

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 BRITISH AMERICAN OFFICE
5 33 BRITISH AMERICAN BOULEVARD
6 APPLICATION FOR CONCEPT ACCEPTANCE

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7 THE STENOGRAPHIC MINUTES of the above entitled
8 matter by NANCY L. STRANG, a Shorthand Reporter,
9 commencing on November 15, 2016 at 7:02 p.m. at The
Public Operations Center, 347 Old Niskayuna Road,
Latham, New York.

10

11 BOARD MEMBERS:
12 PETER STUTO, CHAIRMAN
13 LOU MION
14 BRIAN AUSTIN
15 TIMOTHY LANE
16 KATHLEEN DALTON

15

16 ALSO PRESENT:
17
18 Joseph LaCivita, Planning and Economic Development
19 Department
20 Michael Tengeler, Planning and Economic Development
21 Department
22 Joseph Grasso, PE, CHA
23 Charles Voss, PE, Barton and Loguidice
24 Sudhir Kulkarni, Conservation Advisory Council
25 Patrick Quinn
Chris Conners, British-American

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1 CHAIRMAN STUTO: Welcome everyone to the Town of
2 Colonie Planning Board. The meeting is hereby called to
3 order.

4 Joe LaCivita has at least one matter that he would
5 like to discuss before we get started.

6 MR. LACIVITA: Beforehand, I always want to continue
7 to make comments known about the Comprehensive Plan
8 process. We do have a meeting tomorrow here in this room
9 at 6:00 p.m. which is Wednesday, 16 November. Then, we
10 have our second of five community meetings. That is
11 going to be November 29th at the Loudonville Elementary
12 School. That's Tuesday evening and starts at 6:30 and
13 goes to 8:30 that evening.

14 As for the agenda this evening, our second item -

15 CHAIRMAN STUTO: How was the first community meeting?

16 MR. LACIVITA: Actually, it was fairly well attended.

17 CHAIRMAN STUTO: That was at Forts Ferry, right?

18 MR. LACIVITA: Yes, that was at Forts Ferry. There
19 were about 35 community people that attended. There was
20 a lot of great comments for the positive aspects of
21 what is going on within the Town. I don't want to say
22 not as many of some of the comments to try to look to
23 improve towards.

24 CHAIRMAN STUTO: Anything in particular with that
25 neighborhood?

1 MR. LACIVITA: Traffic is pretty much consistent
2 through the entire conversation from all over the parts
3 of the Town. I think of going to bring to the Planning
4 Board level that conversation that we had at the
5 Comprehensive Plan to show how the exterior road system
6 and everything starts to come in and impact the Town. We
7 do have a lot of through traffic. Traffic was the number
8 one item that they talked about.

9 The other thing that they talked about was the
10 division of the Comprehensive Plan that they had before
11 and those buildings coming up front. I think that we
12 struggle with that from time to time in looking at the
13 size of the building and getting that walkable community
14 and then you have these buildings toward the front. So,
15 as we go forward we will be looking at some design
16 standards changes. We've heard it time and time again
17 that they like the parking in the front. If my wife is
18 going shopping, I don't want her parking behind the
19 building and so on from a safety perspective. So, it's
20 got to be interesting to see where we start to put all
21 those together.

22 Again, a lot of great comments came out of it. But
23 going to start to see what continues to be the pattern
24 and then what changes will come at that point.

25 CHAIRMAN STUTO: Thank you.

1 MR. LACIVITA: As I was getting to our second item
2 which is Waterwalk Corporate Living, we received a
3 letter -

4 CHAIRMAN STUTO: That is an item on the agenda.

5 MR. LACIVITA: Yes. We received a letter on Friday
6 from Whiteman Osterman and Hanna, the attorney for the
7 applicant who is Terresa Bakner. This is dated November
8 10th. It is to myself, the Director of the Town of
9 Colonie Department of Planning and Economic Development.
10 It says:

11 Dear Director LaCivita: On behalf of my client,
12 I am writing to withdraw the application for the site
13 plan approval for Waterwalk Extended Stay Hotel. My
14 client does not intend to move forward with the project
15 and respectfully request that the project be removed
16 from the agenda of the Planning Board meeting on
17 Tuesday, November 15th. Please also arrange for any
18 unexpended escrow being held by the Town to be returned
19 to my client. Thank you for your cooperation.

