

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

P&L STORAGE YARD
80 LOCKROW BLVD/17 INTERSTATE & 18 KAIRNES
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled
matter by NANCY L. STRANG, a Shorthand Reporter,
commencing on May 9, 2017 at 8:46 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
LOU MION
KATHY DALTON
CRAIG SHAMLIAN
SUSAN MILSTEIN

ALSO PRESENT:
Joseph LaCivita, Director, Planning and Economic
Development
Michael Tengeler, Planning and Economic Development
Victor Caponera, Esq.
Kevin Devlin
Nick Costa, PE, Advanced Engineering
Audrey Evans
Scott Bristol
David Glotz
Mary Durkee

1 CHAIRMAN STUTO: The next item on the agenda is P&L
2 Storage Yard, 80 Lockrow Boulevard/17 Interstate and 18
3 Kairenes, sketch plan review, 3 warehouse/office
4 buildings totaling 71,250 square feet.

5 MR. LACIVITA: Just for the record and to put some
6 dates on the record. For this project it shows two dates
7 that they have been before you. One was on August 9,
8 2016 and then on November 1, 2016. Those were for the
9 original applications where we had the storage on the
10 site.

11 The applicant came back with an approval by
12 right which is the warehousing.

13 Before us is Victor Caponera; the applicant's
14 attorney.

15 MR. CAPONERA: So, for the record, Victor Caponera.
16 I represent the owner of the property which is an LLC.

17 As Joe accurately indicated, on November 1,
18 2016 we came before this board and at that time it
19 was just for storage.

20 There were several neighbors who showed up
21 mainly from the Lockrow area, which is the area that
22 is along here that comes out to Central Avenue
23 (Indicating). The concerns from those neighbors
24 regarding the storage were mounds of dirt, gravel,
25 noise from bulldozers, backup horns, dust, dirt

1 piles, hazardous storage of materials, noise.

2 Several neighbors spoke about problems at the
3 Lia Honda facility which is located on the corner of
4 Central and Lockrow.

5 After a spirited hour and a half discussion
6 that night - I'm sure that all of you remember - my
7 client advised me to advise the Board that we were
8 pulling the application for storage and come back
9 with an application as a right which is to put in
10 these proposed warehouses.

11 The warehouses are shown on the site plan and
12 as I discussed at the DCC meeting, this particular
13 parcel is owned by the Hoffman family - Hoffman Car
14 Wash. He is in discussions with my client to
15 purchase this lot. So, it is going to be separated
16 into three lots.

17 All of them are huge in size and are way more
18 than the minimum required in our zoning which as the
19 Board knows, this is all in an industrial zone.

20 So, this would be one lot - 17 Interstate would
21 be one lot with this building on it (Indicating) and
22 even though this says 80 Lockrow -- the only area of
23 frontage on a public road is Lockrow -- this really
24 will be a new property with a new frontage on
25 Interstate.

1 Basically this proposal meets all of the
2 requirements of the zoning. We have approved zoning
3 verification and we are here tonight to talk to the
4 Board about a sketch plan review. That's really what
5 this is.

6 CHAIRMAN STUTO: Do you meet the minimum frontage
7 requirement on that one lot?

8 MR. CAPONERA: Absolutely. We have no zoning
9 issues or setback issues - nothing.

10 So, that is pretty much it.

11 CHAIRMAN STUTO: So, it is a three lot subdivision
12 with an accommodation for five buildings.

13 MR. CAPONERA: These two are existing and these
14 would be proposed (Indicating).

15 MR. MION: How do you get 80 on Lockrow?

16 MR. CAPONERA: Right here (Indicating)

17 CHAIRMAN STUTO: I have to get you on a
18 technicality because it is on my mind.

19 The 80 foot frontage requirement doesn't mean
20 you have to have access from that frontage?

21 MR. CAPONERA: That is correct. Are you talking
22 about Lockrow?

23 CHAIRMAN STUTO: Yes, because you are not going to
24 have frontage on Lockrow.

25 MR. CAPONERA: Well, we do have frontage on

1 Lockrow. We are not going to have any access there.

2 CHAIRMAN STUTO: Where are you getting access?

3 MR. CAPONERA: Right here (Indicating) - 102 feet.

4 CHAIRMAN STUTO: I have not studied the ingress and
5 egress for the parking and the maneuverability. Let's
6 bear in mind that this is only sketch plan. So, we are
7 looking at it at first blush for reactions and just to
8 talk. Normally we don't take public comment, but I see
9 that a lot of the residents are here. we will take a
10 brief comment from the residence as well and see what
11 they have to say about it.

