

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

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5 THE PROPOSED MEADOWDALE ESTATES
6 297 OLD NISKAYUNA ROAD
7 SKETCH PLAN
8 BOARD UPDATE

9 *****

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11 THE TAPED AND TRANSCRIBED MINUTES of the above
12 entitled proceeding BY NANCY STRANG-VANDEBOGART
13 commencing on June 29, 2010 at 7:04 p.m. at the Public
14 Operations Center 347 Old Niskayuna Road, Latham,
15 New York 12110

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17 BOARD MEMBERS:

- 18 CHARLES J. O'ROURKE, CHAIRMAN
- 19 LOUIS MION
- 20 MICHAEL SULLIVAN
- 21 THOMAS NARDACCI
- 22 PETER GANNON
- 23 TIMOTHY LANE
- 24 PAUL ROSANO
- 25 ELENA VAIDA, Esq., Attorney for the Planning Board

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27 Also present:

- 28 Joseph LaCivita, Director, Planning and Economic
- 29 Development
- 30 Lynn Sipperly, Sipperly and Associates
- 31 Chuck Voss, Barton and Loguidice
- 32 Dan O'Brien

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1 CHAIRMAN O'ROURKE: I'd like to get into
2 Meadowdale Estates. This is the second sketch
3 plan that's been before the Board. I know that
4 we had a meeting with Mr. O'Brien last week in
5 regard to some of the things that had come out
6 of the first sketch plan and it's my
7 understanding that Mr. Sipperly will update us
8 accordingly.

9 MR. SIPPERLY: Thank you, Mr. Chairman.
10 As I mentioned, we were here back on April 20th
11 and presented the first sketch plan. We have
12 received some comments and input from the
13 Board as to what they'd like to see and we're
14 back before the Board kind of showing our new
15 plans to address what we have received as part
16 of the comments.

17 The plan that I have up here now is
18 really the plan that was presented at the
19 April 20th meeting. We call this Plan A, I
20 guess. The couple of changes that were made
21 are that we were asked to look at a senior
22 citizen component and we did that.

23 The plan revision is really down in this
24 northeast quadrant of the site. We have
25 incorporated a senior citizen component and

1 we took 100 units, a three-story building, and
2 we had some village apartments surrounding the
3 villa apartments. There are 31 units there and
4 the parking. There are some garages proposed.

5 What was also requested was to look at
6 some site amenities, a tot playground area,
7 and a dog park area.

8 The tot area has been added to this
9 location here (Indicating). It's kind of
10 midway between the town home community and the
11 cottage homes near here.

12 Over here at this location we added a dog
13 park (Indicating). I don't know if the dog
14 park would make a lot of noise. I don't have a
15 dog, so I can't comment on that. I thought
16 that the farther that it was away from the
17 residents, the less complaints would happen
18 here.

19 Also associated with that we had some
20 parking spaces here (Indicating) for those who
21 drive to the dog park. We kind of located
22 that, again, within the community so that
23 would be available to all the residents of the
24 area.

25 Some other points that the Board has

1 asked us to look at - we have identified to
2 the Board where our wetlands actually occur.
3 We had mentioned that we had wetland back here
4 by the roadway crossings (Indicating). The
5 wetlands on the site is 7.33 acres. We are
6 proposing .29 acres of impact. Here is one
7 small area that's narrow. That's an impact.

8 Again, because of Hastings Drive
9 construction, there is a second wetland
10 impact. The two wetland impacts along this
11 private road here will be serving the
12 condominiums community of the project
13 (Indicating).

14 There is another impact area at this
15 location right here (Indicating) to square up
16 this parcel here and to accommodate the villa
17 apartments.

18 It can also generate some traffic
19 projections based on the plan. They also
20 projected some school aged children that this
21 development might produce. I have provided
22 numbers to the Board.

23 The one change that occurred since I've
24 submitted this plan is the area that we have
25 identified for apartments. We had a narrative

1 on the plan that the Board members received,
2 and it indicated the senior citizen
3 apartments. The applicant has investigated
4 that further. It's difficult to get financing
5 for age restricted components. We are
6 proposing that this be not age restricted and
7 that this be market rate apartments. It's
8 geared to senior citizens in regard to the
9 size of the units, the amenities within the
10 building and the number of parking spaces.
11 We're proposing here a little over one space
12 per unit, which is typically what we see in
13 these senior citizen complexes. They don't
14 have two cars that you would typically think
15 would occur. So that's the change that this
16 plan reflected. We would request that we take
17 off the connotation of senior citizen
18 apartments. We're just now asking the Board
19 that we could consider calling this just
20 apartment development area.

21 Another area that we have shown on this
22 drawing here that the Board was not aware of
23 and wasn't in the project narrative is that
24 the applicant is currently investigating the
25 acquisition of these two parcels here

1 (Indicating). One is the school district
2 maintenance garage. It's a busy place and it's
3 sometimes not the neatest kept place.

