO: If it's 50 acres and you  
23 applied the eight maximum, you're talking 400  
24 units allowed based on the PDD.

25 CHAIRMAN STUTO: So, that addresses that

1 point.

2 MR. LANE: But they're giving away 20  
3 acres.

4 MR. GRASSO: It's all factored in. A PDD  
5 is not intended to represent that you put a  
6 building on every acre of development. You  
7 cluster it. But you have to abide by that  
8 overall density limitation which they've done.

9 I do think that it's important for the  
10 Board to understand what the underlying zoning  
11 allows in terms of density and what is  
12 currently proposed on the plan. Obviously,  
13 there was 79 units of residential that was  
14 proposed before, plus 14,000 square feet of  
15 office. So, there is an equation there that  
16 you can rely upon to hopefully support 96  
17 units. There are other factors that you can  
18 take into account regarding the clustering,  
19 addressing some of the other site plan issues  
20 that were brought up with the conventional  
21 plan and the public benefits of the open space  
22 trails, and other amenities such as that.

23 MR. COSTA: Is it 3,000?

24 MR. GRASSO: There is a calculation where  
25 based on your overall allowable density, you

1 try to figure out how much commercial office  
2 space you can do. It's 3,000 square feet for  
3 every residential unit. You're talking about  
4 five units - so 79 plus five is 84. They're  
5 looking for 12 additional units, if you look  
6 at it that way.

7 CHAIRMAN STUTO: Elena, is there anything  
8 that you think that you can add for the  
9 Board's edification about what we need to be  
10 thinking about for a PDD? You two could maybe  
11 work together on that.

12 MS. VAIDA: We've done this before. There  
13 are required findings that the Planning Board  
14 is going to have to develop in order to  
15 recommend to the Town Board that the PDD be  
16 approved. Things like it's compatible with  
17 surrounding neighborhoods and consistent with  
18 the Comprehensive Plan. We have to take a look  
19 at SEQRA and make sure that it's been  
20 fulfilled or that if there is any adverse  
21 environmental impacts, that they've been  
22 mitigated.

23 CHAIRMAN STUTO: Okay, we always do that.

24 MS. VAIDA: That it will add to the  
25 long-term assets of the community will not

1 erode the livability or economic viability of  
2 existing neighboring areas.

3 Then when it talks about open space, it  
4 says:

5 "The open space and recreation areas and  
6 facilities provided are commensurate with the  
7 level of development proposed and the  
8 predevelopment open space resources  
9 potentially available for protection. That the  
10 provisions to protect open space resources are  
11 sufficiently secured by dedication, where  
12 appropriate, and desirable or legal  
13 instruments and/or monitoring programs, and/or  
14 the establishment for use of an existing trust  
15 to ensure their continued long-term  
16 protection, that the proposal is conceptually  
17 sound."

18 It talks about design principals,  
19 pedestrian systems, land use configuration,  
20 open space, system drainage,

21 "That there is adequate community  
22 facilities, services and utilities available  
23 or proposed to be made available in the  
24 construction of the development."

25 It also talks about traffic not having an

1           adverse impact. Those would be the findings  
2           that the Board would have to make. Those are  
3           things that should be kept in line.

4           MR. GRASSO: Do you have 190-66 in the  
5           Code? If you go back to the last Planning  
6           Board meeting in December of 2010, the Chair,  
7           at the time read out of 190-66 which talked  
8           about the objectives and read that for the  
9           Board's edification.

10          MS. VAIDA: Do you want to read it?

11          MR. GRASSO: Yes. It said:

12                 "In order to carry out the intent of this  
13                 article, all approved PDDs shall provide an  
14                 adequate and integrated system of open space  
15                 and recreation areas designed to tie the PDD  
16                 together internally and link it to the larger  
17                 community.

18                 B. To preserve a significant and natural  
19                 topography and geologic features.

20                 C. Prevent soil erosion and uncontrolled  
21                 surface water drainage.

22                 D. Preserve and integrate historically  
23                 significant structures and sites with viable  
24                 adaptable uses.

25                 E. Use land efficiently resulting in

1 smaller networks of streets and utilities and  
2 thereby lower development and maintenance  
3 costs.

4 F. If residential and land use provide a  
5 choice in occupancy tenure - for example  
6 individual ownership, lease/sold condominiums  
7 type of housing for example, detached houses,  
8 townhouses and garden apartment, lot size and  
9 community facilities available to existing  
10 Town residents.

11 G. Use creative design and site planning  
12 of a quality that will improve the functional  
13 relationship between buildings and uses.

