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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

ROSSETTI APARTMENTS
54 VLY ROAD

APPLICATION FOR CONCEPT ACCEPTANCE

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing on
May June 19, 2018 at 7:02 p.m. at The Public Operations
Center, 347 Old Niskayuna Road, Latham, New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
CRAIG SHAMLIAN
LOU MION
BRIAN AUSTIN
CRAIG SHAMLIAN
SUSAN MILSTEIN

ALSO PRESENT:

Kathleen Marinelli, Esq., Counsel to the Planning
Board
John Lapper, Esq.
Patrick Mitchell, VHB Engineering
Charles Voss, PE, Barton and Loguidice
Gilda Leone
Mr. Leone
Larry Lagace
John Moore
Michael Watkins
William Fahy

1 CHAIRMAN STUTO: Welcome everyone to the Town
2 of Colonie Planning Board. We have several important
3 items on the agenda tonight.

4 Joe LaCivita, do you have any business
5 matters to discuss before we call the agenda?

6 MR. LACIVITA: No, go right into the agenda,
7 Peter.

8 CHAIRMAN STUTO: On the Farm Subdivision - we
9 are calling a public hearing for July 12, 2018.

10 MR. LACIVITA: Just a correction - July 10.

11 CHAIRMAN STUTO: Yes, July 10, 2018. Is there
12 anything else we have to do on that?

13 MR. LACIVITA: Nothing at all.

14 CHAIRMAN STUTO: Donna Drive Subdivision -
15 we're calling a public hearing July 24, 2018.

16 The first item on the agenda for
17 consideration is Rossetti Apartments 54 Vly Road,
18 application for concept acceptance, construct a
19 two-story eight unit and two-story 10-unit apartment
20 complex.

21 Joe, can you give us introductory comments on
22 this?

23 MR. LACIVITA: Sure. The applicant was before
24 us for the DCC and received some comments. We saw it
25 briefly here for a sketch plan review and tonight it is

1 here for concept acceptance for the eight unit and the
2 10 unit.

3 With them is John Lapper who is the attorney
4 for Mr. Rossetti.

5 MR. LAPPER: Good evening. My name is John
6 Lapper and Pat Mitchell from VHB and our clients are
7 here.

8 We appeared, as just said, and December. You
9 sent us off to make some changes to the plan. It is an
10 interesting site because we are between New Karner and
11 Vly Road. Last time we went to the zoning. This is a
12 permitted use to have the mixed-use of the residential
13 and the office. The proposed uses the existing curb
14 cuts, so we are not asking for any additional curb
15 cut.

16 To make the neighbors happy on Vly Road, we
17 are not proposing to use that except as an emergency
18 access. Our submission this time responded to all of
19 the DCC comments. We can go over any or all of those
20 that you would like.

21 I will ask Pat to walk you through the site
22 plan and building elevations which you haven't seen
23 until now.

24 MR. MITCHELL: My name is Pat Mitchell from VHB
25 Engineering. So, as far as the site plan goes, this is

1 new Karner Road (Indicating), and this is Vly Road.
2 Access is going to be through an existing curb cut
3 through the existing commercial development. The
4 entrance is in here with the eight unit on this side and
5 the ten unit on this side. There is emergency access
6 only from Vly Road.

7 Then, parking is on the front and there are
8 garages on each end of the building. There is a bike
9 rack here (Indicating). And we're looking at each and
10 for storm water management with landscaping on both
11 sides of the property.

12 Building elevations - the buildings look
13 pretty similar. The 10-unit building garages stick out
14 just a little bit farther, but this is the general
15 architecture of the building. This is the 10-unit
16 building. The other building is an eight unit. It is
17 very similar.

18 CHAIRMAN STUTO: We are going to take public
19 comment, if you want to sign in on the sign-in sheet. We
20 would love to hear what you have to say.

21 Can we talk about ingress and egress? You may
22 have gone over quickly, but can you just go over that?

23 MR. MITCHELL: We're using an existing curb cut
24 from the office.

25 CHAIRMAN STUTO: Can you show us?

1 MR. MITCHELL: It is located here on New Karner
2 Road (Indicating). The access comes in and there is an
3 existing driveway and then it connects here. There is an
4 emergency access only here that is a gated access.

5 CHAIRMAN STUTO: Where does that go to?

6 MR. MITCHELL: That comes to Vly Road. That's
7 because the neighbors didn't want access on to Vly Road.
8 We will do whatever the Planning Board wants.

9 CHAIRMAN STUTO: I am personally okay with that
10 access.

11 Do we have any comments before we hear from
12 the neighbors?

13 MR. MION: I have a question. What kind of
14 amenities do you have for the residents?

15 MR. MITCHELL: We added the bike rack. There is
16 plenty of room to add benches or whatever the Board
17 wants.

18 MR. MION: Where?

19 MR. MITCHELL: On the green area.

20 MR. MION: You have a storm water management
21 area down on one end.

22 CHAIRMAN STUTO: Excuse me, I don't know who
23 yelled out. We want to hear your comments. If you could
24 sign up, we don't want shouting from the audience.

25 MR. LAPPER: We may not need both of those

1 detention basins. We will know that at the next step
2 when we do the detailed engineering. If we can eliminate
3 one and just have infiltration, that would give us a lot
4 more area for some amenities as well.

5 MR. MION: What amenities would you consider?

6 MR. LAPPER: A walking trail and benches.

7 MR. MION: A walking trail?

8 MR. LAPPER: It does connect to the office
9 park. There's a picnic table in the office park.
10 Admittedly, there is not a lot of room, but the
11 Rossetti's will do whatever you like.

12 CHAIRMAN STUTO: There's not a lot of room
13 because you take up all the room.

14 MR. LAPPER: We are over on green space.

15 CHAIRMAN STUTO: But not near the residential.
16 You are merging the parcels.

17 MR. LAPPER: We will take that into account and
18 will come back with some more.

19 MR. MION: I am assuming that you're going to
20 have children and there. They need something.

21 MS. DALTON: Do you know what end the bus stop
22 would be for - where does the bus stop currently?

23 MR. MITCHELL: I would assume that it would
24 have to -

25 MS. DALTON: It's supposed to come off of Vly.

1 MR. MITCHELL: We can look at that.

2 MS. DALTON: You really ought to look at it
3 because kids are going to have to walk through a parking
4 lot right when people are pulling in and out to go to
5 work. That is not safe.