20 So, that was our second item. Unfortunately, we
21 had already posted our agenda for the evening, but we
22 did try to get in a withdrawal across it on to the
23 agenda so people did see that. We're growing to try to
24 move right to the following project.

25 CHAIRMAN STUTO: Okay.

1 The first set them on the agenda is British American
2 Office, 33 British American Boulevard application for
3 concept acceptance, three-story 44,000 square foot
4 office.

5 Do you have any preliminary comments about that before
6 we start?

7 MR. LACIVITA: Yes. As you said, this is a three-story
8 44,000 square foot office. It is a vacant lot. It is on
9 6.5 acres. The parcel sits in a commercial/office zoning
10 district. So, it is zoned applicable. The parcel will
11 pay mitigation fees when the time comes for the final.
12 We just haven't gotten those numbers from CDTC.

13 For the record, the project was at our DCC,
14 Development Coordination Committee meeting on February
15 10, 2016. It was also before us on sketch on March 22,
16 2016.

17 Here we have Frank Palombo tonight ready to take us
18 through the project.

19 MR. PALOMBO: Mr. Chairman and Members of the Board,
20 we are here presenting as Joe just mentioned for an
21 office building at what we are calling 33 British
22 American Boulevard. Just to give a little bit of a
23 breakdown we are merging some lots and we realize that
24 as we progress through with the site plan, we will have
25 to include a minor subdivision with that.

1 To give a context of the building and the site,
2 this is the existing building, 31 and the parking. Here
3 is British American Boulevard (Indicating). The building
4 will be set to the side between the parking and British
5 American Boulevard. It is a three-story building with a
6 total of about 44,000 square feet - just under that. The
7 total lot area will also use some of Jack Faddegon's
8 parcel which is 1148. Pepper Woods, LLC is the owner of
9 that. That is Jack Faddegon's land. That has access to
10 Route 7. It's 1148 Route 7. The land will be subdivided
11 from the other parcel - 399A which is 399 Vly Road. So,
12 the land across the street connects to Vly Road. This is
13 a portion of it (Indicating) right in this area along
14 British American Boulevard. So, what we are doing is
15 proposing a lot which will be 33 British American
16 Boulevard. Jack Faddegon's parcel, 1148, will gain
17 access to British American Boulevard and that will be a
18 driveway that will serve the parking in any potential
19 future use in the future.

20 Right now what we are talking about is this building
21 here (Indicating) and the necessary parking for it. I
22 think that all the comments that we received in the
23 packet just beforehand - there was nothing that seemed
24 to be exceptional. The property is zoned appropriately
25 in the commercial/office zone. We know we have a lot of

1 work to do with the storm water detention but the
2 utilities are fairly straightforward. Water and sewer
3 will connect from British American Boulevard. We will
4 extend sanitary down to the nearest manhole in British
5 American Boulevard.

6 There is an existing water line that crosses
7 the site right here (Indicating). Throughout the DCC
8 meeting and in separate conversations with John Frazier
9 about the water line - we are watching that very closely
10 in terms of what construction we are doing in that area.
11 We actually moved the building back a little bit from
12 the water line. That was one of the comments that have
13 come up from the Building Department early on during the
14 DCC. So, we are well situated in terms of not having an
15 impact on that existing water line.

