

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

3 SPOTTED ZEBRA LEARNING CENTER
4 AND BIZZY BEEZ ACTIVITY CENTER
5 11 KROSS KEYS DRIVE
6 APPLICATION FOR CONCEPT ACCEPTANCE

7 THE STENOGRAPHIC MINUTES of the above entitled
8 proceeding BY NANCY STRANG-VANDEBOGART,
9 a Shorthand Reporter, commencing on
10 September 11, 2012 at 7:41 p.m. at the Public
11 Operations Center 347 Old Niskayuna Road,
12 Latham, New York 12110

13 BOARD MEMBERS:

- 14 PETER STUTO, CHAIRMAN
- 15 KATHY DALTON
- 16 LOU MION
- 17 TIMOTHY LANE
- 18 KAREN GOMEZ
- 19 ELENA VAIDA, ESQ., Counsel to the Planning Board

20 Also present:

- 21 Joe LaCivita, Director, Planning and Economic
22 Development
- 23 Scott Townsend, 3T Architects
- 24 Melissa Koonz, 3T Architects
- 25 Chuck Voss, PE, Barton and Loguidice

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1 CHAIRMAN STUTO: Next on the agenda is
2 the Spotted Zebra Learning Center and Bizzy
3 Beez Activity Center, 11 Kross Keys Drive,
4 application for concept acceptance.

5 We saw this just a meeting or two ago,
6 right Joe?

7 MR. LACIVITA: That's correct.

8 CHAIRMAN STUTO: I know that there was
9 some discussion about the access to Corporate
10 Woods and so forth. We had asked for mapping
11 on that, so we can talk about that.

12 MS. KOONS: Actually, I have those and
13 I'd like to pass those out to the Board.

14 CHAIRMAN STUTO: Chuck, have you looked
15 at those yet?

16 MR. VOSS: Yes, we have.

17 CHAIRMAN STUTO: Is this in the Board
18 package?

19 MS. KOONS: It's actually in the package
20 that was submitted today for final plan
21 approval. We do have it in our presentation.

22 CHAIRMAN STUTO: Joe, is that in our
23 package?

24 MR. LACIVITA: No, that's going to be
25 handed to you now, Peter. This is for the

1 concept to show that we actually are
2 addressing the access points to Corporate
3 Woods and Kross Keys. It's not in the packet
4 that you have here because we wanted to work
5 with the applicant. He's amenable to having it
6 on the plans, and he's going to be showing
7 that tonight.

8 CHAIRMAN STUTO: Did you have another set
9 of packages?

10 MR. LACIVITA: Peter, what they're trying
11 to do is move forward, anticipating that no
12 comments will come up based on the fact that
13 they were here for sketch plan. They're trying
14 to advance the project through the first final
15 preliminary review, which you'll see this plan
16 here is included in the final packet that all
17 the departments will see.

18 CHAIRMAN STUTO: Which will not be
19 distributed today.

20 MR. LACIVITA: Correct.

21 CHAIRMAN STUTO: Any more introduction by
22 you, Joe, before we hand it over to the
23 applicant?

24 MR. LACIVITA: We're all set, Peter.

25 CHAIRMAN STUTO: The applicant; have at

1 it.

2 MR. TOWNSEND: my name is Scott Townsend.
3 I'm with 3T Architects who is representing the
4 owner, which is myself, and my wife, Sherry
5 Townsend.

6 I just want to be clear. The Zookeeper,
7 LLC is the entity that will be building and
8 leased out to the two entities.

9 I just want to point out along with me is
10 Melissa Koonz, who works at 3T and is a
11 project manager who is working with us. Also,
12 Brett Steenburgh, our engineer, has been
13 working with us on site design and
14 specifically stormwater management. So, if we
15 have any questions on that tonight, we
16 hopefully can answer them.

17 I'll be fairly brief. I'm sure that there
18 will be questions. What we have done is put
19 together a presentation tonight. Obviously,
20 it's in front of you in your hands and what
21 you've been looking at is our concept
22 drawings.