6 MR. LAPPER: We can provide a safe area for the
7 kids.

8 MR. MION: And I think that the comment a few
9 minutes ago about utilizing all the space for building
10 is accurate.

11 MR. LAPPER: We are listening.

12 MS. DALTON: How much greenspace are you
13 proposing?

14 MR. LAPPER: I believe it's 41%.

15 MR. MION: How much greenspace if the parcels
16 are not combined?

17 MR. LAPPER: I don't think that it would be
18 compliant if the parcels are not combined.

19 MR. SHAMLIAN: That's a different issue. I
20 think that it's important that we understand what the
21 greenspace is on this parcel - on the parcel that the
22 buildings are going on.

23 MR. MITCHELL: I can get you that number, but I
24 don't have that now.

25 MR. LAPPER: And we will see what we can do

1 with the greenspace on the office area as well.

2 MR. MION: I think that there might be a
3 problem if you have kids. You've got a commercial area
4 over here that you're talking about and you're going to
5 put amenities in for kids. If I was a parent, I would
6 have some concern about that.

7 MS. DALTON: There is really no room for a
8 picnic table or anything like that.

9 MR. LAPPER: If one of the retention basins is
10 removed, there would be more room for that. By the way,
11 we'll make sure that when we come back next time that we
12 will address that.

13 CHAIRMAN STUTO: Okay, we have engaged - as we
14 do on all major site plan reviews - a Town Designated
15 Engineer; Barton and Loguidice; Chuck Voss. Chuck has
16 reviewed the plans - or at least the old set of plans -
17 the existing or the old application.

18 MR. VOSS: The original application.

19 CHAIRMAN STUTO: Can you tell us about the
20 project and tell us what we should be thinking about as
21 a Board?

22 MR. VOSS: Sure, Peter. As you mentioned, we
23 had looked at the plan set that was submitted for sketch
24 early on in the process. It wasn't this kind of revised
25 plan but I know that this plan was based on some

1 additional comments that the Board had given at sketch
2 plan. We issued a review letter - a concept review
3 letter on May 24th of this year.

4 CHAIRMAN STUTO: Can I ask you a question? Why
5 didn't they submit a revised plan to you?

6 MR. VOSS: They just brought those in to you
7 for the first time tonight.

8 CHAIRMAN STUTO: Not good procedure, but go
9 ahead.

10 MR. VOSS: In our review letter of the prior
11 plan that the Board saw at sketch, we just had a couple
12 of comments. Granted, it was just a very rudimentary
13 review. The plan hadn't really evolved much more than
14 the original plans that showed a couple of block
15 buildings on a relatively unrefined site plan. So, as
16 the applicant mentioned, the use is allowed in this
17 district. I know at the original sketch meeting there
18 was a fairly significant concern about access to the
19 site. The Vly Road access in particular is one that
20 generated a lot of concern from this Board and certainly
21 generated concern from the public at the time.

22 There was some potential site line issues and
23 there that I think the applicant heard and to kind of
24 see this new iteration with the proposed emergency
25 access onto Vly Road, in my opinion, is certainly an

1 improvement over the first proposal.

2 Again, we haven't really examined this plan
3 to understand how the traffic might flow to the
4 existing commercial site to this and back and forth.

5 Obviously, we will want to take another look
6 at that as you guys evolve your plan.

7 Also, the original plan - the storm water
8 management facilities were not identified. Now I see
9 two potential basin locations signified on your
10 current plan here tonight. I will obviously want to
11 pay close attention to that. We want to know obviously
12 will this site tie in, in any way, with the storm
13 water capacity with the existing commercial sites.
14 There are no retention basins on that old site. At the
15 time, they were necessarily required under the DEC
16 regulations. You moved everything off to the swale,
17 pretty much on New Karner Road which I think is where
18 most of that management occurs now on the commercial
19 site. We want to see the interrelationship with these
20 two sites and certainly we will want to know if you're
21 going to redirect any flow off the commercial site
22 into this site, as well. That will be a particular
23 interest as we move forward. Other than that, you have
24 the necessary utilities available to the site. I would
25 imagine that based on discussions with Latham Water

1 that you're going to loop through the site with a
2 water main, unless they direct otherwise and I think
3 that is something that Mr. Fraser had asked for early
4 on.

5 Sewer capacity is certainly there on both
6 sides. In comes to the commercial site. I don't think
7 you will need a district extension based on what
8 Chreit Voorg had suggested early on.

9 Other than that, we just had a couple of
10 minor comments.

11 The amenities, I think, is a big question
12 that the Board had and in particular its amenities for
13 the residents living there. Typically an apartment
14 complex - where there might be a potential for
15 children, you're going to want to have a play area,
16 maybe gazebo areas and amenities for the residents who
17 are going to live there. They're not going to
18 necessarily stay inside 24/7, 365. So, having exterior
19 outdoor amenities, I think, is going to be really
20 important and certainly the Board express that
21 tonight.

22 Were also going to want to see a depiction
23 like you have here; an aerial depiction showing the
24 site with approximate uses around it just to better
25 understand the site and how it will fit. I see that

1 you have renderings here tonight which were not
2 available before so we are obviously going to want to
3 take another close look at that, as we move forward.
4 Other than that, Peter, I think that was kind of the
5 crux of our initial review. There really wasn't a lot
6 to look at the first time.

7 CHAIRMAN STUTO: Okay, we're going to take
8 comment from the public.

9 Gilda Leone.

10 Can you give your name please?

11 MR. LEONE: I'm not given my name because
12 you're not raising my taxes.

13 MS. LEONE: My name is Gilda Leone and this is
14 my husband.

15 MR. LEONE: When you get diagnosed with
16 leukemia, you can tell me how to connect.

17 You're right, sir, about what he's talking
18 about. They're going to be walking through a parking
19 lot. He ain't telling you that the building right next
20 to them that I had to deal with right next to my
21 property - there is screaming, yelling -- it doesn't
22 matter with these people.

23 CHAIRMAN STUTO: Are you Mr. Leone?

24 MR. LEONE: Yes, I am.

25 There's nothing the matter with these people,

1 but they are mentally challenged people. There yelling
2 and screaming, trying to climb all over my fence. So,
3 you do got a concern about kids walking through the
4 parking lot right there.

