

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 RIDGEVIEW MEADOWS AT NORTH COLONIE  
5 1126 LOUDON ROAD  
6 SKETCH PLAN REVIEW

7 \*\*\*\*\*

8 THE STENOGRAPHIC MINUTES of the above entitled  
9 matter by NANCY L. STRANG, a Shorthand Reporter,  
10 commencing on June 6, 2017 at 7:16 p.m. at The  
11 Public Operations Center, 347 Old Niskayuna Road,  
12 Latham, New York

13 BOARD MEMBERS:  
14 PETER STUTO, CHAIRMAN  
15 LOU MION  
16 BRIAN AUSTIN  
17 KATHY DALTON  
18 CRAIG SHAMLIAN  
19 SUSAN MILSTEIN

20 ALSO PRESENT:  
21 Joseph LaCivita, Director, Planning and Economic  
22 Development  
23 Michael Tengeler, Planning and Economic Development  
24 Michael C. Magguilli, Esq., Town Attorney's Office  
25 Frank Polsinello  
Benjamin Avery, Black Rock Construction  
Roger Keating, PE, Chazen Companies  
Brad Grant, PE, Barton & Loguidice

1           CHAIRMAN STUTO: Today is sketch plan and the idea,  
2           as I tried to say at the beginning is for the applicant  
3           to do just a sketch plan - a rough idea of what they're  
4           doing so that we can get a general idea of that as a  
5           Board.

6           The neighbors are not noticed. It's not a  
7           voting item. The neighbors are not noticed by mail,  
8           but they're always welcome to come and they are  
9           noticed on the web site. We don't take comment at  
10          sketch plan, but we obviously want to give the  
11          residents all the chance to give their input that  
12          they can. So, we want to space out this sketch plan  
13          which is relatively informal and a non-voting item  
14          to get the word out. It's a first notice of what is  
15          being intended for that property. Then, we want to  
16          give an opportunity for the residents to digest it,  
17          to make their comment and then bring them back. At  
18          that time, we'll take comments from the neighbors.

19          Joe, did you work out a schedule for that?

20          MR. LACIVITA: Yes, the applicants and I - we  
21          talked upstairs. The meeting of the 20th is going to be  
22          postponed until a meeting in July which is going to be  
23          July 11.

24          With that being said, the applicant is going to  
25          be hosting a June 20 meeting for the neighbors

1 specifically on and off-site location. He will be  
2 notifying all the residence. If you want to leave  
3 your name -- obviously you have been notified since  
4 most of you are here. So, there will be an off-site  
5 meeting hosted by the applicant's and his design  
6 team on the 20th in order to you further into the  
7 process as to how this project is evolving.

8 Again, it will come back on July 11th on the  
9 single-family component of the project, but that  
10 will be afterwards.

11 CHAIRMAN STUTO: This Board has always, as a  
12 practice, tried to get as much information as possible.  
13 We think that feedback - back and forth -- we always get  
14 great comments from the neighbors. Some of the issues -  
15 maybe you can work out at that meeting, or a lot of your  
16 questions may be answered. So, we hope the opportunity  
17 is a good one for everybody.

18 MR. LACIVITA: Again, let me summarize it again  
19 Peter. As we talked a little bit earlier, the PDD  
20 request that came in as an inclusive project which  
21 included the memory care component that you're going to  
22 hear about shortly, a senior component and a small  
23 retail component - was done by Resolution 91 of 2017  
24 which is dated January 19th. It was unanimously adopted  
25 by the Town Board and came to the planning process.

1           Tonight we're going to hear a sketch plan review on the  
2           overall project, but I wanted to introduce the  
3           development team.

4                     Frank Polsinello - did you want to give an  
5           introduction and introduce your team, as well?

6                     MR. POSINELLO: Thank you.

7                     Hello, everyone. I'm Frank Polsinello. I live  
8           in Dutch Meadows at 15 New Holland Drive. I know a  
9           lot of you.

10                    I have lived in the Town of North Colonie for  
11           almost 20 years. I bought this property - the  
12           Bednarczyk 28 acres - last July knowing that there  
13           is a lot of development and things starting to come  
14           up Route 9 and knowing that we have to drive all the  
15           way down three miles south or north to go to a  
16           restaurant.

