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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

THE PROPOSED MEADOWDALE ESTATES
SKETCH PLAN

THE TAPED AND TRANSCRIBED MINUTES of the above
entitled proceeding BY NANCY STRANG-VANDEBOGART
commencing on April 20, 2010 at 10:51 p.m. at the
Public Operations Center 347 Old Niskayuna Road,
Latham, New York 12110

BOARD MEMBERS:

- CHARLES J. O'ROURKE, Chairman
- ELENA VAIDA
- PETER GANNON
- PAUL ROSANO
- TOM NARDACCI
- MICHAEL SULLIVAN
- PETER STUTO, Jr. Esq., Attorney for the
Planning Board

Also present:

- Joseph LaCivita, Director, Planning and Economic
Development
- Chuck Voss, Barton and Loguidice
- Lynn Sipperly, Sipperly and Associates
- Joseph Sausto, Platform Realty Group
- Dan O'Brien, Platform Realty Group

1 CHAIRMAN O'ROURKE: Last but not least we
2 have Meadowdale Estates. It's a sketch plan
3 review; 297 Old Niskayuna Road.

4 MR. LACIVITA: You can go ahead. I know
5 that you're zoned properly for what we're
6 looking at.

7 MR. SAUSTO: This here is the section of
8 Old Niskayuna and Watervliet traffic circle
9 was just put in, right off of Exit 5 of the
10 Northway (Indicating). It's just about a half
11 mile west. This is Wade Road here. This is
12 Hastings Drive which we put in - in order to
13 build on an adjacent parcel that the Federal
14 Drug Enforcement Agency is here (Indicating).
15 It's a 57-acre site. It's zoned for six
16 residential units per acre. It yields about
17 330 or 340 or 350 units. This plan here is for
18 270 residential units and is a combination of
19 different residential styles; town homes,
20 cottage homes and condominium buildings.

21 A little background with our involvement
22 in this project: The property was contracted
23 for a purchase back in July of 2001 and
24 shortly after that time the Drug Enforcement
25 Agency building approvals were sought and that

1 is the parcel here (Indicating).

2 This project did have prior Planning
3 approval from the Planning Board years ago.
4 The maps were never filed. We didn't want to
5 pay the mitigation fees at that time and they
6 never brought it forward at that time. They
7 did have final site plan approval for over 338
8 apartments.

9 The original intent of the purchase was
10 for a high-end apartment project. The market
11 changed in residential sales. It was a lot
12 stronger after we bought that and we still had
13 entertained that direction that the board has
14 pushed us into, but we think that this part of
15 the community with a variety of residential
16 options is much more desirable. It's a much
17 lower density than what is allowed. I just
18 want to point out that it's a much lower
19 density than the residential community that
20 was originally proposed for this project.

21 The reason that it's taken so long is
22 that there was a Route 7 moratorium which
23 stalled us and the economy changed as well.

24 New York State looked at this site for
25 the Trooper Barracks and that stalled our

1 plans to come forward for awhile. They ended
2 up on Route 7, however. We're finally here
3 now.

4 We did go to the DCC back in 2007. We
5 went again this fall to the DCC meeting. We
6 have comments from all the department heads
7 and we don't have any problems. We don't think
8 that there are any deal breakers in that.

9 Also Barton and Loguidice have issued us
10 some comments and we have reviewed those
11 comments and we have a response. We'll submit
12 that with our concept application but we don't
13 see any major problems in any of those
14 comments as well.

15 We originally met with the Planning
16 Department with this plan and then with a lot
17 of the department heads. There were some
18 things that changed because of those meetings.

19 This connector road is going to come out
20 and connect to Watervliet-Shaker to Wade Road.
21 Hastings Drive is, again, installed into here
22 (Indicating). The town departments really
23 wanted this to have this curvilinear shape so
24 that it wasn't a straight runway through. They
25 wanted some traffic calming device, which we

1 are proposing this roundabout. We understand
2 that has to meet the DOT specs and we believe
3 that it does for that roundabout. They asked
4 that we have no driveways here on this main
5 road so there will be no driveways for the
6 residential units along the service roads. We
7 were very careful. There is a residential
8 neighborhood that we abut. We put the lowest
9 density portion of the project adjacent to
10 this residential neighborhood. These are the
11 cottage homes, the single family detached
12 smaller homes are here and the high density is
13 up against more of the commercial area on the
14 other side (Indicating). We were careful in
15 making that there.