5 You can't tap into a 6 inch water main and go
6 to an 8 inch. You ain't got no pressure. I did
7 construction and I know what I'm talking about.

8 Plus, you and your stupid catch basin - the
9 stupid ponds that you want or whatever you call them -
10 storm drains - our water table is so high -

11 CHAIRMAN STUTO: Can you show me where you live
12 in relation to the project?

13 MR. LEONE: It's 58, it is right there.

14 CHAIRMAN STUTO: Can you show us on the
15 drawing?

16 MR. LEONE: Right here (Indicating). That's my
17 house. This is the crap that I have to deal with.

18 MS. LEONE: This is your retaining pond, right
19 next to my home.

20 MR. MION: Is that the house that has the
21 retaining wall?

22 MR. LEONE: There's no retaining wall there.
23 Don't let them bullshit you. It's a goddamned brick wall
24 that the lady put up years ago.

25 CHAIRMAN STUTO: Sir, I know you are upset, but

1 we prefer that you don't use that language.

2 MR. LEONE: It's a block wall this high
3 (Indicating).

4 MR. MION: That's the retaining wall that I
5 mentioned at the last meeting.

6 MR. LEONE: It doesn't go the whole property,
7 either. So, don't let them try to bullshit you.

8 MS. LEONE: Anyway, I would like a 10-foot
9 fence or something there.

10 MR. LEONE: No, I don't want any apartment
11 building at all. How the hell can you take office
12 buildings and now - I'm going to make apartment
13 buildings. No, then, you have to take all the office
14 buildings and turn everything into an apartment
15 building. That's BS. You can't do that. There's not
16 enough land to build all the shit that he wants to try
17 to put on there that little strip.

18 MS. LEONE: They're going to do 18 apartments
19 based on 4 to 5 acres of land. There's only one to 1 1/2
20 where he's really building. He has included all the
21 office in parking lot as 5 acres of land to do all this.

22 MR. LEONE: When does he get a permit? I know
23 he has a permit to tear down the house. When does he get
24 a permit to clear-cut every goddamned tree? Now, I'm
25 looking at 155. I've been looking at piles of god damned

1 woodchips for the last 11 months. Guess what the clown
2 is doing now? Now, he's dumping 10 piles of dirt. How
3 long am I going to have to look at the shit now? This is
4 getting ridiculous.

5 MR. LACIVITA: Can I just ask Sir - I know
6 you're upset. The language - please tone it down a
7 little bit, if you don't mind.

8 That grading and the clearing went through
9 the Storm Water Department. I don't know if there was
10 a permit issued on it.

11 MR. LEONE: But he doesn't clean up the mess? I
12 did construction and you can't leave this shit here for
13 11 months.

14 MR. LACIVITA: Understood - the language,
15 please?

16 MR. LEONE: Now he's piling dirt there.

17 MR. LACIVITA: Understood, but it was less than
18 1 acre of land that was disturbed - which was our
19 understanding with it. I think once we started seeing
20 the clearing happen on there, the Storm Water Department
21 was out there looking at it.

22 CHAIRMAN STUTO: Joe, we're going to try not to
23 get into debates. We will let that make a comment and we
24 will let the applicant respond.

25 MR. LEONE: The guy that was dumping the dirt -

1 you kept on saying, he can't make a thoroughfare. - He
2 came into Vly Road, dumped the dirt and ran to the
3 parking lot and back onto 155. So, what you call that?

4 You're talking about some gate shit here? I
5 don't want to look at a gate.

6 He owns the other building - the duplex right
7 next to it. There is a driveway here. You put a gate
8 here and big deal - they will come on Vly Road and get
9 in and there you go. It's BS. That's all I got to say.

10 MS. LEONE: Anyway, there is the 6-inch pipe -
11 you're going to connected to an 8-inch pipe? If you look
12 at his map and stuff -

13 CHAIRMAN STUTO: I hope the applicant is taking
14 notes, because I'm going to ask them to respond to their
15 comments.

16 MS. LEONE: There is no sewer main there. Were
17 not going to be able to handle the pressure when you
18 have 18 apartments, which confuses me because when we
19 did the Zoning Board, it was down to 14. I don't know
20 how we went back up to 18. But, oh well, you know?

21 Like I said, I would like a fence around my
22 property. I don't want the retaining wall rate up by
23 my house. That's ridiculous. You can put it on the
24 other side if you have to have a retaining wall or on
25 his other side where the residents are where he owns.

1 We are the only single family home that is totally
2 impacted there, when you think about it. I am directly
3 next door. I am already surrounded by office behind
4 and office on one side. Now, I'm going to have 36 to
5 72 people screaming and yelling every day or whatever
6 the heck -- there was some other things. They're on 1
7 acre or 1 1/2 in they're building 18? Supposedly, it's
8 not going to bother us with the noise levels and
9 everything, but he's having all these people there and
10 as far as lighting, the lighting won't affect us. I'm
11 already affected by the lighting in the office spaces
12 that are there on both sides. *Two tons of solid waste
13 per month? I don't think so. I think it'll be a lot
14 more than that with all those people.

15 There will be no privacy at all. They will be
16 looking from their decks right into my home. This is
17 why I need a giant fence surrounding my property. I
18 don't want them coming in - on the back on that side.
19 Of course, no clear cut or, you know, asbestos being
20 done on the weekends.

21 Like I said, you can't go to a 6 inch. We are
22 not going to have any pressure.

23 They have 6 inch PVC SDR 26. No tie going
24 into Vly for sewer. There is no storm drain system.
25 Supposedly 10 trips for people who are parking there?

1 How do you get 10 trips with 36 cars? I don't
2 understand that when either.

3 Would be nice if you had background checks on
4 all these wonderful people, not like he does at Shaker
5 Run.

6 Someone we know who lived there. The person
7 upstairs flushed everything - diapers - everything and
8 ruin their apartment. Their maintenance under the
9 auspice of Rossetti - what they did was take two fans,
10 dried it and whatever and the guy moved out. The old
11 man couldn't handle that. It's shit coming down from
12 there. Excuse my language. That's ruining your rug.
13 This is going to happen. Maybe we should have
14 background checks on all these people that were
15 bringing in - at least quality people and not just
16 people who can pay. A whole bunch of people can go
17 into one place, if you know what I mean. If there are
18 two apartments, you can have a whole bunch going into
19 two bedrooms. Trust me, there should be a limit on
20 that too.