16 Some of the parking will be attributed to 31 British
17 American Boulevard. Members of the Board may recall that
18 we came in last spring and presented to you that we
19 might have three different types of plans going on
20 because of what was happening. We asked for your
21 guidance at that time of anything that you would not see
22 fit with. The 31 British American - we had banked
23 parking plans. But we have had to do since that time
24 because the demand is high enough for 31, we have placed
25 some of that banked parking actually into fruition and

1 had it in place. This will become parking for 31. The
2 rest of the parking is for 33. We have access from 31.
3 There will be cross access easements just as there are
4 in other places in the park. We will have an access off
5 of 31, here (Indicating) which was necessitated because
6 we have to have a driveway from the lot itself - from
7 33, as we planned it. Initially, we didn't have that in
8 the staff pointed out to us when we did the zoning
9 verification that we would need that access.

10 This driveway, as I already pointed out, will serve
11 two lots there for any future potential development on
12 Faddegon's parcel.

13 But we have shown in here is that there are wetlands
14 in this area right here (Indicating). They are very long
15 and narrow stringing down the hill. We are attempting to
16 do the entire development with less than one-tenth of an
17 acre of impact. We have work to do to show that so that
18 we can stay under the COR permitting. If we do that,
19 we're also going to be successful and also maintaining
20 as much of the natural vegetation in that area as
21 possible. Or going to be very diligent and how we
22 conduct our stormwater management because we are hoping
23 that we can avoid large areas of storm water detention
24 that would take out some of that existing vegetation.
25 That is stuff that will be continued on once we receive

1 - if we receive concept approval that we will move
2 forward with and get into the detailed engineering on.

3 At that point, I would like to keep it brief and
4 answer any questions you may have or the public may
5 have.

6 CHAIRMAN STUTO: Do you have any elevations of the
7 building?

8 MR. PALOMBO: I believe that we had submitted those
9 with the packet.

10 CHAIRMAN STUTO: Do you have tenants lined up? Do you
11 have an idea of what type of tenant you are going to
12 have?

13 MR. PALOMBO: British American is working with a
14 tenant that has a goal. We cannot state that we have
15 those tenants at this point.

16 CHAIRMAN STUTO: To take the whole building?

17 MR. PALOMBO: To take the whole building.

18 One thing that I also should have pointed out is that
19 with the design of the building there is an entrance
20 here that would be on the mid-level (Indicating), the
21 second story which is intended to be at the same level
22 as the entrance of 31 and then a lower entrance so that
23 we were able to work that in with the hillside and
24 balance out and not have too much excessive grading in
25 that area. So, the building is the basic plan at this

1 point. It is very consistent with the style of buildings
2 in the park. It will be brick and glass and all of this
3 is in the preliminary stages, as well. The buildings
4 will be developed even further as we move forward in get
5 into the specifics with the detailed engineering and
6 architecture.

7 MR. LANE: So, depending on what kind of tenant you
8 get it will depend on the style of building?

9 MR. PALOMBO: I think that the style of the building
10 is going to stay fairly consistent. We are working with
11 a tenant -- the type of building that is in the park
12 right now. We are not looking to do what I would say is
13 a dramatic architecture. It's really going to be
14 consistent with the park as it is now. I'm not saying
15 that there is nothing undramatic about it, but we are
16 not setting a standard here of architecture. It is
17 staying consistent with the park.

18 CHAIRMAN STUTO: I guess I will say it. I don't need
19 to be critical but it does look a little plain. The
20 park has been there a while. It looks a little dated to
21 me. I don't know how everybody else feels.

22 MR. LANE: I thought this was basic until you found a
23 tenant and then you would do upgrades or modifications
24 to make it a little more appealing.

25 MR. PALOMBO: As we work further with the tenant and

1 with the site and as we get into more detail we can
2 certainly address the building architecture. We would
3 have to come back with that during the next stages as
4 well.

5 CHAIRMAN STUTO: Before you go over your full thing,
6 Chuck, do you have any comment on that? Do you have any
7 opinions or anything you could say to help us?

8 MR. VOSS: We've been through the park numerous times.
9 The park was designed to be an office complex park. That
10 was the original intent. In looking at the design, if
11 you look at the other façade renderings with the glass
12 in the back, that's a little more architecturally
13 interesting.