16 It was also very important to us here
17 that we were designing this and having a real
18 sense of community.

19 We met with Kevin Franklin quite a few
20 times. We've met with Starlyn D'Angelo at the
21 Shaker Society and we've talked about
22 incorporating and researching some of the
23 history. We've done a title search back to a
24 map from England. Kevin Franklin is helping us
25 research all of the prior owners and see what

1 history may have been involved on the site or
2 adjacent to it. Starlyn D'Angelo was very
3 helpful in explaining the Shaker history in
4 this area. Although it wasn't on this site,
5 near here we have some plants and some Shaker
6 architectural elements as well as maybe
7 incorporating some of the elements into an
8 entranceway. We're proposing a boulevard here
9 (Indicating). Again, we'd like to have a
10 threshold which kind of separates that you're
11 coming into something different and coming
12 into a neighborhood. We might want to do
13 something similar on the back end; not a
14 boulevard but a threshold that you know you're
15 entering into a new neighborhood.

16 The wetlands have been delineated here
17 (Indicating). I know that there have been
18 several test pits for water tables. Lynn
19 Sipperly is going to address some of the
20 engineering features of the site and he will
21 walk you through some of those.

22 Some of the other changes that we had
23 were sidewalks in much of the community at
24 both the request of the Planning Department
25 and department heads.

1 We met with some of the neighbors here on
2 Sherwood Drive. One of the issues that has
3 come up in the DCC was whether or not this
4 paper street should be used for access and
5 Lynn can address that. I think that the
6 feeling is that now that we would not connect
7 to this road. We do not think that this
8 residential neighborhood would like to see
9 this traffic flow out there. We have plenty of
10 emergency access points and more than one
11 point of access.

12 That's about all I have.

13 MR. SIPPERLY: We looked at the utility
14 infrastructure system that is available to the
15 property and the roadway networks surrounding
16 the property. As Joe indicated, the plan is to
17 extend Hasting Drives subtly through our site
18 to connect to Watervliet-Shaker Road. The
19 traffic calming feature here plus the
20 curvilinear design also kinds of provides
21 visual interest and also slows down traffic
22 from using this as a shortcut or cut through.

23 Sanitary sewer is located at the end of
24 Hastings Drive right now. That's water also.
25 That would be extended throughout the project

1 to provide and sewer service to the units.

2 What is proposed here is kind of a
3 diversity of residential units. We have town
4 homes at this location here (Indicating); 50
5 town homes. This color here indicates 30
6 cottage-type homes, or detached homes on
7 smaller lots. The blue buildings indicate
8 condominiums. We have 190 condominium units.
9 Each one of these buildings is 10 units per
10 building (Indicating). The feature of all of
11 the units is that they have garages associated
12 with them for the residents. The cottage homes
13 and town homes have two car garage features
14 and the condominiums have a one car garage
15 minimum feature for each unit.

16 The nice thing about these particular
17 buildings is that the garage is so situated so
18 that a person can go from their garage right
19 into their unit without having to go out into
20 the elements to go between two features.

21 There is quite a bit of area here set
22 aside for open space. There are wetlands on
23 the site. As Joe indicated the wetlands have
24 been delineated and confirmed by the Corp of
25 Engineers.

1 We have provided a buffer area between
2 the proposed development and the existing
3 homes on the west side of Sherwood Drive.
4 There is a paper street that was left here. In
5 our various meetings with town department
6 heads, the Planning Department and also
7 residents, there was a consensus that there
8 would be no roadway connection between the two
9 developments. Again, with fears that this
10 traffic would all come out into their
11 development and that's again everybody's fear
12 when they see road connections appearing.