23 Subsequent to our last meeting -- we
24 actually have been working on the project
25 further to move it along. What we're trying to

1 do is actually break ground so we can meet the
2 school year, which is always tough. As we can
3 tell, the temperatures have gotten cooler over
4 the last few weeks.

5 Having said that, I'll walk through this
6 presentation fairly briskly and you'll see
7 what we had for the concept approval, and then
8 we'll show you the developed drawings that are
9 in the application that we just dropped off at
10 Joe's office today.

11 This is the drawing that shows the
12 overall site (Indicating). This is Kross Keys
13 Drive. The Spotted Zebra is currently located
14 right here at 2 Kross Keys, right across from
15 Beff's. We are purchasing this property off of
16 Norton Home Builders, at the very back of a
17 previously done subdivision. It's a key-hole
18 lot, and we are back here (Indicating).

19 This is what we submitted today. It's
20 very similar. There have been discussions
21 about the access roads that are on paper right
22 now that actually have not been built, but
23 they were part of the subdivision that was
24 approved by Norton Home Builders. There is one
25 going towards Corporate Woods, and here is one

1 going over to Executive Woods (Indicating). My
2 understanding is that they are reading a lot
3 of the comments and everything. I just want to
4 be clear on that. That would potentially have
5 access for ease of traffic. Specifically, I
6 know that the Fire Departments had very strong
7 comments about their desire to keep it there
8 on paper. Just so you know, we are focusing on
9 our piece of property right here (Indicating).
10 We are not taking a position one way or the
11 other. It's not part of our application,
12 whether it stays or goes. We do understand why
13 it was asked for, and we're okay as an
14 applicant, but it's not our land.

15 CHAIRMAN STUTO: You're an architect,
16 right? In your assessment as an architect who
17 has worked on the design of this - your
18 application is not inconsistent -- or I'll say
19 it in a positive way instead of a double
20 negative. Your application is consistent with
21 those two rights of way. It doesn't conflict?

22 MR. TOWNSEND: It does not conflict.

23 CHAIRMAN STUTO: Okay, and I'll ask for
24 confirmation from our TDE. I see that it goes
25 into your driveway there.

1 MR. TOWNSEND: The one thing that I would
2 point out is this is our driveway; this
3 cul-de-sac here (Indicating). I believe that's
4 in your package that you have in front of you.
5 We do have the original surveys that were all
6 done by ABD.

7 CHAIRMAN STUTO: Are you going to have a
8 fee interest in that driveway? You're going to
9 own the driveway?

10 MR. TOWNSEND: Yes, we will own the
11 driveway.

12 CHAIRMAN STUTO: If that other road wants
13 to come into it -- I guess that's sort of a
14 legal question.

15 MR. TOWNSEND: It is a legal question,
16 whether it becomes an easement in the future
17 or a purchase. I just want to be clear that
18 we, as the applicant, are totally open to that
19 with the Town. We don't want the Town to not
20 be able to do that in the future.

21 CHAIRMAN STUTO: Okay, well we're only
22 here for concept. So, we'll make sure that
23 we'll protect those rights, if we determine
24 that before final.

25 MR. TOWNSEND: That's fine, and I do want

1 to point out that these are the roads that
2 we're talking about. It's a little faint here,
3 but it's on the other drawings as part of the
4 package.

5 There is also a stormwater easement that
6 was part of the original subdivision and it
7 cuts across to get to the detention pond that
8 was done in the original subdivision. So,
9 that's going to definitely remain in place.
10 We're working with the Nortons right now. And
11 they'll have an easement access with written
12 permission, so that they can work on their own
13 detention pond for the rest of the
14 subdivision.