21 I don't know what else. I just know I want
22 the fence, at least, all around my property - all
23 three sections. Please, if the fence is going to be 10
24 foot, don't put it in the drain or ditch like you did
25 on the other side. That's why I need a fence on the

1 other side because they hop over it. I just don't
2 think it's viable. This is a single-family residential
3 area and you see a lot of other people complaining
4 about this.

5 CHAIRMAN STUTO: Okay, thank you. We will let
6 the applicant respond.

7 MR. LAPPER: Well, I'm not going to respond to
8 comments regarding the quality of the people flushing
9 diapers but Rossetti has a very good reputation for
10 quality projects and this is going to be
11 well-maintained.

12 We are certainly going to do what we can to
13 buffer Mrs. Leone. We hear what she is saying -
14 whether it is a fence or extensive plantings - good
15 fences make good neighbors. We get it.

16 What we have on here is conceptual for the
17 storm water ponds. We are going to do what we can to
18 minimize them and to add more area for recreation and
19 for amenities because we hear that's what you're
20 saying.

21 The lighting is all going to be down lights
22 without spillage.

23 The access is not intended to be on Vly Road
24 because we heard that last time.

25 The trip generation is arrayed out of the

1 manual for 18 units for peak hour. All of these are
2 engineering issues - due to the size of the PVC pipe
3 and that's going to be reviewed by the Town Engineer.
4 When we get done with this, everyone is going to have
5 to sign-off. So, we are sensitive that she is not
6 happy with the change and where to do everything we
7 can to mitigate that with our next submission.

8 MS. DALTON: I do have a question. In terms of
9 the trip generation - on the SEQR form you indicated the
10 peak time would be in the evening and you checked off
11 the morning. I am wondering why you don't think that
12 there's going to be an impact.

13 MR. LAPPER: So, there's going to be a morning
14 peak and an evening peak. On the SEQR form we usually
15 include the highest peak. That's because often people
16 leave at different times of the morning, but they may be
17 coming home at the same time. I will leave that to the
18 Traffic Engineer, but that is something that Chuck and
19 his firm will review as well to make sure they agree.

20 CHAIRMAN STUTO: Can you talk in a little bit
21 more detail about what you see as storm water and also
22 the sewer connection and the water connection?

23 MR. MITCHELL: As far as storm water goes -
24 again, these are storm water management practices. They
25 are not necessarily ponds. They don't necessarily have

1 open water. They may be bio retention areas which is
2 similar to a rain garden.

3 If you'd like to see one, there is one right
4 outside in the parking lot. It looks kind of like a
5 garden. It collects and releases waters within 24
6 hours after a rainfall event.

7 Again, we have to do test pits and move that
8 design farther along, but there were will be storm
9 water practices that are compliant with New York State
10 DEC and the Town TDE will review them.

11 As far as sanitary goes, we do have a
12 connection out at New Karner and water will be looped
13 through the site. So, there will be two connections to
14 water. So, again, we will look at what pipe sizes are
15 out there.

16 We will get flow tests done. These buildings
17 have to be sprinklered. We have to do calculations to
18 make sure we can support all these things without
19 taking pressure from the neighbors.

20 CHAIRMAN STUTO: And I appreciate your
21 comments, ma'am. Believe me, you will get some feedback,
22 I think.

23 MR. LAPPER: I just want to clarify 14 units
24 versus 18 units. We had the zoning verification and no
25 variances were required.

1 CHAIRMAN STUTO: Larry Legace.

2 MR. LEGACE: Good evening. My name is Larry
3 Legace. I live on Vly Road.

4 CHAIRMAN STUTO: Does your house show on that
5 map?

6 MR. LEGACE: It is 68 and I'm not quite sure if
7 it's on here. We are down this way little bit
8 (Indicating).

9 I have some questions for the Town and also
10 for the builder. First, let me say that I have a piece
11 of property that borders up to one of Mr. Rossetti's
12 commercial pieces from New Karner Road. They have been
13 great neighbors for many years. Just take that as an
14 overview.

15 One of the questions that I had as I thought
16 that Vly Road - this may be goes back a long time --
17 was zoned residential with two-family maximum. So, we
18 the Town already issued a variance for that. Was that
19 change years ago?

20 CHAIRMAN STUTO: We will answer that question.
21 Get your whole statement out first.

22 It has been zoned for this for quite a while.

23 MR. LEGACE: Okay, that is set aside and is a
24 done deal.

25 Regarding questions for the builder: overall,

1 it looks like a great site to continue what's been
2 done on New Karner Road for commercial use. To me, as
3 an engineer, it looks like a bad place to try to
4 shoehorn 18 apartments on that size piece of property.
5 That's my comment.

6 I had a question regarding the need for
7 emergency access onto Vly Road. The question is: No
8 other piece of property on New Karner Road has an
9 emergency access to Vly Road. Why is it now necessary
10 for this piece of property?

11 Second, if that's granted, how do we assure
12 that it is for limited emergency access only and does
13 not become a secondary access to Vly Road?

14 I guess the other question had to do with - -
15 and I wasn't planning on addressing retention ponds,
16 but has a water table test been done in that area?
17 There is an aquifer under most of Vly Road which is
18 not much steeper than the bottom of that basement that
19 was removed on Vly Road. So, in terms of setting a
20 retention base in there, you don't have much above the
21 water table. To your benefit, it's mostly sand. There
22 is a clay layer under that sand. There is a natural
23 aquifer that crosses most of Vly Road.

24 I think that's all I have.

25 CHAIRMAN STUTO: Okay, thank you.

1 Can somebody talk about this?

2 MR. LACIVITA: Mr. Lagace, back in 2007 - you
3 can see that zoning map on that back wall -- that
4 actually took the prior development zones in the Town of
5 Colonie -- you had the B1's and the A1's and all those.
6 They aggregated them into various different zoning
7 districts. What was a B1A3 designation in that area
8 which allowed for the single-family use and the business
9 component became the OR which we know today as the
10 office/residential. That comes with a calculation factor
11 on how to get this level of density on the site. You
12 take the acreage and then you start to do the multiplier
13 from that point. So, it really took old zoning and put
14 it into the context of the new under the Comprehensive
15 Plan. That got adopted in 2007.