13 We have provided a pedestrian connection.
14 This is a paper street owned by the Town of
15 Colonie and we would just come off that. We
16 show a sidewalk system coming over to our
17 sidewalk system to provide walking
18 opportunities throughout the development. This
19 may be tweaked a little bit to get it away
20 from the rear of some homes here. That's one
21 of the observations that we received by the
22 DCC. That's kind of a realignment of sidewalk
23 as it goes down to that area.

24 As Joe indicated, all the streets here
25 have sidewalks so there is a pedestrian

1 component that's provided in the plan. The
2 roadway corridor is Hastings Drive which is
3 kind of like a sub-collector of the service
4 road streets on either side. We propose to
5 landscape that to provide more dense buffering
6 and to provide a greenspace coming down the
7 road and also to provide additional buffering
8 of the road to the residential units, giving a
9 sense of community.

10 We looked at kind of connecting these two
11 elements together with the town home community
12 and the cottage home community. We have kind
13 of decided that if we really want to make
14 these communities with regard to traffic, that
15 we not make that connection. We do have the
16 connection for pedestrians so that people can
17 circulate as pedestrian traffic throughout the
18 whole complex.

19 We've gone through the DCC meeting and
20 we've received comments from all of the
21 departments. Most of their comments are really
22 just technical and of no major detail. One
23 such comment is that the Water Department
24 wants us to put in a large size water main
25 through the development only because they have

1 plans in the future.

2 Some of the adjacent uses in this area
3 right here are the North Colonie school bus
4 maintenance garage. There is a private
5 residence at this location right here
6 (Indicating). As Joe indicated the plan now
7 shows the new roundabout that has been
8 constructed on Old Niskayuna Road. We are not
9 proposing any connections at this location at
10 this time. We do have a couple of units over
11 here (Indicating). That again, would be
12 serviced internally. Our plan is that there is
13 a total of nine new streets to be developed.
14 Five of those would be public roads and the
15 remaining four would be private. They are
16 really driveway facilities for the
17 condominiums. The public roads would really
18 service the cottage homes and the town homes.
19 These units here are more conventional single
20 family home type units. The condominium
21 buildings do have an association for grounds
22 and building maintenance and also for roadway
23 maintenance and sidewalk maintenance.

24 There is a series of detention basins.
25 The site is fairly flat, I guess. There is

1 general sloping and not a lot of relief. There
2 is a sandy soil. Here the ground water is high
3 (Indicating). It's four to five feet so there
4 are no basements proposed in the units because
5 of that. We have run test pits out here. To
6 confirm that, we have also installed
7 monitoring wells to kind of monitor and check
8 the groundwater elevation at various seasons.

9 Again, to our west here is an office
10 building. It's occupied by the State of New
11 York. Over here there is a kind of a
12 commercial building. It's a warehouse office
13 building at this location here(Indicating).
14 This is a private roadway off of our property.

15 MR. GANNON: Can you point out where the
16 fire training facility is?

17 MR. SIPPERLY: The fire training facility
18 is about right in this area right
19 here(Indicating). This parcel is owned by the
20 Town of Colonie. This is the office facility
21 here. There was a landfill that was here at
22 one time. The landfill is located over on this
23 property here (Indicating). The fire towers
24 are about in this location here.

25 Again, that was a recommendation at the

1 DCC meeting that any deed and any contracts
2 for sale that people would be notified of the
3 existence of the fire tower and the activities
4 that are there. They do have controlled fires
5 over there, but not for a long period of time.

6 The site is in the airport GEIS and there
7 are mitigation fees that would be included in
8 the development.

9 We see that at this time we would need to
10 advance a traffic study to determine what the
11 impacts of the project traffic would be on. We
12 would need to study Albany-Shaker Road and
13 Wade Road and its intersection with Route 7
14 and we'll look to the Planning Office and the
15 board as to what other intersections would be
16 affected to have us consider with regard to
17 how traffic impact would occur.

18 One thing that has happened that's very
19 positive in the area again, is that
20 roundabout. It's been an awkward intersection
21 in years past. It was a cross-pipe stop
22 intersection. It seems now that the traffic
23 flows very smoothly through there. It's a
24 great improvement.