17                    Anyway, what we want to do is have a really  
18           well-designed development that will be beneficial to  
19           everyone.

20                    What I have done in the process is I have a  
21           partner, Black Rock Construction from Colchester,  
22           Vermont. They have done a number of these senior  
23           housing canvasses. There is usually a residential  
24           component.

25                    So, I'm going to let Ben Avery from Black Rock

1 Construction tell you more about the project.

2 MR. AVERY: Hi everybody. It's always good to see  
3 a big crowd.

4 Again, my name is Ben Avery. Our firm is a  
5 construction/development firm based in Burlington,  
6 Vermont. We are a younger firm; six or seven years  
7 old. We're a family business and four years ago we  
8 got into the senior care business. We were primarily  
9 a residential home builder with some experience in  
10 multi-family mixed use but senior really spoke to  
11 us, particularly northern New England as an  
12 opportunity. It's really an underserved segment of  
13 housing. In particular in our area -- and really  
14 what we have seen here in the Capital Region as well  
15 where there are a lot of new seniors, coming on-line  
16 -- a lot of the senior housing that's out there is  
17 aged. It's 30 years old or 40 years old and it  
18 really isn't designed or constructed to meet the  
19 needs of today's seniors.

20 A big piece of what we look for when we plan  
21 a campus is what you see behind you. Most of our  
22 campuses include an independent component, an  
23 assisted component, a memory specific component. We  
24 feel very strongly in the industry and our operating  
25 partners feel very strongly that memory specific

1 buildings are critical to the success of these  
2 campuses. Residents who have acuity levels that  
3 require memory care require a very specific kind of  
4 care and really it's must easier for them to be in  
5 their own facility in their own space and not be  
6 living in a corridor. Many of the facilities now -  
7 you'll have an assisted living facility and they  
8 have a secure corridor and those folks - their world  
9 is a hallway, with the exception of mealtime. So,  
10 we, as a firm and the operators that we work with  
11 feel very strongly that the memory care component is  
12 a key component to all of our projects.

13 Then, lastly we have market rate housing that  
14 varies, depending on site. With this particular  
15 site we anticipate - we have looked at cottage-type  
16 housing, but we're also considering a type of  
17 housing that is more in-line with what is in Dutch  
18 Meadows. So, we're still refining that but we want  
19 it to be a part of the community and be a good  
20 neighbor.

21 As Joe said, I believe very strongly in public  
22 input. I can tell you that - I don't know how many  
23 dozens of projects I've planned over the last 10  
24 years, I've had an off-site meeting with every one  
25 of them that I can honestly say that there isn't one

1 of them that I haven't made changes as a result of  
2 that meeting. We take very seriously what folks'  
3 input is and we really look to incorporate those  
4 ideas when possible. What I usually ask of folks is  
5 if you can accept that there is going to be  
6 something there on that land, then I can accept that  
7 you folks have input on what is there. That two-way  
8 conversation is critical.

9 What I will do when I leave tonight - I'll  
10 leave a stack of my business cards on the table over  
11 there. What is helpful, in addition to the notice  
12 that will go out for the meeting on the 20th - it's  
13 also helpful for you, as a community, if you have  
14 one or two folks who sort of organize - it's helpful  
15 for me to have one or two points of contact. I'm  
16 happy to have an on-going dialogue with people. It  
17 doesn't need to be housed or communication into  
18 these specific meetings. In fact, that on-going  
19 dialogue is what I think is critical for us hearing  
20 you and to make sure that what we are bringing forth  
21 is the best that it can be. I'll leave those cards  
22 and certainly any one of you is welcome to contact  
23 me or if there is a couple of folks who want to sort  
24 of spearhead it, that can definitely make things  
25 easier.