16 MR. LAGACE: Thank you.

17 CHAIRMAN STUTO: Can you talk about emergency
18 access? I think we have a design for emergency access
19 that doesn't allow through traffic.

20 MR. LAPPER: We have that and it will be
21 properly maintained and if the Board decides that it
22 doesn't want emergency access, there doesn't have to be.

23 CHAIRMAN STUTO: No, Fire Services is going to
24 want emergency access. He is saying, why is it on Vly
25 Road? That was his question. I think that the standard

1 design prevents cars from going in there on a day-to-day
2 basis.

3 MR. LACIVITA: Yes, actually in the DCC
4 comments which came to us again at sketch, the Fire
5 Services Department talked about a level of egress for
6 emergency purposes and it would be a gated and
7 controlled for access by the Fire Departments or the EMS
8 Departments. So, if they came, they would have a lockbox
9 to gain access and it would be only them.

10 CHAIRMAN STUTO: I don't have a particular
11 problem with Vly Road.

12 Chuck, do you have any opinion on that?

13 MR. VOSS: For the emergency access?

14 CHAIRMAN STUTO: Yeah.

15 MR. VOSS: No, when we were at the DCC meeting,
16 the Fire Chief was there. As Joe just mentioned, he
17 expressively said that for an apartment use or
18 residential use of this nature, it is preferable to have
19 two means to get in and out of the site for Fire
20 Services. What we have done and we have seen applicants
21 do over the past 10 years - many emergency access areas
22 are gated. Whether it's knock down barriers that the
23 Fire Department or somebody could drive over or a gate
24 that they could use - as Joe said with a Knox Box - will
25 a have a key -- they work very well at allowing

1 Emergency Services in and out, but not allowing anybody
2 else in and out. That's what I am anticipating that they
3 will show us.

4 CHAIRMAN STUTO: Okay, I will turn it over to
5 the professionals to talk about whether or not any test
6 pits were done for water and what the aquifer situation
7 is there.

8 MR. LAPPER: They haven't been yet and that's
9 really why we didn't advance this to preliminary at. A
10 lot of the issues raised tonight are detailed
11 engineering issues. So, we have to get to that point.

12 CHAIRMAN STUTO: Do you know anything about the
13 water table over there, or the aquifer?

14 MR. VOSS: It's the Niskayuna sole-source
15 aquifer which is in that general area. Certainly, we are
16 aware of it. We have seen in other projects. The
17 applicant will be required to have infiltration test
18 done relatively quickly, especially in those locations
19 where the infiltration basins potentially will go. The
20 Town's storm water management Officer will have to be
21 on-site to witness those. So, at that point we will have
22 more data to kind of understand where the depth of the
23 groundwater is. Again, it is a test that they are going
24 to have to do as they advance their plan.

25 MR. LAPPER: The detailed design of the storm

1 water management is really based on the outcome of these
2 tests. As Chuck mentioned, we are in the sole-source
3 aquifer and we have to keep an extra foot of separation
4 between groundwater. If we are not within the aquifer -
5 these are all regulations that are upheld by New York
6 State DEC.

7 CHAIRMAN STUTO: Okay, thank you.

8 John and Marian Moore.

9 MR. MOORE: I live on Hillside which is just up
10 the road from this.

11 CHAIRMAN STUTO: Do you mind showing generally
12 where that is?

13 MR. MOORE: Basically, it's down in here
14 (Indicating).

15 I have lived in the neighborhood for 50
16 years -- well, 49 years. Right now we have a major
17 traffic problem. Vly Road has become a cut through.
18 People try to avoid 155 so they cut through Vly Road,
19 which is a major problem for us. At 5:00 or noon time
20 or thereabouts, I cannot get out of my road because
21 the traffic is so far backed up from Central Avenue.
22 So, we have a major traffic problem, plus we have
23 BOCES at one end of the road - where we have those
24 kids shooting up and down the road. We have two
25 daycare centers and the school - Saddlewood is right

1 there. I will tell you to walk the road, you're taking
2 your life in your hands. There are no walking paths.
3 There are no sidewalks. It really is a problem. We do
4 not want any more traffic on that road. As a matter of
5 fact, we would like to get rid of a lot of the traffic
6 that is already there. The fact that you're going to
7 put a gate up -- I hear talk - was going to keep from
8 a number of years from now somebody unlocking that
9 gate and it stays unlocked or going around it? It is a
10 major concern not only from me and all my neighbors -
11 - this is a nice residential area. I've lived there -
12 it seems like my whole life. We don't really need any
13 more development in our area.

14 I know the Town is getting a lot of heat
15 about development. We want to see the tax base go up.
16 Really, we're going to pay the price of this facility
17 being there. I don't want to drive down Vly Road and
18 just look out and see 155. That's what I can do right
19 now because it's been clear-cut. I feel very bad for
20 the people who live next door. I feel bad for the
21 neighbors who are going to live around there. We
22 really don't need this. I know you guys want the tax
23 revenue, but we don't need it. We need sidewalks. We
24 want to do that. Thanks. Those are my comments.

25 CHAIRMAN STUTO: Michael Watkins.

1 MR. WATKINS: A lot of stuff has been touched
2 on.

3 I actually live at 51 Vly Road which the gate
4 is exactly across my driveway. The one thing I am not
5 sure about with this picture is they are not going
6 down a little bit and showing the hairpin turn. There
7 is a sharp corner there which is known in Colonie as
8 dead man's curve. Trust me, I live on that corner.
9 People check their suspensions along the straightaway.
10 During Halloween, you don't get trick-or-treaters. You
11 don't get anybody. I have a problem about the water. I
12 have a sump pump. And it runs 24/7, 365, all
13 year-round. My sump pump runs every three minutes. So,
14 I have to keep a watch on that to give you an idea of
15 how much sand and water are in that area.

16 I want to know why - what happened to the 155
17 Karner Road entrance that we had at the last meeting?
18 They said something about -- is there a road? Why is
19 that not on here? My problem is why wouldn't they have
20 them from New Karner Road?

21 MR. LACIVITA: They don't want the extra curb
22 cut. They need the green space.

23 MR. WATKINS: You're saying you can't, don't
24 and you want to but once again, the gated part - they
25 owned the house next door. I want to know if there are

1 protections down the road where they decide that we
2 don't need to renters in that condo or duplex - let's
3 knock that down and build another one. I'm probably the
4 closest with this gate. The gate at the last meeting was
5 also supposed to be moved up 175 feet. Now, it's back to
6 the beginning.

