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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.**

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16 **NANCY STRANG-VANDEBOGART**

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19 **Dated April 18, 2011**