12 I will ask Chuck -- I know that you have not
13 done your full formal review, Chuck. What do you
14 think about these issues with respect to ingress and
15 egress, maneuverability on the site, parking and so
16 forth?

17 MR. VOSS: Well, Peter, again, like you said we
18 have not done a hard analysis on this yet just because
19 it is sketch and it certainly is subject to change. At
20 first blush, the lots seem to be laid out - certainly as
21 Victor said - in accordance with the Zoning Code. I
22 don't see any setback issues per se in looking at this
23 initially. I think the circulation - there is some
24 internal circulation with the roads and some internal
25 driveways. We haven't obviously analyzed those four

1 truck maneuverability or internal access for larger
2 vehicles that might access some of the sites. It
3 certainly looks like they have provided some sufficient
4 access to all three parcels, in just looking at the way
5 the lots are configured. So, I don't see potential
6 issues there but that is something that we would want to
7 look at a little bit closer - turning movements through
8 here and interconnect ability between the parcels and
9 just kind of see how that lays out.

10 From an access standpoint, it looks like they
11 have provided it.

12 My sense is that if the Board were to move
13 forward, certainly the advisory in terms of access
14 would be certainly no vehicle access or access
15 whatsoever off of Lockrow and all access to be off
16 of, probably, Interstate at this point to all three
17 lots.

18 CHAIRMAN STUTO: Can you describe your proposed
19 screening?

20 MR. CAPONERA: Yes. This is discussed the last
21 time. There is an existing mature tree line here. If any
22 of you had the opportunity to drive down Lockrow - it is
23 mature. There was a discussion when we were here back in
24 November about making sure that stays -- when I say
25 mature, I'm not an arborist but they are pretty tall.

1 So, that is going to be there.

2 Obviously, the building is 105 setback from the
3 property line. There is also this 50 foot setback
4 (Indicating). As we all know, you can't have
5 parking closer than 50 feet. This is even further
6 than that. If you look at this plan, it is
7 approximately 72.7 feet back on the driveway. There
8 is not even going to be any parking their proposed.
9 The lots are huge. They are all 100,000 and 181,000
10 and 166,000 and 203,000 square feet. We propose
11 fencing also in that area.

12 We also discussed how a large portion of this
13 particular area is constrained. There is a wetland
14 there and you have to stay back from that hundred
15 feet. None of that is going to be touched,
16 whatsoever. You can see that on the plan. There is a
17 fairly significant amount of buffering here.

18 CHAIRMAN STUTO: The paper street that stubs into
19 your property - is there any way for you to acquire
20 that? Does that make sense?

21 MR. CAPONERA: We are going to abandon that. We
22 have already talked to the town about that.

23 Joe, have we talked about that?

24 MR. LACIVITA: Yes, it was actually a DCC comment.

25 MR. CAPONERA: Yes, the DCC comment was to abandon

1 this paper street which is called Cherry Street.

2 CHAIRMAN STUTO: Who is going to abandon it?

3 MR. CAPONERA: The property owner, my client. I
4 worked with the Town and you have to go through an
5 abandonment process. It is a chore.

6 CHAIRMAN STUTO: So, you are abandoning your rights
7 to it. The town wants it?

8 MR. CAPONERA: It would revert back to the property
9 owner, right here, my client.

10 CHAIRMAN STUTO: So, the Town is going to abandon
11 their rights to a paper Street.

12 MR. CAPONERA: Correct.

13 CHAIRMAN STUTO: You said you were going to abandon
14 it.

15 MR. CAPONERA: Well, I have to go through the
16 process to abandon. The Town is not going to volunteer -

17 CHAIRMAN STUTO: What about the portion that is
18 between the two houses - just the part that is sticking
19 into your property?