14 I assume, Frank, those elevations overlook the
15 interior of the park?

16 MR. PALOMBO: This is from the Boulevard. This is the
17 lower level (Indicating). This would be a little more
18 interesting. This would be facing British American
19 Boulevard.

20 MR. VOSS: It would be a little bit more interesting.
21 To me, it is consistent with what you see there.

22 CHAIRMAN STUTO: Well, think about it and see if
23 there's any way to give it a little tweak.

24 MR. LACIVITA: Are you going for any solar points on
25 this? Is that what the glass is?

1 MR. PALOMBO: I do not think any final decisions have
2 been made on that. I think energy efficiency is
3 something that we are always working towards. I don't
4 know specifically if that has been thought about for
5 that plan.

6 CHAIRMAN STUTO: Any questions before we get comments
7 from Chuck?

8 (There was no response.)

9 We have our Town Designated Engineer, Chuck Voss from
10 Barton and Loguidice. He has reviewed this project.

11 Chuck, can you give us your thoughts and opinions so
12 far?

13 MR. VOSS: Certainly. The board members should all
14 have in their packets our letter dated November 3. It
15 was our concept review for this. Actually, the comments
16 for this concept review are a little bit less
17 significant. Certainly they would be significant for
18 some other applications simply because the project, as
19 proposed, really isn't that complicated from our
20 standpoint - an engineering standpoint. The proposed
21 project certainly fits in with the look and the
22 character of the existing office Park. The office Park
23 was developed as that use. The access ways certainly are
24 adequate. The traffic boulevard approach seems to be in
25 line we would expect to see for an office complex like

1 this.

2 The addition of its own curb cut driveway access that
3 Frank mentioned I think it's also important. That is a
4 logistical and legal requirement to have their own
5 access via their own parcel. They can certainly share
6 access which they are doing. Our initial look at this we
7 can potentially see two or three at least shared access
8 ways which I think helps certainly the circulation over
9 there. We looked at the site multiple times during the
10 day. It's most interesting trying busier rush hour. I
11 was over there last week a little bit later in the day
12 between 4:30 and 5:30 and certainly British American
13 Boulevard is to sign to certainly adequately handle the
14 traffic for that site. So, we are not necessarily
15 concerned on focusing on traffic issues, per se. I think
16 Frank mentioned the real issue for us that we are
17 probably going to be focused on as they get further on
18 with their engineering is storm water management. We
19 would really like to see them work their systems so they
20 certainly avoid the wetland areas, but they also design
21 it kind of in complexion with how that site is designed.
22 There is some interesting topography in the back of the
23 site. We would like to see them work in and around that.
24 I think that is achievable.

25 CHAIRMAN STUTO: Which way does the water flow?

1 MR. PALOMBO: To the north, here (Indicating). There
2 is actually a culvert that comes across the road and
3 feeds into these two pre-existing streams. They are
4 intermittent streams, but the wetlands go in this
5 fashion to the north.

6 MR. VOSS: Other than that, the site is serviced by
7 sewer and certainly by water. All the utilities are
8 there. The layout of the proposed new building seems to
9 be consistent with what we see in other aspects of the
10 park. I think it fits in well. As Frank is proposing
11 their elevations, it looks like the kind of integrating
12 into the topography, as well, which is kind of a nice
13 feature.

14 Really, from an engineering standpoint we don't see
15 any real issues.

16 CHAIRMAN STUTO: We will take comments.

17 We have a representative from the Conservation Advisory
18 Council.

19 Do you want to say anything?

20 MR. KULKARI: Thank you, Mr. Chairman.

21 We have one small comment. Please include the
22 landscaping plan. That's it.

23 CHAIRMAN STUTO: Patrick Quinn, did you want to speak
24 on this project?

25 MR. QUINN: I have just one question.

1 I'm Patrick Quinn from Green Meadows and the Green
2 Meadows Civic Association.

3 As an architect, I have to say that it does fit in with
4 the general character of this area. It's very difficult
5 for anyone to judge from elevations because there is a
6 lot more to be done, as you well know.