15 CHAIRMAN STUTO: Thank you.

16 MR. TOWNSEND: You're welcome. Did I
17 clarify everything on that?

18 CHAIRMAN STUTO: Yes. We'll also get
19 feedback from our engineer and figure out how
20 we preserve those rights.

21 MR. TOWNSEND: What you'll see is it's
22 alternating drawings. This is what we had
23 submitted in the package for the concept plan.
24 This is simply one of the requirements. This
25 is the existing site and contours. Subsequent

1 to the original submission -- because this was
2 an older survey, we did ask ABD Engineers and
3 Surveyors to go out and resurvey the land for
4 us to get an exact and accurate information in
5 case there had been anything done. Generally
6 speaking, they hadn't been. There's really no
7 surprises. So, this is just an updated
8 existing condition.

9 On the concept, we had inadvertently
10 shown it a little bit smaller than it was.

11 What I was just mentioning to you - this
12 is the easement that is there for stormwater
13 management access across the property
14 (Indicating). Again, we're fine with that.

15 CHAIRMAN STUTO: What's the cross-access?

16 MR. TOWNSEND: That's actually the
17 detention pond that's in place.

18 CHAIRMAN STUTO: But it's not an
19 easement.

20 MR. TOWNSEND: It is not an easement. I
21 do want to clarify that there is an easement
22 for access that's purely maintenance.

23 CHAIRMAN STUTO: On your plans it will
24 show as a drainage area, even though it
25 encroaches on your property.

1 MR. TOWNSEND: That's correct.

2 This is simply a lay-out plan. Again,
3 this is in your concept package. What we have
4 is the access to the cul-de-sac that's at the
5 end of Kross Keys. It's accessing in. To
6 remind you, we have more than enough parking
7 to accommodate our staff and more than enough
8 to accommodate the zoning laws. This has
9 actually been updated. It's the same layout,
10 but there were some things that were comments
11 from DCC, the TDE and all the other
12 departments. So, what we've done is we've
13 incorporated all of those. We're still showing
14 the detention pond and the same number of
15 parking spots. One of the things that they
16 asked us was to make sure that they could fit
17 the fire trucks. We've done all of those
18 calculations and we show that in our package.

19 Also, there was a comment about making
20 sure that the garbage truck pick-up can pick
21 up the dumpsters, which they can. We want to
22 make sure that all works.

23 I do want to point out and it's actually
24 in the package that we submitted for the
25 final. I know that there was a comment at the

1 last Planning Board about if there is a way
2 that we accommodate the handicapped close to
3 the building. We're very sensitive to that
4 because of people that we're serving and we're
5 friends with, quite frankly. The way that the
6 site lays out, it doesn't lend itself very
7 well, unfortunately. Just to remind you that
8 it's a very low volume parking lot. It's
9 really just for the staff. Every once in a
10 while, a parent will come in.

11 Obviously, we have a crosswalk and we
12 decided to put in signs. We're willing to work
13 with the Town on that.

14 The other thing that's important to note
15 is that we do have a drop-off area. If you
16 remember, that was for basically very small
17 school busses that we have every once in a
18 while. We know that there is no problem for
19 them to pull up and use that drop-off area.
20 We've done that, and not just for school
21 busses. I just wanted to point that out.

22 These are the things that are required
23 and we show them here. This is what we had
24 submitted for the utility and the grading
25 plan. It's quite the site, and it's very

1 dynamic.

2 This one is a little bit more refined.
3 Just to clarify a couple of things, we have a
4 force main, a sanitary that's all the way down
5 at our cul-de-sac. We are going to tie in and
6 we do know that we have to do a grinder pump,
7 which we do have some details in the packet
8 that we just submitted. We do have to do a
9 couple of calculations to determine the
10 motors. We're at that level that we're
11 figuring that out.

12 We do have water and it's down here, but
13 we're actually going to tap into the water
14 that's up on the hillside. That's right at the
15 Executive Woods. It's just a better tap for us
16 to do that.