25 That's kind of an overview of what we're

1 proposing here. Some statistics as to what we
2 are proposing in terms of greenspace,
3 approximately 69% of the site is greenspace.
4 Of that, some of it would be accounted for as
5 far as lawn areas or landscaped areas. The
6 open space set aside would be under a
7 homeowner's association. The responsibility is
8 22.8 acres which is 39% of the site. Lawn
9 areas around all the units are another
10 15 acres which is 25.7%. So 64.7% of the site
11 is just greenspace. Also it is possible that
12 by preserving the open space would provide a
13 visual buffer and physical buffer between the
14 various types of living units; so giving a
15 real sense of community. The whole project is
16 a community but these are all the
17 neighborhoods that provide a visual aesthetic
18 setting.

19 We have estimated what the traffic would
20 be - in just going through what the land uses
21 are. Traffic for the project for the a.m.
22 would be 182 vehicle trips and in the p.m. is
23 231 vehicle trips. Again, we haven't gone
24 through the trip distribution. That is to kind
25 of estimate how traffic would go south towards

1 Albany-Shaker Road and how much of that will
2 go north to Wade Road and to Route 7. That
3 would be part of the traffic study. We would
4 provide justification as to how we think the
5 distribution would occur.

6 Again with regard to parking, in all
7 instances we meet the minimum or exceed what
8 the parking requirements are for the various
9 land uses here. Again, for town homes and
10 cottage homes as two spaces per unit when
11 actually there is an opportunity to do four
12 spaces per unit; two in the garage and two in
13 the driveway.

14 For the condominium units we have one in
15 the garage and one in the driveway when we
16 also have an additional 68 spaces for visitors
17 distributed throughout the development. So, we
18 feel that we have sufficient parking. If we
19 have too much parking we would, as we
20 discussed earlier, bank the parking with
21 greenspace until such time that it's
22 determined by actual use that we would need
23 more parking and then we would turn that into
24 an asphalt surface.

25 That's our overview of the project.

1 MR. VOSS: We've taken a preliminary look
2 at this. My role really is to take an overall
3 concept look at it. We also had our engineers
4 look at it.

5 We really feel that the site overall is
6 really laid out pretty well. It meets or
7 exceeds a lot of the comments from the
8 November 14, 2007 DCC meeting and the
9 November 18, 2009 DCC meeting, which we didn't
10 attend but certainly reviewed those notes.

11 In brief we really kind of just had minor
12 comments on a few of the issues. Really, we
13 just made note of the wetlands on the site and
14 there was potentially a few crossings. There
15 were perhaps six wetland crossings which could
16 certainly be mitigated.

17 We like the boulevard access points. It
18 does provide a nice sense of place and break
19 as you enter and exit the site. The roadway
20 out and configuration seems to be consistent
21 with a lot of the intents of the MFR district
22 and certainly the Comp Plan. In general, we
23 really didn't see any additional issues that
24 jumped up as issues of concern for the board
25 other than just minor site issues. The site

1 seems to work fairly well.

2 CHAIRMAN O'ROURKE: Peter?

3 MR. GANNON: I don't think that we're
4 there yet in our review unless you have given
5 some of this stuff thought, but this is a
6 substantial impact to the community. Have you
7 guys begun to review any of that process, such
8 as the school district? It seems like an awful
9 lot of vehicle trips coming in that area. Have
10 you guys begun to take a look at any of those
11 aspects of the project?

12 MR. SIPPERLY: One good thing about the
13 mix of these types of units here is that we
14 really feel that a project of this size is
15 again kind of targeting young professionals,
16 mature adults, and single parents. What I'm
17 trying to say is if this was a conventional
18 residential subdivision, it would have a much
19 larger impact with regard to schools and also
20 traffic. Because they have this diversity of
21 uses and the target market, we think that
22 would really be attractive with many types of
23 units here. You can see the opportunity to
24 have off-site traffic. You can get a certain
25 percentage of senior citizens and retired

1 people here. You're not going to have that
2 a.m. and p.m. peak hour traffic movements.
3 They go out later in the morning and return
4 earlier in the afternoon between 4 and 6.
5 Those things really factor into our impacts on
6 the community.