7 The narrative shows a site plan that is different from
8 this site plan. Why is that? What is this building
9 here?

10 MR. PALOMBO: That building is 31.

11 MR. QUINN: But 31 is a different configuration on
12 your site plan.

13 MR. PALOMBO: This is the extension of 31 (Indicating)
14 that was previously approved. Because we were taking
15 the aerial image, this building shows up as it is
16 because this was built after the aerial image.

17 What I'm saying it looks different here (Indicating)
18 because at the time of the aerial photography that
19 building was in place. So, you see the rooftop units.
20 This building represents that pump out right there.

21 MR. QUINN: I have one other comment. There is no
22 indication on the narrative on the public website that
23 indicates that there would be clear cutting trees -
24 quite a considerable amount. Those are my two comments.

25 CHAIRMAN STUTO: Do you want to talk about the impact

1 on trees?

2 MR. PALOMBO: Certainly. One of the things that I can
3 say is that any development is going to replace and take
4 some trees out. One of the things that we did -- what
5 Jack Faddegon has done as the steward of his property -
6 he has done some very selective maintenance of his land.
7 One of the things that we did - the reason the parking
8 is shaped like this - we went out into the field and
9 used GPS to actually locate some of the prime vegetation
10 that Jack had been making sure was getting well
11 preserved. He had done so selective clearing down below
12 to get the healthiest trees their most apt growing
13 space. So, we went out into the field and actually
14 walked that area so that we could most and best preserve
15 the landscaping - the natural landscaping that was there
16 so that it was not doing a diminishing effect of the
17 remaining lands that Jack has.

18 Out in the area here, as I have already pointed out,
19 we will have to have some clearing as we come in. You
20 can see over here that distance that is already set back
21 (Indicating) with a different shade of green there.
22 That is because that has already been cut back.

23 The same is true on this side. The image is showing
24 some of the trees, but you also already have some of an
25 established area that has been cut back as the road was

1 originally developed. What we are trying to do is save
2 as much of this and minimize the tree loss that we are
3 going to have for the entrance into the site and the
4 building and the parking. That includes what we are
5 trying to do and the replacement landscaping will be
6 done in these areas where we don't have as much
7 capability of where we have to do some grading and
8 clearing in order to just get the building and the
9 parking in.

10 I think that we have been very sensitive to it at
11 this point. We can certainly provide that in greater
12 detail with the detailed plans. The configuration of the
13 parking is such because we were trying to maintain as
14 much of the natural area as we could.

15 MR. LANE: If that is the case -- to address one of
16 Chuck's comments - he states 196 spaces required post
17 building and 261 spaces being proposed in the other 66
18 spaces -- that would basically say -

19 MR. PALOMBO: The minimum standard that the Town has
20 or the standard that the Town has is what formed about
21 196. The amount that we are doing is what the
22 perspective tenant is looking for. I think that it sort
23 of proven out on this lot that this lot has not been
24 done to the minimum. This lot has been done to the same
25 higher need. We tried not to do it, but it ended up

1 coming around that the amount of use of the building was
2 demanding that many spaces. If you go over into that lot
3 now you will see on an everyday basis that every space
4 is used. I was out there multiple times during last
5 spring and early summer and that lot was completely
6 full.

7 CHAIRMAN STUTO: Why would you say that is?

8 MR. PALOMBO: Because that is the Town Code -

9 CHAIRMAN STUTO: Is the Town Code minimum wrong?

10 MR. PALOMBO: No, there is nothing right or wrong but
11 when -

12 CHAIRMAN STUTO: Is there a special tenant use in
13 there that demands more parking?

14 MR. PALOMBO: I would say that it does. I think that
15 it's borne out that is the way that it is.

16 CHAIRMAN STUTO: Why? What are they doing? Is it a
17 call center?

18 MR. CONNORS: Hi, I'm Chris Connors from British
19 American. I think that the Board and the Town should
20 take into consideration that corporate America is using
21 the office space that they rent differently than they
22 did 20 years ago.

