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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

P & L WAREHOUSE
80 LOCKROW BOULEVARD
17 INTERSTATE AVENUE AND 18 KAIRNES STREET
APPLICATION FOR CONCEPT ACCEPTANCE

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter Commencing
on September 12, 2017 at 7:22 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- BRIAN AUSTIN
- CRAIG SHAMLIAN
- STEVEN HEIDER
- KATHLEEN DALTON
- SUSAN MILSTEIN

ALSO PRESENT:

- Kathleen Marinelli, Esq. Counsel to the Planning Board
- Joseph LaCivita, Director, PEDD
- Victor Caponera, Esq.
- Don Allard, Conservation Advisory Council
- David Gletz
- Mary Darian
- Audrey Evans
- Marie Nelson
- Kevin Devlin
- Christopher Ruff, Chief, Fuller Road Fire Department

1 CHAIRMAN STUTO: Okay, the next project is P & L
2 Warehouse, 80 Lockrow Boulevard, 17 Interstate Avenue and 18
3 Kairnes Street, Application for concept acceptance, three
4 warehouse/office buildings totaling 71,250 square feet.

5 Joe LaCivita, do you have any introductory
6 remarks on this?

7 MR. LACIVITA: Just to get some dates on the
8 record, we saw this project when it came before the DCC on
9 June 17, 2017. We saw it first at sketch plan on May 9,
10 2017.

11 The neighbors wanted to see something a little
12 more concrete than the prior plan.

13 Victor is here to talk about where we have
14 taken it and for concept acceptance.

15 CHAIRMAN STUTO: Okay, we'll turn it over to the
16 applicant.

17 MR. CAPONERA: Mr. Chairman and Members of the
18 Board, Joe is almost correct with all of his dates. What he
19 didn't tell you is that were here a third time and that was
20 on November 1, 2016. We came in front of this Board and at
21 that time there was a proposal for just a development of the
22 land and no buildings. There were several neighbors who
23 showed up from Lockrow that had concerns about really what
24 is going to go there. They wanted the applicant to be a lot
25 more specific. Obviously, we have pulled those plans and

1 what Nick is handing out to you now should be the proposed
2 elevations of the three warehouses.

3 Anyway, we pulled those plans and that's where
4 we get into what Joe was just saying when we came in front
5 of the DCC on 1/25/17 and then on 5/9/17 when we showed
6 you the plans.

7 What I'd like to talk to you about is - this is
8 the plan that we came in front of this Board with in May
9 of this year. After the meeting was over -- let me just
10 start from the beginning here.

11 If you can see on this plan there are two pink
12 diagrams on this. These are existing lots. This is a lot
13 on which there is a warehouse that is owned by the
14 Hoffmans and this is a warehouse that is purchased by my
15 client. It's being redone now.

16 If anyone has been by there, the whole outside
17 is being redone for a new tenant. The property that it
18 outlined in the orange is the piece that we are talking
19 about.

20 So, the proposal that we brought in May was to
21 do the following.

22 Just follow me on this because this is kind of
23 important.

24 What the proposal is for this lot (Indicating)
25 that is existing will become this larger lot and become

1 one lot on which we have proposed this 30,000 square foot
2 warehouse. It's single-story, about 25 feet high. The
3 second lot would combine this piece that is already there
4 and create a lot with frontage obviously on Interstate.

5 The third would be this lot over here
6 (Indicating) that I numbered one, which has frontage on
7 Interstate also - about 75 feet of frontage with 21,000
8 and 21,000 and 30,000 square feet. These are all
9 warehouses and you have seen in front of you the proposed
10 elevations of what these warehouses would look like.

11 So, after that meeting that we had in May, we
12 went out, as we always do, and met with the neighbors.
13 Some of them are here tonight. The folks that live on
14 Lockrow wanted this changed. They didn't want to see the
15 road going behind the warehouse that was closest to their
16 property. So, we revised the plan.

17 We're going to show you what we did.

18 What we did was take away the road behind the
19 building that was proposed in May.

20 If any of you want to come up closer and look
21 at this -- you might want to look at this.

22 So, there is no more pass-thru road and now
23 it's over on this side between the existing building and
24 proposed building (Indicating) which the neighbors felt
25 would afford them more privacy. There is also this paper

1 street that extends out here. It was on the other plan.
2 The proposal is to abandon that street and the folks that
3 live on either side will enjoy that because they won't
4 ever have to worry about a road going through there. So,
5 this is the proposal. You will see that in addition to
6 maintaining the buffer of trees, there is also a proposal
7 to plant additional trees, as you can see, along here as
8 well as the fence - a solid fence. Everything else is
9 pretty much the same.