7 We haven't commenced the traffic study
8 yet per se to address what would be the
9 changes in the levels of service on
10 Watervliet-Shaker Road or the intersection of
11 Watervliet-Shaker Road and/or Wade Road. Yes,
12 there are going to be traffic impacts. We will
13 outline all of this. A project of this size
14 does require a traffic study for many reasons.
15 I think that the town and this Planning Board
16 would want to see it and make the correct
17 decision because we're connecting to a state
18 highway and they would also require a traffic
19 study. We're adding a couple of hundred cars
20 to the system. I think that there are
21 components to this system of this development.
22 If this were all apartments, it may have a
23 very different impact with regard to
24 community.

25 MR. GANNON: You keep referring to the

1 community feel, but I don't see anything on
2 there that brings the community together.
3 There is no playground. There is no dog park.
4 There are no benches located anywhere. It
5 looks very walkable, but where are the people
6 walking to?

7 MR. SIPPERLY: They're walking for
8 exercise. They can visit other friends in the
9 community. We're looking for exactly those
10 types of suggestions.

11 I think that a dog park is a very real. I
12 think that the most appropriate might be a tot
13 playground for kids who might visit
14 grandparents here. There is no community pool
15 or tennis courts. We think that between the
16 Crossings and the town parks and the Mohawk,
17 we think that facilities exist for residents.
18 I think also that when you put things like
19 this in, it might not be used to any great
20 extent. It becomes a homeowner's expense also.

21 CHAIRMAN O'ROURKE: Mike?

22 MR. SULLIVAN: I had a couple of
23 questions.

24 The first one I had may have been
25 addressed already, so I apologize.

1 Ted DeLucia, the Chief Residential
2 Building Inspector had a memo dated
3 November 17, 2009 for a DCC meeting. He
4 mentioned that some of the uses - I believe
5 the town homes that have a 20 front yard
6 setback -

7 MR. SIPPERLY: That's correct. We are
8 offering the setbacks again, to give it a
9 sense of difference in the feel as you go down
10 the street. Some homes will be closer and some
11 will be set back a little bit farther. We were
12 really careful that if there was a car in a
13 driveway that it wouldn't block the sidewalks
14 or interrupt pedestrian room. Again, I guess
15 we're looking for a little flexibility of 20
16 to 25 feet to be able to stagger homes so that
17 they're not all lined up and look like some
18 type of mundane pattern. This doesn't show the
19 intricacy and the front foundations of the
20 units. The units will have different materials
21 on the front. They're all different from one
22 another of at least there will be five or six
23 models that will be interdispersed. Again,
24 this is to provide interest.

25 MR. SULLIVAN: The other question that I

1 had was on wetlands. Are wetlands being
2 impacted? Specifically up near the roundabout?
3 You have your own roundabout almost near the
4 new Maxwell Road - the new roundabout.

5 MR. SIPPERLY: We had limited wetland
6 impacts only to road crossings. I believe our
7 total impact to wetlands is like .38 acres.
8 It's under an acre of impact. There is a small
9 impact right here (Indicating). There are
10 other impacts. There are one or two more on
11 the route of Hastings Drive. We really aligned
12 Hastings Drive - beside trying to provide some
13 curvilinear interest in it to also minimize
14 the impact to wetlands. Again, I think that
15 there are no buildings or no lots where they
16 interfere with the wetlands. It's only where
17 we have roadway crossings. The reality of it
18 is that there is almost no parcel of land out
19 there anymore that doesn't have wetlands on it
20 in some fashion. It's almost impossible to
21 develop without having some impact to
22 wetlands. Again, our impact is very minimal
23 for a project of this size. It's a 58 acre
24 parcel with .38 acres of wetland. Wetland
25 mitigation would occur on-site. The wetlands

1 are also interspersed in the open space area.
2 The open spaced area really would mitigate
3 those wetlands.

4 I really want to say that wetlands by
5 definition of the Corp of Engineers has
6 vegetation. It has hydric soil in probably all
7 instances here, or in 90% instances there is
8 no standing water. The water does stand over
9 time to have created the hydric soils. The
10 vegetation is there, but we don't have
11 standing water and really swampy conditions is
12 what I'm saying.