7 This corner is really bad. I don't know if
8 the officer in this room knows, but we had an incident
9 on Saturday night where a car got stopped. It took
10 four cop cars and three guys out trying to direct
11 traffic. The traffic was so bad that night. It was a
12 wonder that an accident didn't happen there. This is a
13 very dangerous corner. The traffic is terrible.

14 I'd like to see if you could put some number
15 strips - the strips out on Vly Road to get a count of
16 how many cars go through there. The sooner, the
17 better, because school is getting out. They have never
18 really put the strips down and check to see how much
19 traffic is running there.

20 Last week we had trucks going in and out now.

21 I work nights. I also see what's going on. I
22 want to know what the sound ordinance is going to be
23 because Rossetti likes to work early and get guys in
24 there. They bring everybody in. For the next six
25 months, are we can have a ton of trucks? There will be

1 a lot of dump trucks. Are they going to come in on Vly
2 Road until the gate is put up, or is the gate going to
3 be first so they can't drive then? I want to know even
4 before development. The truck should be coming in from
5 Karner Road. We're talking a ton of dump trucks. How
6 many months is this going to take? I want to know is
7 it starting at 7:00 in the morning until 8:00 at
8 night? I'm just curious about just the overall -- they
9 talked about a lot of things on here, but I am
10 impacted the most because my front window is going to
11 be staring into somebody else's. It looks big but
12 really that's 64 feet to the corner of the building to
13 the road?

14 Also, I would like to go over the parking
15 part. It says on the bottom of page 3 where they want
16 to change the parking from around back. We are talking
17 about 18 parking spots with 18 garages. What if you
18 have visitors? Instead of parking around the back in
19 those parking lots, they want to park out in front.
20 So, that's only about 18 to 36 cars. You're talking
21 more like 60. You got to have visitors. Where they
22 parking?

23 I hate to say it but this is like putting 15
24 pounds of you know what and a 5 pound bag. I just want
25 to make sure that everybody realizes -- I would like

1 to show that corner there. Is it something that we can
2 do? We are in the village. I even called Mayor Leek.

3 Rossetti is building in the village, too, so
4 we didn't get representation. I would like to address
5 some of these issues and about the water table.

6 Come over to my house and I will bring you
7 into my basement and show you how the pump runs. Thank
8 you.

9 CHAIRMAN STUTO: I will ask for a response from
10 the applicant.

11 On the gates, I had my own opinion on how the
12 gates have worked so far. Joe and Chuck, can you
13 respond to that - the emergency road access gates - in
14 the 10 or 11 years that you have been here?

15 MR. LACIVITA: Well, I know that Fire Services
16 is trying to look at a uniform way at this point.

17 CHAIRMAN STUTO: Have they been knocked down
18 and used as regular access? Do you know of any
19 instances?

20 MR. LACIVITA: There is one location that
21 predates me coming here that has been an issue since
22 2007. That's off of one of the side streets by school.
23 We are trying to get that site now into compliance.

24 CHAIRMAN STUTO: How about since you have been
25 here?

1 MR. LACIVITA: There has not been one issue
2 except for a plowing incident. That is the only
3 incident, to date. As I was saying, Fire Services is
4 trying to get uniform instead of going in with a gate
5 and doing the double bollards so we don't have that
6 issue that was just mentioned about possibly going
7 around the sides - spreading them out a little bit to
8 make sure car can't go.

9 CHAIRMAN STUTO: Can you talk about parking?
10 Are there garages? Can you describe that in a little
11 more detail?

12 MR. MITCHELL: So, the garages are located -
13 here, here, here and here as well is on this and
14 (Indicating).

15 CHAIRMAN STUTO: So, how do they match up with
16 the units? Not every unit has a garage, right?

17 MR. MITCHELL: Every unit has a garage and then
18 there is surface parking.

19 CHAIRMAN STUTO: Okay, how many additional
20 parking spots?

21 MR. MITCHELL: There are 10 here and 8 here.

22 CHAIRMAN STUTO: That's two spots. Where does
23 that fit in with the Town Code and with your experience,
24 Chuck?

25 MR. VOSS: Typically with a two bedroom

1 apartment, you could potentially have two drivers or you
2 could potentially have more. In looking at the IT trip
3 manual just to double check them numbers -- the count is
4 just what the count is, in terms of the parking count.
5 They are providing probably a little bit more than the
6 code requires with the addition of the garages. Will
7 residents use the garages all year long to park the car?
8 Say one unit has two cars. We don't know that. They
9 could potentially park both cars outside and not use the
10 garage at all.

11 MS. DALTON: Can I ask more about that? I have
12 a two car garage and it serves as a workshop. There is
13 no guarantee that anyone is going to use that garage as
14 a garage. How can we ensure -- in my opinion, the
15 parking count should not count the garages because you
16 can't be sure they are going to be using them. First of
17 all in many families there are more than two cars. So,
18 that's another problem. If you have company, that's also
19 a problem. Because of the way that this is laid out,
20 there is no space for overflow. So, unless you've got
21 your company parking over by the office buildings, that
22 in and of itself is a problem because we have all ready
23 talked about the safety issues with walking back and
24 forth through parking lots to get to residential units.
25 Is there a ruling that says you have to use garages as a

1 count?

2 MR. VOSS: I don't recall seeing it in the
3 code.

4 MS. LAPPER: The parking code does require two
5 spaces per dwelling units - by code.

6 MR. LACIVITA: A space and not a garage.

7 MS. LAPPER: But the garage is a parking space.

8 MR. LACIVITA: You are providing an amenity,
9 essentially.

10 MS. DALTON: If you provide to parking spots
11 per unit, I might not have a car, but my neighbor could
12 use that spot. If it's all garages, that means that
13 nobody else can use that even if I have no car. I don't
14 have to use it for that either. In my opinion, it is
15 questionable to use that.

16 MR. LAPPER: The other side of the coin is that
17 we would have more parking spaces. When we count the
18 parking, we would have one and a half times of required
19 parking spaces which creates other issues. You're going
20 to lose green space by doing that.