10 Chuck Voss wrote a letter that he will talk
11 about in a few minutes that we have gone over and
12 discussed. He did want the row of trees extended out a
13 little further to give further protection to those folks
14 that live on Lockrow. Essentially, that is the proposal
15 that we came before you in May. We did make these changes
16 after listening to some of the suggestions of the
17 neighbors to afford them additional privacy and that's
18 what we did.

19 CHAIRMAN STUTO: This is a technical question. Is
20 this a subdivision also? Will this be a subdivision in the
21 end?

22 MR. CAPONERA: That is an interesting question
23 because we are actually doing lot line adjustments, but I
24 believe the Town has viewed this as a subdivision.

25 CHAIRMAN STUTO: So, when we get further along in

1 the process, will have to deal with the technicalities.

2 Okay, we had a Town Designated Engineer, Chuck
3 Voss, who has reviewed this on behalf of the Town from
4 Barton and Loguidice.

5 Chuck, do you want to give us your comments on
6 this?

7 MR. VOSS: Since the Board has seen this many
8 times and through many iterations, I'll be relatively brief
9 with our letter.

10 The project has certainly gone through a bit of
11 a transformation based on the last time that it was here
12 and I think that it's a good transformation based on the
13 public's comments.

14 We certainly concur with the idea of sliding
15 the proposed warehouse - number 18 - forward and
16 maintaining the buffer in the back and maintaining the
17 tree line that's there in the back on the applicant's
18 property, enhancing that with additional trees and
19 landscaping and the addition of the fence and I think that
20 will provide a security factor.

21 One of the things that Victor and I discussed
22 last week that kind of adds to that is - Vic, you sure
23 that there is a level of security lighting off the back of
24 the building, but not such that it spills over onto the
25 adjacent properties? In other words, you don't want to

1 create a dark zone or a black zone behind these buildings
2 but at the same time, you don't want to overlight them.
3 They were perfectly amenable to looking at some options
4 for that, as the project evolves.

5 From an engineering standpoint, we think that
6 the access to certainly 18, 17 and then 17A works well
7 with this configuration. We don't see any real conflicts
8 with existing access or curb management coming off of
9 Kairnes or Interstate. Truck traffic should be able to
10 move in and out of these sites relatively easily with the
11 elimination of that access road behind 19. So, from an
12 access management standpoint, we're not necessarily
13 concerned there.

14 If you spend any amount of time on that one
15 little piece of Interstate, basically out in the front of
16 17, 17A - it's a relatively quiet street, believe it or
17 not, back in there. It doesn't see a lot of traffic. It's
18 a wide roadway. Certainly two tractor trailers can slip
19 past each other without any problems. So, the proposed
20 curb cut down on Interstate, I think, will work well in
21 that location. It will certainly service 17A, and 17 well.
22 The new proposed curb cut with 18 and that lot-line
23 adjustment combining it with an existing building should
24 work very well in that area as well.

25 From a utility standpoint, everything is there

1 on-site; water, sewer, power. The stormwater management
2 plan is certainly still evolving with Nick. As that
3 matures, we'll have a better sense of how that is going to
4 work. As of now, it looks like the site can handle pretty
5 much everything that they proposing.

6 As you know, the use is an allowed use in this
7 area.

8 At this point, we don't see any waivers,
9 Victor. I don't know if there is anything proposed in that
10 department. Other than that, there are typical technical
11 questions that we ask at this level for more detail.

12 CHAIRMAN STUTO: Does the Board have any comments
13 or questions before we turn it over to the residents?

14 (There was no response.)

15 We have Don Allard from the Conservation
16 Advisory Committee.

17 MR. CAPONERA: May I have just one second?

18 CHAIRMAN STUTO: Sure.

19 MR. CAPONERA: After our last meeting, the
20 neighbors invited me over to Lockrow. I accommodated them
21 because they wanted to drive me to the end which I did do
22 and look in this area (Indicating) where these commercial -
23 the warehouses are.