13 MR. SULLIVAN: When you provide the on-
14 site mitigation, you have to provide like two
15 to one or three to one? How will that work?

16 MR. SIPPERLY: I think that the most will
17 be two to one, but it depends. The worst case
18 scenario would be two to one, if it's
19 warranted.

20 MR. SULLIVAN: Thank you. That's all I
21 had.

22 CHAIRMAN O'ROURKE: Thank you, Mike.
23 Elena?

24 MS. VAIDA: It looks like a great idea.
25 It's hard to see with a sketch plan some

1 things, but it looks very positive. I'm
2 curious though as to right now, is there a lot
3 of trees on there? Will you be doing a lot of
4 clearing?

5 MR. SIPPERLY: The existing vegetation
6 are trees and brush. There are some open
7 meadow areas on the property. There are some
8 areas of high grass. There's a section in this
9 area here (Indicating) where there is a farm
10 field. A lot of where we are maintaining the
11 greenspace is a lot of wooded areas. There is
12 one area here that has more mature trees.
13 We'll find about 16 inch in diameter oak
14 trees. We're trying to preserve that. A lot of
15 it is aspen and locust and are 4 inches in
16 diameter. At one time the land was all clear.
17 What it looks like now is a lot of secondary
18 growth.

19 MS. VAIDA: Would there be any trees
20 along the roadway?

21 MR. SIPPERLY: Yes, very definitely.
22 That's what I alluded to earlier. There is
23 going to be a concentrated effort to actually
24 make this like a treed boulevard also. We're
25 going to put in trees and create planning

1 themes or different types of trees and
2 different types of shrubs or evergreens to
3 serve a couple of purposes. First to give a
4 nice green kind of growscape. Secondly, it
5 also provides a visual buffer separation in
6 the road.

7 This is really the back yard of these
8 units here (Indicating). We have maintained a
9 larger setback, but it really positively makes
10 these back yards private. It puts a
11 concentration of trees, probably evergreens,
12 in this area here (Indicating).

13 MR. ROSANO: Can you show me where the
14 DEA is on the map?

15 MR. SIPPERLY: The DEA building is right
16 there (Indicating). This is actually the
17 vision line between the MFR district and
18 commercial zoning.

19 MR. NARDACCI: I think that this has a
20 lot of potential. I think that I have a
21 specific suggestion that I'd like you to
22 consider since we're at sketch plan. I think
23 that even in a sluggish market, you can sell
24 the town homes and you can sell the cottage
25 homes. I think that you would have a difficult

1 time even in a good market to sell 190 condo
2 units.

3 Saratoga Springs has the hottest condo
4 market and they had an inventory at the end of
5 the year of 215 units. Throughout 2009 only 43
6 condos sold in Saratoga Springs.

7 That said, here is my idea for you to
8 consider: My in-laws just moved into a senior
9 community in Cranberry, New Jersey. I'm just
10 throwing this out there to see what sticks.
11 Get rid of all those condos and turn that into
12 a senior community and build it around a
13 community center for the seniors. It ties into
14 the Comp Plan and it ties into all the things
15 that we're trying to push and I think that it's
16 still a marketable product.

17 MR. SIPPERLY: I agree. There is a great
18 demand for senior housing.

19 MR. NARDACCI: I know that this has gone
20 through a lot of engineering and a lot of
21 plans, but since we're in sketch plan review,
22 I feel like I can say that all those units
23 that you want to build - throw them out and
24 consider this. It's just an idea. You guys are
25 the real estate experts. I just really think

1 that 190 condo units is very steep climb. I
2 can see that you're building out the other
3 things, but I think that you'll have a hard
4 time, even in a good market. It's just
5 something to think about. There are some
6 really great senior ideas. The specific one
7 that I'm thinking of that I've been
8 to - they're all single-level homes, they're
9 cottage style and they're really close
10 together. They have sidewalks and shared
11 backyards, actually. Little patio and there is
12 a community center with a small whirlpool.
13 It's just an idea.