20 MR. CAPONERA: Just the part that is sticking into
21 the property - as far as the two pieces there, typically
22 what happens and based on the case law that I read - if
23 we abandon this it will never be used. The property
24 owners -

25 CHAIRMAN STUTO: I don't necessarily agree with

1 that, but that doesn't matter.

2 Any other comments on the project?

3 MS. DALTON: It looks much better than prior
4 project that was proposed. Thank you.

5 CHAIRMAN STUTO: I will make a comment before we
6 open it up to the neighbors.

7 I think this plan was in reaction to the
8 objection of the neighbors. That's how I read it.
9 That's how I read it at the last meeting where we
10 discuss this.

11 Now, we are not voting on anything tonight. We
12 will allow you to comment. It's a little bit out of
13 order but we want to hear what you have to say. If
14 you could be brief, we would appreciate it. Then, if
15 we to give positive feedback from this direction
16 versus the direction from the prior meeting, we're
17 going to have a lot more detail when they come
18 back. I'm going to go off the list.

19 Kevin Devlin.

20 MR. DEVLIN: I have a quick question. The warehouse
21 is - what is going to be in the warehouses?

22 CHAIRMAN STUTO: You have to direct your questions
23 to us. We will make a list. We have to be quick.

24 MR. DEVLIN: What is going to be in them? What is
25 the storage for? You already answered the one question

1 about nothing is going down Lockrow Boulevard. It's
2 going to continue to be a dead-end street, right?

3 MR. CAPONERA: Correct.

4 MR. DEVLIN: If you walk through here (Indicating)
5 there are already mounds of dirt that you can see which
6 is rubble, rock, the spoils from construction sites that
7 are probably three or four stories high. You could
8 actually put a tractor on top of the dirt and make
9 another dirt pile. Is that going to be addressed?

10 CHAIRMAN STUTO: Okay, what else?

11 MR. DEVLIN: That's it.

12 CHAIRMAN STUTO: Okay, if you want to have a seat,
13 we will get your questions answered.

14 Do you know who your tenants are going to be
15 was going to occupy or what the uses are? What
16 happens to the mounds of dirt?

17 MR. CAPONERA: We don't know. It is for warehouse
18 use.

19 CHAIRMAN STUTO: So, you do not have tenants lined
20 up?

21 MR. CAPONERA: No.

22 CHAIRMAN STUTO: So, this type of legal warehouse
23 could be a potential user.

24 MR. CAPONERA: That is correct. Typically a storage
25 with small office areas - that's what you will see up

1 and down Railroad Avenue and Interstate.

2 As far as these piles that he was talking
3 about, they are nowhere around the parcels that we
4 are talking about.

5 CHAIRMAN STUTO: So, they are not even part of this
6 project.

7 MR. CAPONERA: No.

8 MR. DEVLIN: Are they on the property?

9 MR. CAPONERA: No.

10 MR. DEVLIN: Are they owned by your tenant or
11 owner?

12 MR. CAPONERA: My client owns a pretty significant
13 amount of properties in this area. This is 49 Railroad
14 Avenue where his office is. He owns this whole area back
15 here (Indicating). He recently acquired a commercial
16 area property which is here (Indicating). It is fairly
17 significant. I don't know what the acreage is, but is
18 quite significant.

19 MS. MILSTEIN: So, he owns the land where the dirt
20 piles are.

21 MR. CAPONERA: That's correct. An entity which he
22 is a member of, yes. It is an LLC.

23 CHAIRMAN STUTO: You can talk to him after about
24 that, but I don't think that is part of this project.

25 MR. CAPONERA: Would it be possible that we could

1 get the addresses of people that talk? I did not get
2 Kevin Devlin's address.

3 CHAIRMAN STUTO: Do you mind saying your address?

4 MR. DEVLIN: It's 58 Lockrow.

5 CHAIRMAN STUTO: Laurie Nelson.

6 MS. NELSON: How wide is this (Indicating)?

7 MR. CAPONERA: The distance between here in the
8 back of your property is about 73 feet.

9 MS. NELSON: Depending upon what might be in these
10 warehouse is, we could potentially be having trucks
11 coming in and out only 75 feet from the back of our
12 yard.