24 Chuck made a comment about the lighting and I
25 saw - I don't know who was with me that night. They were

1 right. I have already talked to my client about doing -
2 it's some kind of a shield that you put up. Cut-off is
3 the word I was looking for.

4 This is going to have to be something that the
5 Board takes into consideration after seeing what I saw.
6 Sometimes you don't know until you go and you actually
7 visit the property and see what they're talking about. I
8 just want to make that comment - that we are aware of it
9 and we will accommodate for that.

10 CHAIRMAN STUTO: You're retro-fitting an existing
11 building with that?

12 MR. CAPONERA: My client's building, yes. As
13 these go - the same thing.

14 CHAIRMAN STUTO: Okay, thank you.

15 Mr. Allard?

16 MR. ALLARD: Don Allard, Conservation Advisory
17 Council.

18 The CAC reviewed this project and we're looking
19 for clarification on the short EAF on number 15 and 20.

20 Number 15 indicates that the site contains a
21 species of animals or associated habitats listed by the
22 state or federal government as a threatened or endangered
23 species.

24 Number 20 indicates that the site of the
25 proposed action or an adjoining property has been the

1 subject of remediation for hazardous waste. If the
2 developer could just clarify those two points?

3 In regards to the trees, it looks like - and
4 correct me if I'm wrong - these trees will all be removed
5 or replaced. Is that what I am seeing there?

6 MR. COSTA: The tree line would be cut back to
7 about there (Indicating) and then we're going to supplement
8 that area with new trees.

9 MR. ALLARD: So, the trees that are there now
10 will remain?

11 MR. COSTA: Yes, that buffer will remain.

12 The same thing back here, also (Indicating).

13 MR. ALLARD: Thank you.

14 So, it's our understanding that many of the
15 trees will remain undisturbed and they will be used as a
16 buffer between the project and the eight family
17 residences.

18 The trees vary in condition from poor to good.

19 Finally, just please indicate on the
20 landscaping plans the exact species. We would propose the
21 use of native plantings.

22 Thank you.

23 CHAIRMAN STUTO: Okay, it sounds like they're
24 asking for clarification on remediation and any species that
25 are impacted.

1 MR. COSTA: I think that the TDE also had the
2 same comment. We'll be responding to that once we get
3 somebody on the site to do some additional studies and also
4 to look at the environmental impacts on the site.

5 CHAIRMAN STUTO: You don't know if there has been
6 remediation on the site?

7 MR. COSTA: I'm not personally aware that there
8 was any impacts on the site. What happens is when you fill
9 out the EAF, it's done with a mapper. They use a New York
10 State DEC database. So, anything within a certain distance
11 that has had remediation will highlight the site being in
12 the proximity. It doesn't mean it's on the site.

13 CHAIRMAN STUTO: So, it's in the proximity.

14 MR. COSTA: That's correct.

15 MR. CAPONERA: I can also tell the Board that
16 before my client bought it, Phase I was done and it showed
17 nothing.

18 MR. VOSS: It's just to clarify. Any time that
19 you look at the DEC Environmental Resource Map or the US
20 Official Wildlife maps, sometimes they indicate the presence
21 of a potential for contamination nearby and not necessarily
22 on the site, as well as habitat or species. So this parcel,
23 in and of itself, may not be -

24 CHAIRMAN STUTO: So, that's why those two lots
25 were checked?

1 MR. VOSS: Yes. It's kind of the newer technology
2 that the DEC is using that there might be a potential issue.

3 CHAIRMAN STUTO: So, you are doing further
4 investigation.

5 MR. COSTA: Yes and those boxes are filled in
6 automatically. There is no way that you can change those.
7 They come right off of the database.

8 CHAIRMAN STUTO: Okay, thank you.

9 David Gletz?

10 MR. GLETZ: David Gletz, 45 Lockrow Boulevard.

11 I still have a couple of questions about the
12 fence. Whereabouts is the fence line going to be? How
13 many feet from the property owners' existing property line
14 will their fence be?

15 I also had some more questions about the
16 lighting. I think that has been pretty much addressed. I
17 don't know what you call them - but to keep them down with
18 shields.

19 I still have questions, which they still may
20 not be able to answer because they don't have any tenants
21 in there. I'm still concerned about the hours of
22 operation, also.