17 When the subdivision was done and the
18 road was built, National Grid - or at the time
19 NIMO - did not put in a gas conductor. We do
20 have the ESO number and we've spoken to them.
21 Our engineers are working with them so we have
22 that underway. They wouldn't do it, unless
23 someone was there actually using their energy.
24 That's in the process. So, where exactly we
25 tap into, we're not sure, but we know that

1 it's going to be at the end of the cul-de-sac.

2 Then we have - this was a preliminary
3 landscape plan for the concept. I do want to
4 point out that this is what we've submitted
5 today. Obviously, it's an enhancement. This is
6 our landscaping plan. There are two different
7 plant types here. There are those that we call
8 up-land plants. That's not part of the
9 bio-retention area. The ones that are in the
10 darker green, which is part of this chart, are
11 all part of our rain garden system - bio-
12 retention system that we are doing.

13 CHAIRMAN STUTO: Is that in the drainage
14 area? Is it the drainage off the building, or
15 the big drainage area?

16 MR. TOWNSEND: The big drainage area is
17 actually all set.

18 CHAIRMAN STUTO: Is that going to be
19 grassy?

20 MR. TOWNSEND: This will be grassy.
21 That's existing grass. Our bio-retention and
22 everything is right along here on the back
23 (Indicating). Then, we have a rain garden
24 along the front of the building. We'll have to
25 come look at that in a couple of years on one

1 of our field trips to see how it worked out.

2 MR. TOWNSEND: I'll do this quickly,
3 because it's not part of the concept.
4 Obviously, we want to do concept tonight, but
5 I want to show you as part of our package what
6 we submitted today.

7 This is the sediment and erosion control
8 (Indicating). This actually gets into some of
9 the details of the stormwater system and the
10 bio-retention that we're doing, which is not
11 technically part of what we're submitting, but
12 we just wanted to show it to you.

13 We also have figured out lighting. This
14 is in the new package. We have picked out nice
15 lights. We're trying to balance out energy
16 efficiency cost factors and appropriateness
17 for our parking. We're trying to use as much
18 of the building as we can. Obviously, these
19 all have cut-offs.

20 The building itself - just to remind you
21 that we don't really need to go into detail,
22 but this wasn't in the concept plan. This is
23 the Spotted Zebra portion. This is regulated
24 by school hours. There are some after school
25 programs, and there are four classrooms. One

1 of them is a kindergarten. They can each have
2 up to 14 kids. It's still very small.

3 What you're seeing in the yellow is the
4 activities center, which is the Bizzy Beez
5 portion that does have different hours to
6 complement and overlap Zebra. They will be
7 able to use it during the day, but it also has
8 a lot of hours on the weekend.

9 MR. LACIVITA: I don't want to confuse
10 the Board. The action tonight is just concept.
11 I would hold off on any of the final designs.
12 I don't want to get too far down the road in
13 anticipation that we're approving something
14 that's for final.

15 CHAIRMAN STUTO: Good idea.

16 MR. TOWNSEND: That's fine.

17 I do appreciate that but there is one
18 last thing to show you. This is what we're
19 doing.

20 CHAIRMAN STUTO: Right and we saw that
21 last time. I see that's on the last page of
22 the handout.

23 MR. TOWNSEND: The one that we had last
24 time was developed as a 2-D drawing, so we've
25 worked on that.

1 CHAIRMAN STUTO: Can you talk about the
2 materials on the outside of that building?

3 MR. TOWNSEND: Sure. This is a fiber
4 cement board. The idea is that it looks like
5 wood, but it doesn't have maintenance of the
6 wood. It's cementitious material. You see it
7 quite often. Common brands are James Harding
8 and Serpentine.

9 CHAIRMAN STUTO: Is there a residential
10 application for that?

11 MR. TOWNSEND: Yes, a lot of times people
12 use this for residential.

13 CHAIRMAN STUTO: How long does that stuff
14 last?

15 MR. TOWNSEND: It has warranties for over
16 50 years.

17 CHAIRMAN STUTO: Does the color hold?

18 MR. TOWNSEND: Yes it does.

19 I will point out that I have two other
20 things here.

21 This is the trim board that you see that
22 has the lighter color on here. This is the
23 same as the fiber cement product, but it comes
24 pre-painted. You can see here the two metals.