1           Let me introduce Roger Keating from Chazen  
2           Companies. He's going to go over just the overall  
3           concept plan. I'd like to just say that the  
4           residential component is pretty sorted out at this  
5           point. The senior care component is still fluid.  
6           We're talking to different operating partners right  
7           now. Those components will shift. It's not that it  
8           might shift, it's that they will. What you see for  
9           the large scale buildings on the plan right now is  
10          not what you will see when we are ready to bring the  
11          senior care component through the PDD process. We're  
12          still refining there and again, that's why it's a  
13          great time and a great opportunity for folks to  
14          consider.

15                 MR. POLSINELLO: So, again, that's Roger Keating  
16                 from the Chazen Companies.

17                 Ben, you did a great job summarizing the  
18                 different types of uses. That's one of the things  
19                 that I wanted to hit upon.

20                 The site is located along Route 9. It is a  
21                 split-zone property, as Joe had mentioned earlier.  
22                 The front portion along the front of Route 9 is in a  
23                 commercial corridor. It's the COR zoning district  
24                 of commercial/office/residential and then the rear  
25                 portion of the site is the SFR which is the single

1 family residential zoning district.

2 The single family component, as Ben mentioned,  
3 is primarily focused along the rear portion of the  
4 project site. That portion is an extension there of  
5 Weatherby Court and Bergen Woods Drive. Those  
6 developments, years ago, had temporary dead-end  
7 cul-de-sacs where the future extension of those  
8 roadways were planned that we have proposed, takes  
9 those temporary cul-de-sacs and extends those  
10 roadways into the residential portion of our  
11 project. Then, from that portion of the residential  
12 project there is also an extension to the adjoining  
13 CGM project which is also single family residential  
14 for the extension of the Welding Way roadway.  
15 From the transition from the residential area that's  
16 in the rear of the project, as we get to the more  
17 central portion of the project, is the memory care  
18 facility that Ben had mentioned.

19 CHAIRMAN STUTO: Can I ask you a question? Is the  
20 roadway going to go all the way through or is it not?

21 MR. POLSINELLO: The roadway all the way through -

22 CHAIRMAN STUTO: So, the residential connection to  
23 Route 9.

24 MR. POLSINELLO: Let me continue on with that a  
25 little bit so I can hit upon that.

1           CHAIRMAN STUTO: I think that there are a lot of  
2 issues about that.

3           MR. POLSINELLO: I'd be happy to get into that.

4           With respect to the memory care - must less  
5 traffic and things like that are associated with  
6 that - a memory care type facility.

7           MR. AVERY: And they are traditionally single story  
8 buildings. That's what is envisioned there which is why  
9 we chose this location is that it's the least impact on  
10 any abutting residential homes.

11          MR. POLSINELLO: Correct. So, with respect to this  
12 driveway that you see here, the intent of that is to be  
13 a private driveway; it's not to be a public road that  
14 takes people down and interconnects through. The  
15 intention was to have this road dead-end here with some  
16 sort of flowers or something along those lines to  
17 restrict the access.

18          CHAIRMAN STUTO: I think that the anxiety was that  
19 there was going to be a thoroughfare or short-cut -  
20 people coming from Route 9 to get to Boght Road or  
21 whatever and cutting through the neighborhood. That's  
22 not going to be a possibility.

23          MR. POLSINELLO: We're not proposing this as a  
24 thoroughfare. This is a private driveway that is our  
25 roadway.

1           CHAIRMAN STUTO: And it's going to be blocked off.

2           MR. POLSINELLO: With some sort of barrier - likely  
3 something that we can allow for emergency vehicles to  
4 get through.

5           CHAIRMAN STUTO: Joe, was that a comment at the DCC  
6 meeting - the departmental meeting? What do you remember  
7 from that?

8           MR. LACIVITA: That was one of the conversations  
9 when it initially came in. There was a conversation in  
10 keeping the integrity of the single family intact.  
11 Their initial design showed somewhat of a cul-de-sac  
12 with a private road going the opposite way, if I  
13 remember correctly. That became this hammerhead and the  
14 dead-end to it, again, keeping the integrity of the  
15 single family intact.