23 These are going to be warehouses. I still have
24 questions about product storage. Is it going to be
25 flammable or HAZMAT material in there? I don't know if

1 they are able to answer any of those questions at that
2 time.

3 The hours of operation are my biggest concern.
4 I don't want to be woken up on a Sunday morning at 5:00 in
5 the morning with trucks backing in to these warehouses
6 with their back-up beepers going and stuff.

7 Those are my concerns that I have.

8 CHAIRMAN STUTO: Okay, thank you.

9 MR. LACIVITA: I can speak to the flammable
10 components.

11 As it goes through the building process, I'm
12 not sure if these are going to be built on speculation or
13 not, but once they pull a building permit, those types of
14 questions will be looked at from a storage capacity and
15 storage height and the building fire suppression will be
16 needed. All that - you can't speak to now because it's
17 only speculative as to who they may be. We will take care
18 of those components specifically in the building process.

19 MR. GLETZ: And what hours of operation?

20 CHAIRMAN STUTO: Yes, we will do that.

21 Fence location is probably an easy one.

22 What can you tell us about hours of operation?

23 Joe, maybe you can tell us what the Town Code
24 provides.

25 MR. CAPONERA: Let the record reflect that Mr.

1 Costa is measuring the distance.

2 MR. COSTA: That remaining buffer to remain on
3 the site is about 20 feet from the existing property line.
4 The fence will be on our side of the clearing limits.

5 CHAIRMAN STUTO: So, you will be approximately 20
6 feet away from your own border.

7 MR. COSTA: From the boundary; that is correct.

8 CHAIRMAN STUTO: What did we say about hours of
9 operation?

10 MR. LACIVITA: The same thing happens. Once a
11 tenant comes in, it's always looked at as to what their use
12 is. The hours and restrictions are typically monitored
13 through the attorney's office and then they get put on the
14 approval when that comes. It's hard to say what it is now
15 and I know that it's out there. Again, all those things come
16 through the process. It won't be in front of this Board. It
17 will be in front of our office looking at the tenant, the
18 use and the restrictions that are on that. Typically it's
19 7:00 to 7:00, depending on the day and so on. For example,
20 when Walmart came in on Latham Circle, it became
21 problematic. We had signage put in - in addition to the
22 approvals that were done and restricted it as it went. So,
23 we will look at the tenants as they come in and put the
24 additional restrictions and monitor it as it goes on.

25 MR. GLETZ: As the tenants come in, are the

1 residents on Lockrow Boulevard notified at all by the Town?

2 MR. LACIVITA: Tenants usually come in based on
3 the permitted use so you're not notified at that point in
4 time. Typical change in tenants are done as an
5 administrative review within our department. Again, it goes
6 through permitted uses only. If they seek a variance, they
7 will be in front of the Zoning Board of Appeals. Then, they
8 get back into that process.

9 CHAIRMAN STUTO: Is there a standard note on the
10 drawings of 7:00 to 7:00?

11 MR. LACIVITA: They are not on this one, Peter,
12 because there is no operational component to this. It's a
13 site plan. It would be on the approval that comes in - it's
14 on the application itself.

15 Correct me if I'm wrong, Victor. That's the
16 typical process - right on the application itself.

17 MR. CAPONERA: Yes.

18 CHAIRMAN STUTO: Which application?

19 MR. LACIVITA: For the change in tenant, when it
20 comes in - the first time tenancy -- as these buildings get
21 occupied.

22 CHAIRMAN STUTO: This is only concept. Where does
23 the 7:00 to 7:00 come from? Is that in the Town Code?

24 MR. LACIVITA: It's in the Noise Ordinance. The
25 hours of operation - it's kind of codified that way. I'll

1 get a little more specific.

2 CHAIRMAN STUTO: Before final we'll get a better
3 answer on what the Code provides.

4 Do you have anything to add to that?

5 MR. CAPONERA: Yes, ideally I can add that I am
6 in negotiations with Hoffman's attorney - Hoffman Car Wash's
7 attorney. So, I can't promise you this, but we are
8 dangerously close to signing a contract to sell this piece
9 to the Hoffmans. Assuming they buy it and I'm presuming that
10 they are - I talked to the attorney yesterday. That's what
11 it would be used for. At least I can nail down the probable
12 use on this one. I just wanted to add that.