13 MR. CAPONERA: I trucks -- lumbering or whatever.

14 MS. NELSON: Noisy heavy dump trucks.

15 MR. CAPONERA: Yes. I would suspect that since this
16 is an industrial zone. They would have to be vehicles
17 getting back there.

18 MS. NELSON: That road that is back there - was
19 that there the last time?

20 MR. CAPONERA: The last time we were here, ma'am,
21 we had vacant areas.

22 MS. NELSON: So, noise would be my concern and
23 depending on what goes in here - the lighting. Because
24 the lighting that they have now which I understand is
25 perfectly legal, but because they cut so many trees in

1 the tearing apart of whatever they are doing over here
2 for his business -- the new lighting is, like I thought,
3 a spaceship was landing. I really don't want that going
4 into the back where my windows are.

5 CHAIRMAN STUTO: I will make some general comments.
6 When they come back, we are going to try to mitigate the
7 impact on the neighbors to the extent that we can. This
8 is a permitted use that they are coming in with.

9 Also, new lighting - our own engineers can
10 correct me if I am wrong - are just down type
11 lighting. I believe the particulars on that minimize
12 the impact on your neighborhood.

13 I invite you to come back the next time.

14 I'm not sure where they are all going to be
15 located. I don't think that there are going to be
16 doors where that passageway is. It's just a
17 passageway to get from one side to the other. How
18 frequent the traffic is, I don't know. We can talk
19 more particulars next time. We are going to do our
20 best when they get down into more detail - within
21 the parameters. Again, they are in an industrial
22 area.

23 We want to minimize the impact on you. It may
24 not be perfect, but we will get into the
25 nitty-gritty with that when we come back.

1 MR. SHAMLIAN: Is there a reason why on that
2 particular building the driveway could not be on the
3 front of the building instead of the back? If it's on
4 the rear of the building now -

5 MR. CAPONERA: I would have to defer to the
6 engineer who worked on this. I did not draw this.

7 Did you want to speak on that?

8 MR. COSTA: We can take a look at that. We can
9 look at that. Remember, we need to be sure with respect
10 to large truck delivering and how that will work. That
11 might be why we have it on that side. Once we put the
12 template on, we can move things around.

13 CHAIRMAN STUTO: Thank you. That is a good
14 suggestion.

15 Audrey Evans.

16 MS. EVANS: I live at 47 Lockrow Boulevard, right
17 where this big old warehouse is going to be. My house is
18 right in front of that.

19 I like this plan better than maybe what was
20 originally proposed, so I appreciate that. I think
21 we have to work with our neighbors since our
22 neighbors have to work with this.

23 I'm still concerned about noise. You hit it
24 right on the head when you said large trucks - large
25 vehicles. How often? How much? How much frequency of

1 traffic? That is a big concern. We get a lot of it
2 now. It's only can be increased. We have to work
3 together to kind of minimize that.

4 I think that all of my other points have pretty
5 much been addressed. I am still concerned.

6 MR. LACIVITA: The next time that this comes then,
7 could we do in an analysis of what is the pathway into
8 this building? Obviously, we are not going down through
9 residential, we are coming out through railroad and so
10 on. Can we show how that is not going to be impacting
11 the neighborhood?

12 MR. COSTA: Yes.

13 MS. EVANS: I think we are going to be impacted
14 when you direct traffic like that. I understand and I
15 think our neighbors understand that too. Living in that
16 neighborhood right now, we are still hearing a lot of
17 large equipment noise at all times. I don't think it is
18 any different than living by the airport. It might be
19 like living by the airport and I understand that is
20 going to happen.

21 I understand that we cannot tie these people's
22 hands either. It is commercial property. It is
23 industrial. They have got to be able to do their
24 work, but not the whole weekend and not at 3 o'clock
25 in the morning because they have a project that they

1 have to get out to.

2 MR. LACIVITA: The reason that I asked that, ma'am,
3 was because we use a term like traffic and roadway and
4 what behind there is actually a drive aisle for the
5 occupancy of this thing. I just want to show that whole
6 traffic impact and where the traffic is coming from and
7 how it will impact the specific site and not the
8 neighborhood as a whole. You do have other traffic
9 around that area that we have to deal with as well.