16          CHAIRMAN STUTO: Thank you.

17          MR. POLSINELLO: So, once again, we're  
18 transitioning from the single family use to that low  
19 intensity type of use that's with the memory care. As we  
20 progress toward the commercial portion of the project  
21 site based upon zoning, that's where we find our  
22 mixed-use style type of development where we have th  
23 assisted living for the senior citizens, as well as  
24 mixed-use component that has also some independent  
25 housing as well as potentially some commercial

1 components; ideally, like a medical office or some  
2 service oriented type of business would be a good target  
3 for that type of area up front.

4 So, just continuing on with the access  
5 discussion - again, this is a private driveway or  
6 roadway. We'd also have a right-in/right-out. This  
7 is right near the approximate location of where the  
8 existing driveway is that used to service the small  
9 business that was along Route 9. So, we would have  
10 our access points there. Again, from the access  
11 points to the residential portion primarily being  
12 through Weatherby Court, Bergen Woods Drive and we  
13 also have the future connectivity to the adjacent  
14 CGM development.

15 From a utility standpoint - I'll just touch on  
16 some of the nuts and bolts on this. We have public  
17 water and sewer along New York State Route 9. The  
18 sewer ends just to the south of our property. There  
19 is an easement that terminates there. We bring the  
20 sewer up into the project, across the frontage of  
21 the project site to service these buildings and then  
22 we also potentially allow for some future  
23 connectivity elsewhere. There is adequate water  
24 along Route 9 which would just be service  
25 connections.

1           As we look toward the rear portion of the  
2 project site, there were dead-end connections for  
3 water and sewer at Weatherby Court and Bergen Woods  
4 Drive. One of the things that was talked about with  
5 the Town is to get a good interconnection with  
6 respect to the water services here which would allow  
7 for the dead-end section that is on Weatherby Court  
8 to be linked with Bergen Woods Drive. So, we would  
9 get a nice waterloop there. Then, those services  
10 would then be extended within the project site that  
11 would also service the single family residential as  
12 well as our memory care with a connection that would  
13 extend over to the CGM development.

14           Stormwater for the project site - as we develop  
15 the project site we proposed a number of stormwater  
16 management practices and locations throughout the  
17 project site. We would envision a lot of source  
18 capture control here - the upper portion of the site  
19 - meaning that we would try to do a lot more green  
20 infrastructure along those lines where we would have  
21 the highground up here on Route 9 as that  
22 transitions down into the central portions of the  
23 site. We have some stormwater management practices  
24 that would dedicated for the memory care as well as  
25 some of the other portions of the project within the

1 central portion and one in the back. Everything  
2 generally flows to the northwest to a closed  
3 stormwater system that drains off-site in that  
4 direction [Indicating].

5 Just one of the last things that we had  
6 identified on the plans was for some  
7 interconnectivity with the remaining neighborhoods.  
8 We provided a small parking area that is within this  
9 portion of the project site with some trails that go  
10 through the wooded portion of the site that allows  
11 for some pedestrian connections to get over to the  
12 Nottingham Way area as well.

13 So, in general that's the big overview. Just to  
14 put it to you in a bigger perspective - it's just a  
15 bigger footprint of the entire area so that you can  
16 see where some of the adjoining roadways and  
17 everything are. We have Route 9 down here at the  
18 bottom we have Weatherby Court, Bergen Woods Drive  
19 and Boght Road is over here (Indicating). CGM  
20 developed is overlaid so you can see how the  
21 interconnectivity is.

22 CHAIRMAN STUTO: Can you trace that, just so we  
23 know?

24 MR. POLSINELLO: Sure. This is the other  
25 development that is adjacent to us (Indicating).

1           CHAIRMAN STUTO: That is being proposed.

2           MR. POLSINELLO: That's correct. I just wanted to  
3 have that as a point of reference so that you can see  
4 how the Boght Road piece all connect together.

5           Ben, is there anything else that you would like  
6 to add with respect to the buildings and the types  
7 of use that we didn't touch upon?

8           MR. AVERY: I think that covers it. We feel as an  
9 organization that this is an important use. A couple of  
10 things that I hear all the time is people are worried  
11 about traffic and activity. These types of senior  
12 complexes are low impact. Memory care, in specific,  
13 which is the component located here - it's a secure  
14 facility. These folks aren't going outside. There is  
15 very little activity associated with those types of  
16 uses. We just want to be a good neighbor. We want our  
17 facilities to fit seamlessly into the community. The  
18 other facilities that we have built in other states -  
19 they do that and we feel that we're meeting a public  
20 need.