25 CHAIRMAN STUTO: Is that the conclusion?

1 MR. TOWNSEND: Yes.

2 CHAIRMAN STUTO: We'll hand it over to
3 our Town Designated Engineer, Chuck Voss, from
4 Barton and Loguidice.

5 MR. VOSS: Thank you, Mr. Chairman.

6 We've had a chance to conduct a
7 preliminary concept review of their submission
8 and we've provided the Board with our letter
9 from August 29th and I've got to say that
10 we've been working with Mr. Townsend and his
11 folks, and they've been very amendable and
12 open to all suggestions so far.

13 It's our typical concept review. We
14 looked at some of the critical issues,
15 sanitary sewer systems, the stormwater system,
16 general site layout, site grading like an
17 access.

18 At the request of the Board early on, we
19 had the applicant put in those rights of way
20 that we discussed briefly, just to get a sense
21 of how those access points would occur. Based
22 on what we've seen so far, it doesn't look
23 like there is going to be any conflicts with
24 this application, as proposed with those
25 rights of way. Certainly, Peter, as we

1 discussed, I think those will probably, in the
2 interest of traffic, preserve those rights of
3 way for future use. Certainly the applicant
4 said that they are willing to work with the
5 Town. If we can move forward on that issue, we
6 can ensure that those rights of way are open
7 and preserved.

8 CHAIRMAN STUTO: I think that we're going
9 to need to know the legal status of each of
10 those as to whether they are paper streets or
11 actually recorded easements or what they are.
12 Elena and the Town Attorney's office can help
13 out with that. Come final, we're going to need
14 the hard answers on that.

15 MR. VOSS: We'll make sure that we
16 include that in our final comments.

17 CHAIRMAN STUTO: If there is any
18 discussion that you want to have, let me know.

19 MR. VOSS: Other than that, as Scott
20 mentioned, there is an existing force main out
21 on Kross Keys and they will be connecting to
22 that. They haven't obviously gotten to the
23 point where they have come up with their
24 technical connections yet and their actual
25 proposed systems, but that will come along as

1 we move forward.

2 Certainly there is a very large facility
3 on-site with regard to stormwater. There is an
4 adjacent to the site they can potentially use,
5 in addition to their own on-site systems. It
6 appears right now from our own cursory review
7 of those systems, the rain gardens and the
8 retention - that they will work for that site
9 with the proposed building size and permeable
10 surfaces out there.

11 CHAIRMAN STUTO: Is there any slope
12 towards the drainage area?

13 MR. VOSS: There is a kind of general
14 slope to that area.

15 MR. TOWNSEND: It's a gentle slope as is,
16 but the way that it's been designed, it slopes
17 into the bio-retention areas and it only acts
18 as an overflow.

19 MR. VOSS: The only other kind of early
20 concern that we had that we've been talking
21 with the applicants about is just the slope to
22 the rear of the property - to the south side
23 of the property, and they're stabilizing that
24 slope right now. It's fairly steep, but it
25 looks like from your preliminary grading plan,

1 that a proper slope stabilization can occur
2 and mitigation for that.

3 Barring that, we don't see any critical
4 issues at this point that would prevent the
5 application from moving forward to concept
6 acceptance.

7 CHAIRMAN STUTO: Is there anyone from the
8 public that wants to be heard on this?

9 ***(There was no response.)***

10 CHAIRMAN STUTO: We'll now take comments
11 and questions from our Board Members.

12 MS. DALTON: I actually don't have any
13 comments. I remember this project from the
14 last time and I was interested in the response
15 with regard to the handicapped access, but you
16 explained that.