10 MS. EVANS: Thank you.

11 CHAIRMAN STUTO: Of all the sites, obviously that
12 one is the most sensitive.

13 MR. CAPONERA: Of course. The other ones are
14 several hundred feet from the area. We recognize that.

15 CHAIRMAN STUTO: Scott Bristol.

16 MR. BRISTOL: I was kind of just getting up to
17 speed on this.

18 MR. CAPONERA: Where do you live?

19 MR. BRISTOL: I live on 56 Lockrow Boulevard.

20 CHAIRMAN STUTO: Can you direct your questions to
21 the Board please.

22 MR. BRISTOL: I'm just getting caught up to speed
23 on this and I was wondering if this gentleman could kind
24 of walk through -

25 CHAIRMAN STUTO: We just did that.

1 MR. BRISTOL: My concern is the trees and the tree
2 line, light pollution, noise pollution edges the quality
3 of life in that area. I have been a resident of Colonie
4 for about 20 years. I did not grow up here. It seems
5 these small neighborhoods that were built in Colonie --
6 don't kind of turn your back on them and forget about
7 them. Let's keep them nice. It is a great place to start
8 raising a family, or as you get older going to a smaller
9 home and stuff like that.

10 That is my concern is the noise and the big
11 trucks and things going on at all times of the
12 night. I guess now we're just going to wait for some
13 more answers and for the next meeting.

14 CHAIRMAN STUTO: The way it looks like that it is
15 headed to me is that they are probably going to come
16 back with a formal application for something that looks
17 like this. They are taking the comments tonight and I
18 think the Board is saying please mitigate the impact on
19 the neighbors as much as possible. So, they are going to
20 revise it with all those comments and come back with a
21 more specified drawing. At that point, the next step in
22 the application would be for concept acceptance. It is
23 not a formal approval. It is not an approval but in
24 acceptance that you are heading in the right direction.
25 So, we take it step-by-step. The step after that would

1 be final, if everything went toward a green light. Then,
2 you get a lot more and she knew detailed drawings.

3 This is a sketch plan. It's like, we have a
4 sketch of this and what do you think? We have
5 another application and I think it is for concept
6 and a lot of that was going to be outside storage.
7 The neighbors didn't like it because of the dust in
8 the movement. That would've been a more active
9 outside site. He has come back with this, which so
10 far the feedback is more positive than the last
11 project. We are trying to refine it further. That's
12 where we are.

13 MR. BRISTOL: Thank you.

14 MR. LACIVITA: Victor, are we looking at possibly
15 spec building these locations?

16 MR. CAPONERA: I can't answer that question.
17 Probably not. Normally we don't suspect them because
18 it's tenants. He will then build the building to their
19 specs.

20 MR. LACIVITA: So, being that this is still
21 applicable and the uses are applicable, what will happen
22 is the first time tenants come through the Planning
23 Department and we put them through a change of tenant -
24 so, the hours of operation that we are hearing are of
25 concern, we can make those conditions in the future as

1 to operational.

2 CHAIRMAN STUTO: Does a subdivision come before
3 this Board?

4 MR. LACIVITA: Typically four and under his
5 administrative, based on a Land Use Law. based on the
6 fact that we are going through the process, I think we
7 can run in parallel. You don't have to approve it, but
8 we can approve the subdivision parallel.

9 CHAIRMAN STUTO: David Glotz.

10 MR. GLOTZ: I live at 45 Lockrow Boulevard. This
11 is definitely going to impact my residence.

12 Concerning the rear access road, I think that
13 if it were moved over in front of their building,
14 that would alleviate some of my concerns. I have
15 concerns about the noise also, as I can hear it from
16 over on Railroad Avenue the grinding machines are
17 running and the lights from their other property
18 shine right into our neighborhood at this time
19 lighting up a road. So, if they are only going to be
20 75 feet from my back door -

21 CHAIRMAN STUTO: I think it's from the back of your
22 property.

23 MR. CAPONERA: You are right here (Indicating).

24 CHAIRMAN STUTO: We would like the comments
25 directed toward the Board.

1 MR. CAPONERA: Certainly.

2 CHAIRMAN STUTO: I understand that it's helpful to
3 figure stuff out.

4 MR. CAPONERA: He just wanted to know how far the
5 back of his house was to the back of the buildings. It's
6 may be about 170 feet. The driveway which we show right
7 here (Indicating) is approximately may be about 120 feet
8 or 130 feet - maybe 140 feet.