21           The other comment that I hear a lot - folks  
22 worry about property values and things like that.  
23 What we are proposing - some folks may choose  
24 single-story. It's very popular these days. The  
25 types of housing and the price points that we

1           envision here are not going to diminish your  
2           property values. The average new construction home  
3           cost 20% more and is valued 20% higher than an  
4           existing home. It's just in my experience I have  
5           never seen that. These comps are going to come in  
6           higher than yours. We are developers and we are not  
7           going to leave that money on the table. We really  
8           envision a similar type house, certainly from a  
9           value standpoint.

10           MR. POLSINELLO: One of the other things about  
11           developing the project is from living in the  
12           neighborhood - for the longest time there was never even  
13           a home for sale in Dutch Meadows or Bergen Woods.  
14           Everybody was of the age where kids were going to school  
15           and everybody was content. Time has passed and 20 years  
16           has gone by. There are empty nesters there now and I've  
17           seen a number of people as homes were being sold -- that  
18           there aren't many options and people are like, where do  
19           I go? They're going to Saratoga condos or to other  
20           places. So, whether your assisted living or independent  
21           living, it's not finalized yet. There are some market  
22           rate apartments. There are going to be some options for  
23           empty nesters who won't have to go so far if you still  
24           like Colonie and that area.

25           MR. AVERY: Mr. Chairman, we'll turn it back over

1 to you.

2 CHAIRMAN STUTO: We have a Town Designated  
3 Engineer, Barton and Loguidice. In this case that's the  
4 engineer reviewing it on behalf of the Town.

5 Brad, I know that you haven't done the formal  
6 review yet and it's only a sketch plan, but do you  
7 have any preliminary comments on this?

8 MR. GRANT: Yes, I do. On the assisted living  
9 facility and the mixed use along Route 9 - I have to  
10 talk stormwater management because we have also reviewed  
11 the project next to it. There is some sensitivity in  
12 this area. I didn't see any stormwater management  
13 proposed for what is along Route 9. What is the intent  
14 there? Would they be doing something of their own or  
15 sending it -

16 MR. KEATING: It will be a combination of both.  
17 We'll have some practices that will be within and around  
18 the buildings. For instance, for the roof run-off we  
19 will have some bio-retention areas and things along those  
20 lines - more source control, at that point near and up  
21 close to the building. Then, as we come down the  
22 hillside - because of the driveway we will need to be  
23 able to capture and treat run-off that is associated  
24 with theirs. The vision of it was to do a lot more  
25 source control here that discharges ultimately to the

1 collection system and then bring it down to the  
2 stormwater management areas that you see here in the  
3 central portion of the site, which could serve both  
4 parties in that respect. You would have the memory care  
5 that may be able to utilize some of that as well.  
6 That's the general vision of how you would address the  
7 drainage from a treatment train.

8 MR. GRANT: I'm going to kind of do in pieces here.  
9 We were talking about Route 9. That would be piped down  
10 the driveway?

11 MR. KEATING: Yes, we would need to have some  
12 collection on that driveway, yes.

13 MR. GRANT: There is a lot of topography here.  
14 From looking at all the contours on here, that would be  
15 quite a slope to some of this. The assisted living  
16 facility spans some of that. I would encourage use or  
17 consideration of blue roofs so there is supply and  
18 control right from the get-go at the source.

19 MR. KEATING: Source control.

20 MR. GRANT: Now this volume going downstream -  
21 there is a large wetland system to the north -

22 MR. KEATING: The central portion.

23 MR. GRANT: Yes, and that goes off towards  
24 Nottingham Way. What I don't know is the relief point  
25 for that. Does that go through a culvert or a series of

1 culverts at Weatherby, similar to CGM going to Bergen?