13 CHAIRMAN STUTO: We're going to be back so we'll
14 talk about hours of operation and clarify the Code.

15 MR. LACIVITA: Peter, we will also have the
16 delivery time frames that we can restrict like early morning
17 deliveries like we did with Walmart because that became
18 problematic with back-up beepers and doors slamming. So,
19 those are things that we want to keep an eye on.

20 CHAIRMAN STUTO: Personally, I think that's a
21 good idea to make that a condition of the approval - maybe a
22 7:00 to 7:00 and then they have to come back if they need to
23 change it or if they want to apply to change it.

24 Mary Darian.

25 MS. DARIAN: I just had a question about traffic.

1 Will there be additional traffic on Lockrow Boulevard as a
2 result of this project?

3 MR. CAPONERA: None.

4 CHAIRMAN STUTO: Until you build the buildings.

5 MR. CAPONERA: No, on Lockrow.

6 CHAIRMAN STUTO: Oh, there is on connection on
7 Lockrow.

8 MR. CAPONERA: There will be no traffic on
9 Lockrow. There was a big concern when we first came in here
10 back in 2016 and because the address was 80 Lockrow, people
11 were concerned that somehow the traffic to get to here was
12 going to come off of Lockrow. The answer is no; no traffic.

13 CHAIRMAN STUTO: Audrey Evans.

14 MS. EVANS: So, my concerns are different than
15 what David has voiced and probably what some of the other
16 ones will be voicing again, so I won't repeat theirs.

17 I do want to say that I'm thankful and
18 appreciative to the developer for the way that he has
19 worked with us and the changes that he has made. Having
20 the warehouse basically right behind my home is something
21 that now I'm going to be able to live with much better
22 than with rubble piles and things like that. So, I have to
23 say that they have made an effort to work with the
24 community and to be a good neighbor and I just wanted to
25 acknowledge that.

1 CHAIRMAN STUTO: Thank you.

2 Marie Nelson?

3 MS. NELSON: Yes, that is exactly what I was
4 going to say.

5 CHAIRMAN STUTO: Kevin Devlin.

6 MR. DEVLIN: I think that it's great. If the
7 buildings look like this, that will be beautiful because
8 that's better than most of the buildings on that road.

9 My only question is: Now that there is going to
10 offices and people in there, where are they getting their
11 water and sewer from? Where is their sewer going to? Our
12 sewer line goes right down the middle of Lockrow Boulevard
13 and that's where our water line goes. So, is it going to
14 add more stress to that line?

15 MR. VOSS: No, all of the interconnects are down
16 on the Interstate side. There should be no construction work
17 on Lockrow.

18 MR. DEVERAUX: Outstanding.

19 The trees are here. I take it this black line
20 here is the fence that they're talking about (Indicating).
21 You have the trees and then the fence?

22 MR. CAPONERA: Yes.

23 MR. DEVERAUX: So, they will just see the trees
24 instead of the fence.

25 MR. CAPONERA: Yes.

1 MR. RUFF: I'm Chris Ruff and I'm Chief of the
2 Fuller Road Fire Department.

3 At some point is there going to be an address
4 change application made for 80 Lockrow so that there is no
5 confusion for emergency response?

6 MR. CAPONERA: Yes. I don't know if you were here
7 when I talked, but this lot will become this address which
8 is Interstate. This lot is Interstate and this lot is
9 Interstate (Indicating). So, the answer to your question is:
10 the Lockrow address is going to be out.

11 MR. RUFF: My only other concern is by adding
12 some of the warehouses in here - right now I believe that I
13 only have one eight-inch main that is out on Interstate
14 Avenue. Is there any consideration to putting some water or
15 some hydrant supply back in just in case we need to do that?
16 Just being the size of these warehouses -

17 MR. VOSS: Yes, we will work with the Water
18 Department to see if that's a viable option, but it does
19 make a lot of sense.

20 MR. RUFF: Thank you and thank you for your time.

21 CHAIRMAN STUTO: We'll just open it up to the
22 Board for comments or questions.

23 MS. DALTON: I agree with Mr. Devlin. You guys
24 did a really nice job with designing these warehouses. They
25 could, in my opinion, actually become office buildings if

1 you needed to switch them out. Thank you.

2 MR. AUSTIN: I would just like to commend the
3 developer and also the architects for being so accommodating
4 to the neighbors. You did a great job. We don't see that all
5 the time so it's very nice to see.