21 MS. DALTON: No, it means you don't put that
22 much stuff on that parcel.

23 MR. LAPPER: If all the parking spaces on the
24 service are filled then you have to park in your garage.

25 MS. DALTON: Sir, all I am saying to you is

1 this: You want me to vote in favor of this plan. I
2 appreciate that. I'm telling you that I live in a very
3 big house with only two people. Even so, we have three
4 cars and we don't use our garage ever because it's
5 filled with other stuff. So, you are asking me to
6 believe that out of the 18 units there's not going to be
7 several people -- I'm not a crazy person. Most people
8 who live in my neighborhood don't use their garage for
9 parking.

10 MR. LAPPER: So, we could control that through
11 the lease - that people are not allowed to have three
12 cars and they could have a maximum of two. There are
13 parking spaces available in the office area for nights
14 and weekends when the offices are not being used and
15 there are guests - that we are not counting because all
16 we have to show is that we have two spaces per unit. So,
17 we are complying but there is additional parking spaces
18 available on site.

19 MS. MILSTEIN: I've a question about the
20 garages. Is each unit assigned a garage?

21 MR. LAPPER: Yes.

22 I wanted to comment on the dead man's curve
23 issue. Of course, we are not using Vly Road, so are
24 not exacerbating that existing condition.

25 CHAIRMAN STUTO: Thank you. Were going to keep

1 these issues, at least from the Board's perspective,
2 open.

3 William Fahy?

4 MR. FAHY: My name is F-A-H-Y. The H is silent,
5 unlike the owner of the name.

6 I'm not here to be a comedian. This is very
7 serious business. I have been a resident for 30 years.
8 I am an inbred from Utica New York. I have lived here
9 for 30 years since 1987.

10 I don't begrudge anybody making money.
11 Anybody is allowed to make money, and so is Mr.
12 Rosetti. Everyone of us has to make money. It was
13 already said here. Somebody is using a shoehorn to put
14 these two apartment buildings in there. And one
15 meeting prior, several meetings ago, it was suggested
16 by the Board for him to build one unit instead of two.
17 Rosetti stood up and said well, we can't make money
18 with one unit. That's what this is all about. Please
19 be a good neighbor and only build one unit.

20 As far as parking spaces, you guys are right.
21 It looks like this plan was not well thought of. I've
22 been coming to these meetings for the last three or
23 four meetings already. I think they have to do some
24 thinking before they present their plans. These plans
25 are not adequate. This is a shoehorned - this is too

1 much. By the way, out of that area is cleared I get
2 all the lights from the office building into my living
3 room and my bedroom and everything. They don't turn
4 off at night because they are office buildings. They
5 need security. I understand that. When those apartment
6 buildings go up and they get so high, I'm going to get
7 people looking into my room and at my furniture. What
8 if I wanted to just wear underwear around? That won't
9 happen. Don't worry.

10 The project is too big. Vly Road is too busy.

11 We have dead man's curve. It was mentioned by
12 Mike the other day. Mike was wrong. There were five
13 cop cars in front of my house. They had a young
14 gentleman from the car on my lawn. I was being
15 entertained. We are entertained quite a bit by dead
16 man's curve. Traffic hits the curb coming down from
17 the bar or coming down from a shortcut from the other
18 bar. Vly Road is used for a shortcut for 155. There is
19 too much traffic.

20 The gentleman from Hillside Terrace stated it
21 very well. What I'm saying and I'm not trying to take
22 your time up because my time is money to.

23 You all want to get home and go to bed. When
24 I go to bed, I'm going to get lights in my windows.
25 The project is too big. Go back down to one apartment

1 building. I don't begrudge Mr. Rosetti making money.
2 The one apartment by New Karner Road - leave Vly Road
3 residential. I ask you to do that. I don't care. You
4 can build anything you want, but give me my green
5 space. Put my trees back up there on your side of the
6 road. Keep this residential please. Thank you.

7 CHAIRMAN STUTO: Thank you for your comments.
8 We will turn it over to the Board.

9 Craig?

10 MR. SHAMLIAN: Yes. I have a couple questions.
11 Well, one question and one comment. I don't recall who
12 made the comment. Is there some common ownership on the
13 Central Avenue side of this project - common ownership
14 with -- does Mr. Rosetti own some of the land -

15 MR. LAPPER: He owns the office park.

16 MR. SHAMLIAN: On the Central Avenue side.

17 MR. LAPPER: You mean 155.

18 MR. SHAMLIAN: Yes.

19 MR. LAPPER: It is on Vly Road.

20 MR. SHAMLIAN: I know it's on Vly.

21 Generally speaking, I agree. I think this is
22 a bit big. I understand that it is zoning compliant
23 and you can't do residential without combining this
24 with the office buildings. Personally, I want to know
25 looking at this particular parcel where the apartment

1 buildings are going, what you can put on that parcel
2 from a residential standpoint without counting green
3 space in the rest of the parcel. To my thinking, you
4 are -- I agree with most of the neighbors. You are
5 shoehorning too big a project in here and you are
6 utilizing the green space that exists throughout the
7 rest of the property to justify and make the
8 calculations work.

9 MR. LAPPER: Craig, this is a residential
10 project. They could be building office buildings instead
11 and the neighbors would say that's not compatible with
12 the residents. This is a transition from single-family
13 to apartments rather than office. We think this is
14 compatible and certainly it meets with zoning. We will
15 show you that calculation. They are doing what the
16 zoning code allows.

17 MR. SHAMLIAN: I understand that. That doesn't
18 mean that I think it fits or doesn't. That's the
19 prerogative of the Planning Board.

20 MR. LAPPER: Our job is to convince you. So, we
21 hear what everyone is saying tonight. I know that we are
22 not done tonight, but we are going to come back and
23 approve this from where we are now. The detailed
24 engineering is going to go a long way to dealing with
25 the storm water issues and the size of the ponds.

1 MR. SHAMLIAN: I'm not worried about that. I
2 understand -- that will either get properly resolved or
3 it won't. If it doesn't, then the project doesn't go
4 forward.