2 MR. KEATING: Yes, there is a culvert that is right  
3 back here along this property line (Indicating).

4 CHAIRMAN STUTO: We're going to take all the public  
5 comment, but it's not going to be tonight.

6 MR. GRANT: As the sensitivity toward the existing  
7 culvert near the end of Bergen Woods, we're looking at  
8 CGM and there were some revisions made. The stormwater  
9 management facility got moved up, more or less, to the  
10 middle of that lower area. I don't see it here but I  
11 believe that the outflow of that may be going down into  
12 Weldin Way into this direction.

13 MR. KEATING: From CGM?

14 MR. GRANT: Yes.

15 MR. KEATING: No, the primary discharge was more  
16 towards the central portion of that project site. There  
17 is a culver that was here (Indicating). That's the  
18 primary discharge point there. This divide is over on  
19 this particular side. So, there are two different  
20 discharge points.

21 MR. GRANT: The other thing that I want to make  
22 sure that you're sensitive to is not only the pre versus  
23 post but looking at the post, what is there. You may be  
24 able to detain to levels of existing run-off. These are  
25 clay soils, hence the wetlands. So, they do have a

1 higher run-off capability. But looking at those  
2 culverts, they're 24-inch. That's something that I would  
3 like modeled down there (Indicating); what happens for  
4 the 50 and the 100 year? Are we overflowing on driveways  
5 or is it able to be contained in the ditch and not head  
6 up to the point of having concerns in adjacent areas  
7 here.

8 The water main - I wasn't at the DCC meeting  
9 but were they looking to loop that up to Route 9 or  
10 was it just the looping down on the lower -

11 MR. KEATING: I talked with John Frazer at the DCC  
12 meeting. He had a suggestion to extend the water up  
13 across and running an easement between the memory care  
14 and behind the buildings and then bring that line back.  
15 So, he was only looking for the lower portion to have  
16 that with a stub to the side. He wasn't looking for that  
17 to come up to Route 9.

18 MR. GRANT: If an ambulance needed to get to the  
19 memory care facility, they're going down a private  
20 drive?

21 MR. KEATING: That is correct.

22 MR. GRANT: I don't know if you've done any  
23 preliminary profiling, but what grade would that drive  
24 be?

25 MR. KEATING: The max pitch preliminary grades were

1 around 10%. So, we have a lot of grading in that steep  
2 proportion there.

3 MR. GRANT: Because I know that's more than a Town  
4 road and it's private, but emergency vehicles have to  
5 get there.

6 MR. KEATING: Understood.

7 MR. GRANT: I have a number of concerns on  
8 stormwater management and addressing things close to  
9 their source, considering blue roofs for the larger  
10 buildings. We have some stormwater management areas.  
11 Some are located or at least outlined in some fairly  
12 steep areas. We have to know where all of this water  
13 goes on this area.

14 MR. KEATING: Sure, understood. As we advance  
15 through the process we will certainly be providing you  
16 with a model.

17 MR. GRANT: Does any soil exploration happen here?

18 MR. KEATING: I'm assuming that we're going to have  
19 some. We haven't gone and done the deep tests just yet,  
20 but we will be scheduling that here shortly. We wanted  
21 to get through these meetings to just make sure that  
22 everybody was generally on-board with the concept of  
23 those areas.

24 MR. GRANT: The long-dash and short double-dash  
25 line - are those the trails?

1 MR. KEATING: Yes, that would be the trails.

2 MR. GRANT: That must be a paper street that goes  
3 out there?

4 MR. KEATING: There is a paper street there, yes.

5 MR. GRANT: I think that the wetlands, more or less  
6 - that's never going to be any road going out there.

7 MR. KEATING: No, that's not what we intend to do.  
8 There are no wetlands up here on this portion of it  
9 here. In theory, you could bring a road back through  
10 that zone but that was looked at and decided against it.

11 MR. GRANT: That's all I had.

12 CHAIRMAN STUTO: Do the Board Members have any  
13 other comments or questions?

14 MR. SHAMLIAN: I'm counting on the map and the  
15 narrative says 19 and I only count 15.

16 MR. AVERY: It's 15. There are 14 here and one on  
17 the paper street.

18 MR. KEATING: There are 19 lots, but not all of  
19 them are residential.

20 MS. MILSTEIN: I have a question for the developer.  
21 Can you give us some names and locations of some of the  
22 projects that you have developed and built that are  
23 similar to this? Have you done a project of single  
24 family, memory and assisted living?