23 CHAIRMAN STUTO: That's what we want to hear about.

24 MR. CONNORS: I've been doing this for many years, as
25 many of you know. The cubes have changed in size, the

1 way they use spaces inside the building have changed.
2 We all see it on TV. We have a very extensive bus
3 service in the park. It is used quite a bit. We are
4 finding - we always park at five spaces per thousand
5 which is just a little more than what the Town
6 requirement is. The Town is one per 225. We may have
7 even done a little more as time goes on. We are finding
8 now that RFPs and all of the requirements of corporate
9 America are above that.

10 CHAIRMAN STUTO: So, what is this per thousand?

11 MR. CONNORS: Again, I am a little mixed up on this.
12 Frank could probably clarify for me. We put in addition
13 on 31 British American Boulevard which took up 33 or 34
14 spaces. We then came in with a banked parking plan. So,
15 what Frank has proposed here - the number of spaces may
16 be making up for that. I am not sure. Again, the tenant
17 requires this.

18 We are also now starting to connect our parking lots
19 with stairs and sidewalks. Sometimes those things get
20 used and sometimes they do not.

21 CHAIRMAN STUTO: Right, but I'm asking a mathematical
22 question. Somebody should be able to answer it.

23 MR. CONNORS: I don't know exactly, but I do know that
24 we lost some at 31 and we need to replace those. We
25 banked them for now.

1 CHAIRMAN STUTO: What are the buzzwords of a modern
2 office?

3 MR. CONNORS: Benched seating, 5 x 5 cubes, huddle
4 areas; they are just using it differently. You see these
5 every day. These requirements are different. There are
6 some other traditional tenants who are using three per
7 thousand. We are fortunate in that we control the whole
8 area. It is a business district. We control all the
9 parking lots. Now we are finding that we're doing some
10 connectivity between the buildings to make up for that.
11 That is nice. So, that is to answer your question. That
12 is my experience so far.

13 MR. LACIVITA: Is there a call center component to
14 this tenant use compared to other buildings within the
15 park?

16 MR. CONNORS: No, there is a call center in here.
17 There are several different facilities where they have a
18 call center or customer service. Quite a few of our
19 tenants have a call center but it is not the entire
20 state. Call centers usually go to the old supermarkets.
21 They go to some other facilities. Ours usually have a
22 fairly large computer room, a lot of open landscaping
23 and the supporting offices. Their changing where they
24 put the offices. It used to be that they put the offices
25 on the outside and put all the windows down. They are

1 putting them on the inside with glass walls, and putting
2 the cubes on the outside.

3 To answer your question on the architecture: We do
4 have an architect on board. I have not released the
5 architect at this point to do a rendering or to do the
6 architectural to the entrance into tweak that. That
7 came out of our in-house drafting group. It will look
8 very similar, but at the same time there will be some
9 modern features added. At this point, we haven't gone
10 that far because we were so working on securing it down.

11 CHAIRMAN STUTO: Thank you.

12 MR. PALOMBO: To answer your question, we are
13 proposing the 261 spaces for the 44,000. That is a 6.0
14 per thousand ratio.

15 CHAIRMAN STUTO: Chuck, to have any comments about
16 any of this but particularly with the applicant said
17 about the trees and also the landscaping.

18 MR. VOSS: I think that's certainly the landscaping
19 plan will be coming forward. It always does. At this
20 level, I wouldn't judge the applicant on what we are
21 seeing right now. I would expect a full landscaping plan
22 to come in for this that would certainly be around the
23 lots, or in the parking lots and around the building
24 itself.