9 MR. GLOTZ: Again, the lighting is a concern. I
10 don't want my backyard lit up like a baseball field.

11 One more concern that I do have is: What are
12 the hours of operation that the Town will allow
13 truck traffic coming in and out of here?

14 CHAIRMAN STUTO: We're going to do our best to
15 restrict that. We will deal with that at the next
16 meeting.

17 Chuck, please make a note of that.

18 MR. GLOTZ: Even at this time, we don't even know
19 what type of business would be going in or what type of
20 materials or anything. We don't know about that yet at
21 all, either?

22 MR. CAPONERA: No.

23 CHAIRMAN STUTO: That's correct.

24 MR. GLOTZ: The biggest thing is the noise in the
25 impact and the quality of life in the neighborhood. Our

1 neighborhood is being completely surrounded by all
2 commercial and industrial development at this point. It
3 is like we are getting sandwiched in there. I realize
4 they have the right to do what they want with their
5 property, but myself and my neighbors - we want to keep
6 the noise -- I want to be able to open my windows during
7 the summer months and not have all this noise coming in,
8 also.

9 CHAIRMAN STUTO: Okay, thank you.

10 That's the last name that I have on here. Is
11 there anyone else who would like to speak?

12 MS. DURKEE: My name is Mary Durkee and I'm at 54
13 Lockrow. My main concern is we have a lot of children on
14 that street. Kids wander. I wonder if there's any way to
15 find out what is going into these warehouses.

16 CHAIRMAN STUTO: Is there going to be fencing
17 around this?

18 MR. CAPONERA: Yes.

19 CHAIRMAN STUTO: There is going to be a fence
20 around it and there is going to be a use to it and it
21 will involve traffic and there is going to be cars that
22 will be parking there - possibly customers. The parking
23 spots that are here - and there will be deliveries and
24 so forth. There is no getting around that. But there are
25 fences and we are trying to get the spacing is far from

1 the houses as we can from the building. We are trying to
2 keep the road away from being in front of the houses and
3 we are trying to screen it the best that we can. There
4 will be activity in there, but it will be sentenced and
5 there will be no direct access to Lockrow.

6 MS. DURKEE: My other concern is that we have a lot
7 of teenagers in the area who move on to other buildings
8 in our area and have decorated these buildings. They
9 have broken into some of these buildings. That's why my
10 concern is what is going to be in those warehouses.
11 Would it be dangerous?

12 CHAIRMAN STUTO: I'm not defending the applicant,
13 but they are going to be brand new secured buildings.
14 There will be fences around them. They are going to have
15 night lighting that will not be bright lighting, but it
16 will be securing light at night, as well.

17 Correct me if I'm wrong.

18 MR. CAPONERA: Normally we have cameras around all
19 these buildings too.

20 CHAIRMAN STUTO: So, you take the precautions that
21 you take.

22 MS. DURKEE: I am hoping that we don't have any
23 hazardous materials or anything along those lines.

24 CHAIRMAN STUTO: They have not made any application
25 for anything like that.

1 Anyone else from the neighborhood?

2 (There was no response.)

3 Anything else from the Board?

4 MS. MILSTEIN: When you say office warehouse, is it
5 office and warehouse, or don't you know?

6 MR. CAPONERA: Typically my experience and doing
7 that is a small percentage of the building -- for
8 instance, over here (Indicating) you've got the SCP
9 Pools - I have been in it 100 times. It's got a big
10 warehouse in the back. It also has a 10% to 20% office
11 component. So, there are offices and there is
12 warehouse.

13 MS. MILSTEIN: I think that might help with the
14 neighbors to rest a bit.

15 MR. CAPONERA: That's a good question.

16 CHAIRMAN STUTO: Anything else from the Board?

17 (There was no response.)

18 Okay, we have given you see back and hopefully
19 we have given direction.

20

21 (Whereas the above entitled proceeding was
22 concluded at 9:05 p.m.)

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATION

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 _____