25 MR. AVERY: Yes. We have one in Essex, Vermont that

1 is about to engage the final stage of construction which  
2 is the assisted living component. The memory care was  
3 opened in the fall of 2016. The single family component  
4 in that, just due to the market in Essex, we did an  
5 attached housing. We did an 1,800 square foot  
6 three-bedroom townhouse style unit. I wish that I had 37  
7 of them. They have been very popular. It's sort of  
8 furthers that concept.

9 MS. MILSTEIN: What is the name of that  
10 development?

11 MR. AVERY: Spring Village in Freeman Woods. Then,  
12 we also permitted a project which we're hoping the  
13 operator is willing to start construction - maybe in the  
14 third quarter of this year in Wolfeboro, New Hampshire.  
15 We took that through a very difficult planning  
16 permitting process in a small town. Again, crowds like  
17 this are not unusual. I'm used to it. Each one of those  
18 had concerns and we managed to address those concerns.

19 Actually, if you go to our website there are  
20 images of the Spring Village project and what I will  
21 do is on the 20th I will bring some renderings of  
22 buildings and where the design features might be.  
23 It might be a little different. Things up north are  
24 a little more cottagy. It will give you an idea of  
25 the scale and the feel and the quality of what we

1 do.

2 Again, our bones are in residential  
3 construction, particularly high-end luxury homes.  
4 Ironically, it's like Dutch Meadows type stuff. Our  
5 sweet spot is \$500,000 to \$700,000. We bring that  
6 of quality to the larger scale buildings we build,  
7 as well.

8 CHAIRMAN STUTO: Any other questions from the  
9 Board?

10 (There was no response.)

11 Thank you.

12 To repeat what we said before, the June 20th  
13 meeting for this project is postponed until July  
14 11th. The applicant has agreed to have a public  
15 meeting to meet with the neighbors at a site yet not  
16 determined. How do we get the notice out to the  
17 neighbors?

18 MR. LACIVITA: Two things will happen. Ben and  
19 Frank have agreed that they will notify the residents  
20 based on the current listing. Ben is also going to  
21 supply contact information for him directly and when a  
22 site location is identified, being that this is a  
23 private meeting, we will take the information as well.  
24 If anyone calls my office, we can at least let them know  
25 where it is - time and location.

1 CHAIRMAN STUTO: You really have a bunch of cards?

2 MR. AVERY: Correct. That meeting will be on the  
3 20th. So, I'm assuming that most of you who are planning  
4 on being here on the 20th - it should be an easy  
5 transition.

6 CHAIRMAN STUTO: Thank you.

7 Any other further business Joe?

8 MR. LACIVITA: Just a reminder that our next  
9 Comprehensive Plan meeting is June 21st at 6:00 right  
10 here.

11 CHAIRMAN STUTO: Okay, thank you to the residents  
12 for coming. Hopefully you've learned a little bit and  
13 will learn more in the process.

14 FROM THE FLOOR: Can you tell us when there is  
15 information about the CGM project that we can come and  
16 learn about?

17 CHAIRMAN STUTO: Sure.

18 Do you have anything on CGM right now?

19 MR. LACIVITA: Nothing at this point in time. When  
20 it's ready to come to the Planning Board, they will be  
21 notified.

22 CHAIRMAN STUTO: What stage are we at? I've  
23 forgotten.

24 MR. LACIVITA: Roger, you're on it. We're at  
25 preliminary final?

1 MR. KEATING: Yes. So, we'll be coming back in  
2 with revised plans.

3 CHAIRMAN STUTO: So, they haven't submitted their  
4 revised plan.

5 MR. KEATING: We are addressing the last comments.

6 CHAIRMAN STUTO: Okay, thank you. We are adjourned.

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8 (Whereas the above entitled proceeding was  
9 concluded at 7:06 p.m.)

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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 \_\_\_\_\_