17 MR. MION: I had one question about the
18 detention pond. I think that when we brought
19 it up, the question was: Are you going to have
20 fence there or not because of the kids? I
21 think that the answer was that the kids never
22 get away. You know when we're so sure about
23 something, there is always that one time when
24 they will. So, I guess my question is: Are you
25 going to have a fence or a barrier that they

1 can't get through if they do get out?

2 MR. TOWNSEND: I just want to clarify
3 that. All of the classrooms where the kids are
4 as well as the larger space of the Bizzy
5 Beez - each one of these has access to the
6 back play area. We have totally enclosed this
7 with a fence. It goes all the way around and
8 we have not only a fence, but we have some
9 landscaping right in front of this
10 (Indicating). We have only a couple of gates
11 and we'll organize that to get out in
12 emergency situations because there are locks
13 on them.

14 Other measures that were done - I believe
15 that your comment was mostly along the pond.
16 Obviously, we want to deter them from going
17 over there. We have the bio-retention area,
18 which you can see right here which is really
19 not friendly (Indicating). It's a barrier.
20 Then, we're doing some landscaping along here
21 to really try to keep the kids out of there
22 (Indicating). So, we really don't have any
23 hard fences along here, but our goal is to
24 monitor. All I can say is each of the
25 classrooms have each 14 kids, but they have

1 three staff members each. I'm proud to say
2 that they don't get out. That's the way that
3 we're doing that.

4 MR. MION: Do you feel secure enough in
5 the fact that if they did get out, they
6 wouldn't able to get into the detention pond?

7 I guess if there is any possibility at
8 all, you might want to consider a hard
9 barrier.

10 MR. TOWNSEND: I hear what you're saying.
11 The thing that I'm concerned about is where do
12 you start and stop it? When you look at the
13 size of it, it goes way beyond our property
14 line. As we know, kids and adults alike don't
15 know where the property line is when they're
16 on-site. So, obviously it's very large on our
17 side and that keeps on going. So, there is an
18 economic to it that I'm a little nervous about
19 also.

20 CHAIRMAN STUTO: Chuck, do you have any
21 comments on that? I don't know how wet it's
22 going to be, or how deep.

23 MR. VOSS: Most of the year, from our
24 observations, it's basically mucky area with
25 vegetation in it. It could potentially have

1 standing water in it from time to time during
2 large storm events. I think that the other
3 concern is: Does the Board have jurisdiction
4 to require fencing on the adjacent parcel
5 which really isn't this applicant's parcel?
6 Certainly they could maybe do some sort of
7 barrier or fence on their piece, but I don't
8 know if that accomplishes the overall
9 protection of that facility in total.

10 Certainly, with regard to Lou's comments,
11 a kid could simply walk around the fence off
12 your property line. I don't know if you have
13 the authority or the ability -

14 CHAIRMAN STUTO: Do you think that it's
15 dangerous?

16 MR. VOSS: Fences can be attractive
17 nuisances for kids, too. We've seen stormwater
18 systems and we've certainly put them in place
19 in my community and kids go right over a
20 six-foot fence. It's a barrier.

21 From a legal standpoint, I don't know how
22 that necessarily plays out. For the most part,
23 we've been trying to design this facility so
24 that we don't have standing water in it 99
25 percent of the time. So, they are basically

1 just depressions in the earth.

2 CHAIRMAN STUTO: Well, you'll want to
3 make a note to think hard about that one.

4 MR. TOWNSEND: As the applicant, we'll
5 also consider that. I don't know the answer.

6 MR. LACIVITA: Can I just ask the
7 question a little differently?

8 Lou, is the question of a child getting
9 out of the facility - hearing the ratio of
10 three to one -- I'm wondering if we can't for
11 some legal reason get the thing fenced off,
12 can there be some sort of blockers on doors or
13 alarms that go on doors, in case someone gets
14 out?

15 MR. MION: That could be a possibility.
16 I've been back there and it's a hole back
17 there. I know what's there. If there is
18 standing water, that would be my concern. If
19 any one of them got out -- I think that you
20 share that with me.