14 H. Produce a development patter that is  
15 consistent with the goals and objectives of  
16 the Town."

17 I think that based on what we have before  
18 us, a case could be made for meeting a lot of  
19 those objectives. The one that sticks out is  
20 if residential and land use provide a choice  
21 in occupancy tenure because what they are  
22 proposing is consistent condominium type of -

23 CHAIRMAN STUTO: Can you repeat the  
24 housing choices that will be available again  
25 and the numbers?

1 MR. COSTA: There will be 96 condominium  
2 units.

3 CHAIRMAN STUTO: All similar size?

4 MR. COSTA: Yes, 24 buildings with four  
5 units each.

6 CHAIRMAN STUTO: The section that you  
7 read saying that they should provide more than  
8 one choice?

9 MR. GRASSO: Yes. Provide a choice in  
10 occupancy tenure for example individual  
11 ownership, lease/hold condominiums as well as  
12 a type of housing variation and lot size and  
13 community facilities. I think that you may see  
14 this on page 26 of the minutes from the last  
15 meeting.

16 CHAIRMAN STUTO: What is your  
17 interpretation of that?

18 MR. GRASSO: They should provide a  
19 mixture of housing types and not just one  
20 housing type. Whether or not they will all be  
21 condos - maybe they have to be different size,  
22 different structure or maybe some can be  
23 condos and some can be apartments. Maybe there  
24 will be different price points. I think that's  
25 where the Planning Board could weigh in to

1           what that choice in occupancy in tenure should  
2           be.

3                   CHAIRMAN STUTO: Thank you.

4                   Do you have more to your presentation?

5                   MR. COSTA: No, just that if there are  
6           any questions -

7                   CHAIRMAN STUTO: We'll turn it over to  
8           our Town Designated Engineer.

9                   MR. GRASSO: We've talked about a lot of  
10          the issues.

11                   I just wanted to clarify why this is back  
12          before the Planning Board. It's labeled that  
13          it's a sketch plan and we've labeled it that  
14          way because this is an informal discussion.

15                   I thought that it was important for the  
16          applicant to come back before the Planning  
17          Board and give the Planning Board an update  
18          seeing that so much time has passed since the  
19          last time that it was heard before the  
20          Planning Board. We have some new Planning  
21          Board Members and I thought that it was  
22          appropriate for them to start to learn about  
23          the project and learn and understand some of  
24          the things in the file, because I know that  
25          the applicant has worked diligently over the

1 past nine months or so trying to put together  
2 a formal concept application which involves a  
3 lot of due diligence and investigation and  
4 engineering.

5 MR. COSTA: We're almost there.

6 CHAIRMAN STUTO: Joe, you're more  
7 familiar with the site probably than me,  
8 anyway, or maybe the other Members of the  
9 Board. With respect to the findings that we  
10 have to make and the criteria for the PDD, in  
11 terms of the public benefit and in terms of  
12 the other criteria that we just set. I see  
13 some potential here with the connection of the  
14 bike path provided. The entire Town can use it  
15 if they want to. Do you see any other  
16 improvement that we could make here with  
17 respect to either the public benefit, or with  
18 respect to mixing up the uses a little bit?

19 MR. GRASSO: You really touched a few key  
20 ones, but I think that the provision of  
21 parking areas and access to the park  
22 lands -- possibly a pull off down by the bike  
23 path. Obviously, he can accommodate parking  
24 facilities up in here. I think those are  
25 important attributes.

1           CHAIRMAN STUTO: The applicant can think  
2 a little bit about that and work with you and  
3 maybe improve on that a little bit. That would  
4 be great.

5           MS. VAIDA: One of my concerns is whether  
6 or not handing it over to the Town satisfies  
7 this section. It seems that the maintenance of  
8 the common area, the open space or  
9 recreational areas is suppose to be part of  
10 the PDD, whether it's in people's deeds or  
11 some sort of a trust. If it's a condo,  
12 sometimes it's in the home owners association  
13 agreement where they collect fees.

14           MR. GRASSO: And there was a lot of  
15 dialogue regarding the open space at the last  
16 December Planning Board meeting.

17           MR. LANE: I entirely agree with counsel.  
18 I think that at this point, I could be  
19 completely wrong, but I think that the Town  
20 would be hard pressed to accept more land to  
21 maintain if it's going to be expensive. More  
22 than likely the way that they'll want to look  
23 is at an HOA possibly.

24           MR. COSTA: We've looked at an HOA also.  
25 The thing with an HOA is that you're taking it

1 out of your control. If they put up a fence or  
2 something of that nature -

3 CHAIRMAN STUTO: Well, that can be a  
4 condition. There could be maybe an easement  
5 for the Town or to the general public or  
6 something like that within the HOA so they  
7 can't do that. There are ways to restrict the  
8 HOA from doing that.

9 I don't know if the Town is going to want  
10 to take it, but let's continue that discussion  
11 as well.

12 MR. COSTA: This is adjacent to the Town  
13 park.

14 CHAIRMAN STUTO: It touches the Town  
15 park?

16 MR. COSTA: The bike path -

17 CHAIRMAN STUTO: Okay, well we'll  
18 continue that discussion particularly with the  
19 Supervisor's office and the Town Attorney's  
20 office.