5 MR. LAPPER: It should give us more room for
6 some amenities and more plantings and so forth.

7 CHAIRMAN STUTO: Susan?

8 MS. MILSTEIN: Are all these apartments
9 two-bedroom units?

10 MR. LAPPER: There are one bedrooms and two
11 bedrooms.

12 MS. MILSTEIN: How many of each?

13 MR. LAPPER: There are two one-bedrooms in the
14 10-unit building and the rest are two bedrooms.

15 MS. MILSTEIN: What about the eight unit?

16 MR. LAPPER: No, the eight is all two bedrooms.

17 MS. MILSTEIN: I was my only question.

18 CHAIRMAN STUTO: Brian?

19 MR. AUSTIN: I have to agree with the
20 residents. I might have missed the last meeting that
21 this was presented at. I think it's too much, I really
22 do. A lot of the questions that we posed to you so far
23 haven't really been answered. Putting a bench as an
24 amenity is not really an amenity. A bike rack is nice,
25 but there's really no place to bike. So, there are a lot

1 of issues that need to be resolved.

2 I think you have heard from the residents.
3 They are all very passionate about this, obviously.

4 As it stands right now, I'm not sure that I
5 could move ahead with this in a positive fashion. I
6 would like to see some more reworking. Just because
7 you have the property doesn't mean you have to pack it
8 full. I will leave it at that.

9 CHAIRMAN STUTO: Lou?

10 MR. MION: I think it has been all said.
11 Personally, I just think there is too much building and
12 not enough space. I think I made myself quite clear.

13 MS. DALTON: I'm going to go through the letter
14 because I have a number of concerns and I'm going to try
15 to hit them all.

16 A number four - pedestrian accommodations -
17 your response to that was they put another road in
18 there. That's not material. What is material is that
19 you need pedestrian accommodations, if this were to go
20 forward?

21 Number seven - they recommended that the
22 applicant meet with the property owners. The responses
23 that you had a meeting in December, but from what I am
24 hearing from some of these neighbors, either it wasn't
25 appropriately noticed or maybe you missed some of the

1 people that you were supposed to invite, but it does
2 sound like you need to spend more time with the
3 neighbors.

4 Number 11 - the parcel is located in an
5 archaeological significant area. My problem with
6 that -- I understand that you are not going to do that
7 study until after. It's not to do right now. This is
8 so loaded that if you find anything anywhere, there is
9 nowhere to move stuff that you've got on there. So,
10 for something that is this busy, I don't see how you
11 could accommodate any archaeological findings, if
12 there were to be any.

13 MR. LAPPER: So, that's part of what we have to
14 do for preliminary that's why which to get next step.

15 MS. DALTON: Yes, I understand, but - I
16 understand that it is a chicken and an egg thing, but
17 what I am telling you is when you have a parcel that is
18 this loaded that we're standing around still wondering
19 whether or not you've got one retention pond or two, and
20 whether or not you adequately deal with all of the
21 parking, I don't know how you could possibly do anything
22 if you found that there was any archaeological
23 significance. There is no place to move anything in
24 this.

25 MR. LAPPER: You are correct, but the answer

1 there is that you can either leave it in place or you
2 can remove it, photographic, catalog it and donate it.
3 There are expensive ways to deal with archaeology if
4 there are artifacts that pop up.

5 MS. DALTON: Okay.

6 Next is the subdivision application for the
7 requirements of zoning. I understand you have the
8 application in, but that doesn't mean that it will
9 pass. That gets to the green space issue. If zoning
10 doesn't happen the way you wanted to, I don't think
11 that you need the green space requirements.

12 Insufficient information about the public
13 sewer and the water issues. Again, in the Town of
14 Colonie we have huge water issues and I go back to the
15 fact that without having a more complete idea of what
16 is happening with the water here in the fact that the
17 pipes may not be right, I'm very uncomfortable with
18 that.

19 MR. LAPPER: That's only because we are still
20 at conceptual.

21 MS. DALTON: I get all that. I am leading to a
22 point here, if you are patient with me for one minute.

23 For me there are serious parking issues. For
24 me, I don't think there is enough green space. I think
25 they you have an unsafe pedestrian situation. You have

1 no place for kids to play in a two bedroom. I'm just
2 going to put it out there that you are seeking a
3 waiver for the orientation of the buildings. I am not
4 inclined to vote for that waiver which means I am not
5 inclined to vote for concept acceptance. With those
6 other things aside - because I will probably be
7 outvoted, perhaps. I wanted to go through the things
8 that bother me in case my opinion doesn't carry the
9 day. That is my inclination. You are asking for a
10 waiver and I am not inclined to approve it.

11 MR. LAPPER: Our goal is to address everything
12 that you just said at this point.

13 CHAIRMAN STUTO: Thank you to the neighbors for
14 your comments. I hope you realize that we are listening
15 to what you say. When you see a project like this in the
16 abstract without hearing from the people are around it,
17 it's a lot different than when you actually do hear from
18 the people.

19 MS. LEONE: May I say something? As an
20 educator, could we please do a background check? My own
21 kid went to -

22 CHAIRMAN STUTO: I don't think that's legal,
23 ma'am. We will address that at some point. Thank you.
24 They do some kinds of checks, but I don't think we can
25 mandate that. They do it on their own in terms of credit

1 and so forth.

2 I think that all the points were made. I
3 don't really want to repeat them but I will try to
4 make it concise.

5 I think that you are trying to do too much. I
6 didn't realize the point about the orientation, which
7 is actually an important one with respect to the
8 waiver. Yes, it is residential but it's not
9 single-family residential. It is a lot and big. It is
10 much and it's also large. It's not our job to redesign
11 your building, but I will put it precisely. If we
12 could, with some people - maybe with a sketcher -- and
13 we're not going to be able to, but maybe Chuck can
14 help give you some reactions. I think the idea would
15 be to scale it down into lower the impact on the
16 neighbors as much as you can.

17 The orientation - Kathy has a good point on
18 the orientation of the building.

19 I will say to the neighbors. They do, as a
20 matter of right, have property rights and they can
21 build something there. They can build multi-family
22 residential.

23 I am not prepared to vote on concept today. I
24 don't know if anybody else is. I think it needs to be
25 scaled down. I think the impact on the neighbors - it

1 has to be designed to minimize the impact on the
2 neighbors.

3 MR. LAPPER: So, what we can do is take into
4 account what you have said and come back to you.

5 CHAIRMAN STUTO: And if you're okay to do that,
6 that's great.

7 MR. LACIVITA: We are going to essentially
8 table the action at this point?

9 CHAIRMAN STUTO: Yes.

10 Thank you and thank you to the neighbors for
11 coming out.

12 (Where is the above entitled matter was
13 concluded at 7:45 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.

Dated: _____

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