14 I think that if you had that on that part
15 along with everything else, I think that it
16 would be an unbelievable product. I think that
17 too, you should put Pete's dog park in. He's
18 been talking about a dog park since he got a
19 dog. It's just an idea to throw out there as
20 you're looking to move forward. I just feel
21 that the senior component is missing. I know
22 that you're talking about marketing it to
23 empty nesters and such but especially the way
24 that you have it broken up really nicely with
25 the tree lines - they're distinct

1 neighborhoods and it just seems like it would
2 be a perfect fit. You have to have these
3 specifically geared towards the senior
4 population.

5 CHAIRMAN O'ROURKE: Real quick, I
6 actually have had the opportunity to meet with
7 these gentlemen on a couple of different
8 occasions. In terms of the zoning - this fits.
9 Again, I really like the project. I really
10 think that these guys are going to do a good
11 job with it.

12 Is there still some thought about the bus
13 garage and relocating it?

14 MR. O'BRIEN: We have contracted the bus
15 garage a few times and it's in our best
16 interest to try to move them.

17 We also did reach out the to the
18 neighbors on Sherwood Drive about our project.

19 We're really excited about the aspects.
20 We didn't bring too much today, but I think
21 that we showed at least four elevations of how
22 the entrances are on this project. The Shakers
23 had very dense areas and then open areas.
24 We've done a lot of work on the landscape plan
25 that pick up on those. We're also very excited

1 that the mail center is usually one building.
2 We would make a replica of a building that
3 might have been in Colonie around 1830 or 1840
4 and build an exact replica.

5 When you talk about walking and open
6 space, here is a plan of your community and
7 you'll see these type of flowers coming out in
8 May; here is June, July, August and the types
9 of trees you'll see. We don't have that in
10 place yet.

11 CHAIRMAN O'ROURKE: Again, part of our
12 conversations that we've had - these guys have
13 been great to work with. There is that sense
14 of community and they're putting things in to
15 do there.

16 Tom, I'm sure that they'll consider your
17 idea and going forward. There was actually
18 some talk about this project being PDD, but
19 because of the hold up and a lot of the other
20 things that have occurred in the town, it's
21 already zoned MFR so it meets the zoning. So,
22 they really didn't want to go the PDD route
23 with everything. But we're going to have many
24 of the aspects of a PDD within the project as
25 it goes forward; community resources and those

1 kinds of things that they are all open to. It
2 falls within the MFR and not the PDD so
3 they're not required to have those things, but
4 they felt that as part of their project that
5 they need them to be successful. That's what
6 really brought me into it and said, hey, these
7 guys really want to do it right and obviously
8 time is money and they have the MFR. I think
9 that going forward there was some additional
10 talks that if they were to acquire that
11 property up there that they would come back to
12 the board and look for some limited
13 convenience retail, limited commercial in the
14 Shaker feel. You said the post office,
15 which -- what is it called? The Jelly -

16 MR. O'BRIEN: That may or may not be the
17 building. Starlyn is helping us with that
18 also.

19 CHAIRMAN O'ROURKE: Again, just from what
20 they've showed us - the entranceway and the
21 boulevard - what was described today doesn't
22 really give it justice to what some of the
23 renditions that I've had the opportunity to
24 see with the stone and split rail fence and
25 the median. It's really going to be an

1 outstanding product. I know that it's getting
2 late so I won't pontificate up here, but I'm
3 real excited with this project and look
4 forward to seeing it through to fruition.

5 The next step, Joe?

6 MR. LACIVITA: Concept. They're going to
7 answer our questions and concept submission.

8 CHAIRMAN O'ROURKE: Very good. We'll try
9 to get you in as soon as you get that to us.
10 We'll then get you back on our schedule.

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***(Whereas the proceeding concerning the above
entitled matter was adjourned at***

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11:33 p.m.)

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CERTIFICATION

*I, NANCY STRANG-VANDEBOGART, Notary
Public in and for the State of New York,
hereby CERTIFY that the record taped and
transcribed 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 STRANG-VANDEBOGART

Dated May 21, 2010