25 In terms of preserving the trees, if you drive out

1 there and look at the site there's a slight grade change
2 and there's a little bit of a knoll just to the south of
3 the proposed new building. That really kind of screens
4 the building. There are some trees certainly in there -
5 there are some mature trees in there; some oaks and
6 maples. It's actually pretty nice.

7 MR. PALOMBO: That's the normal that is in this area
8 (Indicating)?

9 MR. VOSS: A little bit further to the south of the
10 proposed building, almost by the curb cut down by 31 --
11 as you approach the new building, it's kind of hidden
12 sort of by the landscaping.

13 Also down in the low area where the wetlands are, were
14 Frank pointed out - that's very heavily treed. To me
15 certainly it would provide a really nice screening to
16 that interior parking lot. The parking lots -- and allow
17 these parks are up close to the roads. You see it as you
18 drive through. It's just a sea of parking. This parking
19 lot and certainly the interior parking lot of 31 are
20 pretty hidden. If they can to a nice job of preserving
21 most of that, which it sounds like Frank is going to end
22 up doing -

23 MR. PALOMBO: It's what we are going to try to do. I
24 don't want overpromise. We do have this detention basin.

25 MR. VOSS: My sense is that those parking lots -

1 visual impacts would certainly be mitigated from a
2 landscaping sense.

3 Also, Frank, it may be worthwhile in your next
4 iteration - as you look to lay out the proposed parking
5 lot, see if you can preserve some of the mature trees on
6 some of those islands in there. Maybe you can
7 reconfigure the aisles a little bit maybe hang onto a
8 couple of those bigger trees. It is something we have
9 looked at in other ones. It might be an option here.

10 MR. PALOMBO: That's what I wanted to say. When we
11 were out there walking, we had a couple of things going
12 on. To capitalize on one of the things that you were
13 saying about the knoll there - - actually it's a little
14 bit more contemporary. The buildings appear to be
15 forward towards the street. Not only do you have that
16 screening of that knoll there, but the parking steps
17 down here (Indicating) and it will continue to step down
18 in a way from British American Boulevard again helping
19 to diminish the views of the parking from the street.
20 Whatever we can do to save in here (Indicating) - and
21 that is a very conscious effort on our part. As I said,
22 we walked that and we flagged the potential location of
23 the road so that we can see exactly what was happening
24 there and what we could do. As I said, we want to
25 minimize the grading in there so that we can keep our

1 impact to the Army Corps wetlands to a minimum and keep
2 us out of a permit process. So, that is our goal to try
3 to preserve as much of that as possible. A lot of that
4 is going to be the give and take on what we have to do
5 with storm water and how we can fit in some
6 pre-treatment areas up above and kind of keep the
7 detention basin to the minimum size possible.

8 CHAIRMAN STUTO: I'm going to turn it over to the
9 Board for comment or questions.

10 (There was no response.)

11 Okay, we have an application for concept acceptance.
12 Do we have a motion?

13 MR. MION: I'll make a motion.

14 MS. DALTON: I will second it.

15 CHAIRMAN STUTO: Is there any discussion?

16 (There was no response.)

17 I think that you have heard all the comments that we
18 have made and it sounds like you are responsive to them.
19 We would like to keep an eye on the trees in the
20 landscaping. You're going to come back with a little bit
21 of architecture, specificity, when you come back for
22 final and also, the landscaping plan for us to look at.

23 With that said, we will call for a vote.

24 All those in favor?

25 (Ayes were recited.)

1 All those opposed?
2 (There were none opposed.)
3 The ayes have it. Thank you.
4 MR. PALOMBO: Thank you, very much.

5
6 (Whereas the above entitled proceeding was concluded at
7 7:34 PM.)

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CERTIFICATION

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I, NANCY L. STRANG, Shorthand Reporter and
Notary Public in and for the State of New York, hereby
CERTIFY that the record taken by me at the time and
place noted in the heading hereof is a true and
accurate transcript of same, to the best of my ability
and belief.

NANCY L. STRANG

Dated _____