21 MR. TOWNSEND: I totally understand the
22 concern. The one thing that I can say, having
23 been back there a lot myself is that these
24 really are designed not to have standing
25 waters. They're not ponds, even though they're

1 called that. Every time that I've been back
2 there, even after the rain - it's grass. I'm
3 not worried from the standpoint of drowning
4 from a safety standpoint. It's a depression.

5 MR. MION: To answer your question, Joe,
6 that may be a possibility. It's just to make
7 it secure.

8 MR. LACIVITA: If we start exploring all
9 the possibilities and get that in -

10 CHAIRMAN STUTO: Okay, we'll take a look
11 at that.

12 MR. MION: Thank you.

13 MR. LANE: I wasn't at the prior meeting
14 and it looks like the access on the site has
15 all been resolved. What about the access of
16 where that slopes is and if Fire Services
17 needs to access that side of the building?
18 Will that still be possible?

19 MR. TOWNSEND: We worked in the DCC
20 meetings with them in just using this layout.
21 We've created this as a paved area. The
22 original application at the sketch plan review
23 - there was a concern that with the heavy
24 weight of the truck that grass pavers -

25 MR. LANE: What about on the other side?

1 MR. TOWNSEND: What they asked for was
2 around 10 feet of clear space, so that they
3 don't need to get a truck or anything down it
4 but something that could have a little bit of
5 a plateau for the ladders if they had to get
6 in there.

7 MR. LANE: You had some landscaping on
8 the other side of the building. Is that still
9 going to be there?

10 MR. TOWNSEND: We're still looking at the
11 landscaping, but we've done our grading so
12 that they have a flat enough area to not only
13 access, but also put up any ladders for safety
14 reasons.

15 MR. LANE: Around the rear of the
16 building as well, you have this landscaping as
17 well -- in addition I imagine that you'll be
18 doing your own plowing. Where would the snow
19 storage be?

20 MR. TOWNSEND: I don't have an answer for
21 that. It's a great question.

22 MR. LANE: It's a very narrow drive and a
23 very narrow space to drive up, and the other
24 property there is not your property. So,
25 you'll need to plan where the snow is going to

1 go especially in the heavy snow.

2 MR. TOWNSEND: My first inclination is
3 that a lot of it can go back here
4 (Indicating).

5 MR. LANE: How wide is the space there?

6 MR. TOWNSEND: Right along here we're
7 dealing with at least 10 feet. I'd have to
8 double check that.

9 MR. LANE: That's not really a lot.

10 MR. TOWNSEND: It's not a ton. Obviously
11 along here we can take care of it along the
12 sides, but I'll have to calculate that out.
13 It's a very good question.

14 MS. GOMEZ: I don't have any questions.
15 It looks great.

16 CHAIRMAN STUTO: I don't have any
17 questions either. I think that it's pretty
18 close to being ready for a vote.

19 Any other comments or questions from the
20 Board Members or our Town Designated Engineer?

21 ***(There was no response.)***

22 CHAIRMAN STUTO: I think that you've
23 heard all the comments that we had. We still
24 have another go around at final.

25 Do we have a motion on concept?

1 MS. DALTON: I'll make a motion.

2 MR. MION: I'll second.

3 CHAIRMAN STUTO: All those in favor?

4 MS. DALTON: Aye.

5 MR. MION: Aye.

6 MS. GOMEZ: Aye.

7 CHAIRMAN STUTO: Aye.

8 All those opposed?

9 MR. LANE: Nay.

10 CHAIRMAN STUTO: Okay, the ayes have it.

11 MR. TOWNSEND: Okay, thank you.

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***(Whereas the proceeding concerning the above
entitled matter was concluded at***

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7:41 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.*

11
12
13
14 -----
15 **NANCY STRANG-VANDEBOGART**

16
17
18 **Dated September 19, 2012**

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Legal Transcription

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