21 MR. GRASSO: The only other thing that I  
22 want to add is when you go back and you look  
23 at the original concept plan, which was in  
24 conformance with the existing zoning, there  
25 were a lot of site plan issues raised during

1 that review process and this plan  
2 substantially addresses those issues.

3 CHAIRMAN STUTO: Are you done?

4 MR. GRASSO: Yes.

5 CHAIRMAN STUTO: We'll go through the  
6 Board Members and see if they have comments or  
7 questions.

8 Paul?

9 MR. ROSANO: I have a feeling that I'm  
10 going to be seeing this somewhere down the  
11 road.

12 CHAIRMAN STUTO: Okay, Paul is going to  
13 be on the Town Board.

14 MR. LANE: I'll wait. We're going to see  
15 it again, I'm sure. I want to really look at  
16 this change hard and I want to review the  
17 requirements under the PDD and see how it  
18 applies, and see what could be altered or  
19 changed or approved, etcetera. You'll be doing  
20 the same.

21 MR. COSTA: That's correct.

22 CHAIRMAN STUTO: Brian?

23 MR. AUSTIN: The only thing that I  
24 thought of was addressed in the project  
25 narrative. I'm not sure what the formula for

1           it is. School aged children that would be  
2           moving into 96 homes. It says 14 and I'm not  
3           sure what the formula is. It seems a little  
4           bit low for a condo.

5           MR. COSTA: We can look at that again,  
6           but usually these don't attract large  
7           families - just the way that the units are  
8           laid out, they're not three bedroom.

9           MR. AUSTIN: Okay, well, we'll look at  
10          that later.

11          MR. MION: I don't have anything at this  
12          time.

13          MS. DALTON: One of mine was the school  
14          aged children, too. Even if one-third of that  
15          development has one child, then you have a lot  
16          more than 14. That doesn't seem accurate. I  
17          would like to look at that.

18          What is the view from Route 9 going to  
19          be?

20          MR. COSTA: I think that there is  
21          preservation of a lot of the existing  
22          vegetation that's going to occur, plus it's  
23          pretty far from Route 9. It's not adjacent to  
24          Route 9. The first cluster of homes is right  
25          here and I would say that's like 400 feet from

1 Route 9; at least.

2 MS. DALTON: I'm a little concerned  
3 because obviously that area is right now is  
4 not very populated at all. When you think  
5 about preserving and trying to keep the  
6 features of that area, all the sudden having  
7 96 homes spring out of nowhere, it's going to  
8 look a little bit odd. At least it would to  
9 me. I would encourage you to try to shield it  
10 somewhat with some of that natural vegetation  
11 from Route 9 so that it doesn't look quite as  
12 unusual as it could be.

13 MR. COSTA: The road which is going to  
14 provide the opening to the site is not graded.  
15 It has some curvature to it.

16 MS. DALTON: I should be better at  
17 reading these plans but are you planning  
18 sidewalks through here?

19 MR. COSTA: Yes. There will be sidewalks  
20 right along here (Indicating).

21 MS. DALTON: Can you tell me what the  
22 price of the condos are?

23 MR. COSTA: We don't have that as of yet.

24 CHAIRMAN STUTO: How big are they?

25 MR. COSTA: They're about 1,200 or 1,400.

1 MS. DALTON: My last thought is with  
2 regard to the views that you gave us. I'm sure  
3 this will be flushed out over time, but they  
4 just look awfully plain. I think that you  
5 should take into consideration trying to make  
6 them more attractive. They kind of just look  
7 like - almost like apartment units in the  
8 middle of a lot of land. If you're going to  
9 have that kind of density, it really should be  
10 very attractive homes.

11 CHAIRMAN STUTO: I think that this has  
12 the potential to meet the requirements of the  
13 PDD. We've mentioned some of the points that  
14 we'd like you to address going forward,  
15 relative to the public benefit. I think that  
16 the density is a tad high. That's my opinion.  
17 I think that you benefit from clustering them.  
18 You infrastructure is less expensive, so I  
19 think that you do get a benefit from that. But  
20 I think that you're asking for a little bit  
21 too much density. Along the terms of the  
22 formula that Joe described, equating  
23 commercial to residential, I think that it  
24 should be down a little bit. That's my  
25 opinion.

1                   If there's nothing else, we look forward  
2                   to seeing you next time. Thank you, very much.

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4                   ***(Whereas the proceeding concerning the***  
5                   ***above entitled matter was concluded at***  
6                   ***8:17 p.m.)***

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**CERTIFICATION**

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

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14            -----  
15            **NANCY STRANG-VANDEBOGART**

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18            *Dated December 26, 2011*