6 MR. CAPONERA: In fact, the meeting of 11/1/16
7 got rather testy. However, we have come along way since
8 then.

9 MR. AUSTIN: And you've done a great job. Thank
10 you.

11 MR. SHAMLIAN: Are there plans for overhead
12 doors? A warehouse to me, means overhead doors. On none of
13 the renderings do I see overhead doors.

14 MR. COSTA: Those are all along the front of the
15 building. These here would be overhead doors (Indicating).
16 We had designed these to have loading docks.

17 CHAIRMAN STUTO: Can you show us where the
18 loading docks will be on each of the buildings?

19 MR. COSTA: The loading docks are over on the
20 side (Indicating). They are also here and they are plan to
21 be in this area, as well. What you are looking at is the
22 front of the building in those renderings.

23 MR. SHAMLIAN: The other question that I have is:
24 The site plan shows a gravel storage yard. Is that staying?

25 MR. COSTA: No. We have to identify the storage

1 areas. That's part of the site plan requirement. Those are
2 areas that are designated for storage.

3 CHAIRMAN STUTO: Are you suggesting that it
4 should be paved?

5 MR. SHAMLIAN: No, I just wanted to understand
6 whether it was staying or going.

7 MR. COSTA: No, it is a requirement of your site
8 plan that we identify any areas of storage.

9 CHAIRMAN STUTO: He is asking whether that is
10 existing?

11 MR. COSTA: No, it is not existing. It is
12 proposed.

13 MR. CAPONERA: And we want to be porous for
14 drainage. Unless we can bring Mr. Hershberg in and have
15 special porous pavement.

16 MR. SHAMLIAN: I'm not 100% sure what you
17 envision there, but I think that you might want to extend
18 some of your tree plantings -

19 MR. COSTA: We will be. I think the suggestion
20 was made by Chuck.

21 MR. HEIDER: I think my only concern, but I will
22 leave it up to the engineers -- the interior layout of the
23 road surfaces seem very narrow. To have the size and range
24 that you're planning on pulling in there, I can see where
25 they're going to use the green space to drive past each

1 other. I'm more concerned about -- I wish that Chris Ruff
2 had stayed around because if there is a fire you would never
3 get to vehicles to pass each other to get to the other end.
4 I'm just a little concerned about the internal -- I mean
5 over by Interstate, that looks rather confusing.

6 MR. COSTA: We were asked to do a tracking
7 pattern for the larger vehicles. As far as fire, the
8 requirement is a 20 foot wide roadway. As long as they have
9 20 foot wide roadway, they can get in there.

10 MR. HEIDER: That's big enough for them, but
11 these are big buildings. I don't know if you've ever seen a
12 volunteer fire department respond. They will have more than
13 one vehicle.

14 MR. COSTA: Some of these, I believe, may be one
15 way, too. It's not shown on the plans.

16 CHAIRMAN STUTO: Okay, you will take a close look
17 at that, Chuck? We're going to do some testing and some
18 modeling.

19 MR. VOSS: Yes.

20 CHAIRMAN STUTO: Any other comments or questions?

21 (There was no response.)

22 Okay, do we have a motion for concept
23 acceptance?

24 MR. HEIDER: I'll make a motion.

25 CHAIRMAN STUTO: Okay, the Chief has made the

1 motion.

2 MR. SHAMLIAN: I will second.

3 CHAIRMAN STUTO: Any discussion?

4 (There was no response.)

5 Presumably, the applicant has heard all the
6 comments and will incorporate those into the final design.

7 MR. COSTA: Yes, as we move forward there is a
8 lot of work to be done. This is a concept plan we have
9 here.

10 CHAIRMAN STUTO: All those in favor, say aye.

11 (Ayes were recited.)

12 All those opposed, say nay.

13 (There were none opposed.)

14 The ayes have it.

15 Thank you.

16 MR. COSTA: Thank you.

17 CHAIRMAN STUTO: Thank you to the neighbors for
18 coming out.

19

20 (Whereas the above entitled proceeding was concluded
21 at 7:43 p.m.)

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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.

Dated: _____

NANCY L. STRANG
LEGAL TRANSCRIPTION
2420 TROY SCHENECTADY RD.
NISKAYUNA, NY 12309