4 The property next door is a single family
5 residence. If they were to acquire those,
6 we're proposing that the corridor along
7 Old Niskayuna Road and Watervliet-Shaker
8 Road - this is about 200 feet deep - would be
9 kind of cut out of this project development
10 and maybe proposed to the town for some retail
11 or commercial use. It's early in the game, but
12 that's what we're showing. It's certainly in
13 the concept stage. We would like to propose
14 that and see -- again it's depending on the
15 success of these two parcels. It's not totally
16 dependant on that, but it's a factor.

17 Those are the changes to our plan from
18 our last meeting. We would like to proceed to
19 the concept stage, if we could. If this Board
20 thinks that the plan is headed in the right
21 direction as far as the various residential
22 sections that we are proposing and using, we
23 would like to proceed with the detailed
24 concept approval.

25 If the applicant has any questions, we'd

1 be glad to answer them.

2 CHAIRMAN O'ROURKE: Chuck I know that
3 you've spent some time through this. Do you
4 want to speak from the town designated
5 engineer standpoint, bring us up to speed on
6 where we are with the project?

7 MR. VOSS: Essentially from here we
8 looked at the information that the applicant
9 provided two weeks ago. We went through their
10 narrative and cross compared that with the
11 notes that the Board made that evening. It
12 looked very consistent with the comments made
13 by this Board.

14 The applicant addressed certainly the
15 density issue. They addressed the senior
16 housing issue that the Board had some concern
17 with. The traffic issue was touched upon
18 briefly. There is some information provided in
19 their narrative to get some general estimates
20 of a.m./p.m. peak traffic loads. They went
21 through a fairly basic estimate of school aged
22 children, potentially, that this site could
23 draw and a couple of other issues.

24 The commercial issue, we weren't aware
25 of, but I understand that is something that

1 just recently kind of came to light. That's an
2 interesting proposal. I think that all in all,
3 they addressed all the comments that we had
4 observed at the meeting and that we had
5 initially proposed. It looks like they did a
6 nice job moving this forward.

7 CHAIRMAN O'ROURKE: Good. Mr. O'Brien or
8 Mr. Sipperly, if you could, on the new
9 apartments, didn't you want to leave that
10 footprint open in case you did want to do
11 condos? Where do we stand with that?

12 MR. O'BRIEN: In moving the concept
13 approval, we want to investigate further. We
14 have met with three different senior groups,
15 and we met with two different funding groups
16 and I think that the whole age 55 and older is
17 something that's very difficult for funding.
18 What we're hoping to create here is a
19 community and that's part of the commercial
20 that we want to explore a little bit further.
21 Naturally, that will be part of your
22 approval - the final buildings. This is more
23 of a density thing. Last time we were told to
24 investigate a little bit - the opportunity for
25 something other than so many condominiums and

1 that's kind of what this was.

2 Just to touch on the commercial for just
3 a second, we always wanted to do a commercial
4 component. I think that's important. I think
5 that we really like the whole village concept
6 that you don't have to get into your car and
7 drive six miles to get the smallest little
8 thing for services. This would fit that need.
9 That's why we wanted to separate that out and
10 then once again, we'd likely design the
11 architecture in the way that it is, not only
12 in our community but the rest of the
13 streetscape on 155. We'd like to pursue that.

14 CHAIRMAN O'ROURKE: Just so the rest of
15 the Board understands - as part of your
16 ability to garner that bus garage, you
17 actually are willing to work out a position
18 where you could move that bus garage?

19 MR. O'BRIEN: Absolutely. We have
20 contacted them as we met with them a while
21 ago. We contacted them since our last meeting
22 and we are willing to make more land available
23 until this is developed and then try to find
24 them a new home. They have said that they are
25 sandwiched in there and we really believe that

1 this could be a very good neighborhood
2 commercial - maybe five or six different
3 buildings up here. The architecture is very
4 important. As you might remember, we're
5 working with Starlyn D'Angelo and Kevin
6 Franklin, your Town Historian. We have the
7 deeds going back to the 1500's of everything
8 that has happened on this property. This was
9 to make sure that the architecture would be
10 something that would be very fitting and very
11 appealing, not only to this development, but
12 to anyone on 155 within a five mile radius.

13 CHAIRMAN O'ROURKE: There were some
14 conversations with Stewarts. Were they
15 interested in part of your concept?

16 MR. O'BRIEN: We've been chasing Stewarts
17 to try to develop kind of almost - if you can
18 think of the Walton's family store without
19 gas. If not Stewarts, somewhere else where you
20 would look at the buildings from the outside
21 and it would maybe have a 2/12 roof. It would
22 have a weathervane, it would have shutters and
23 clapboard. It would be a place that you could
24 go to get everything that you get in a
25 Stewarts shop, but would not be necessarily

1 pushing the gas in this element. Whether they
2 will do it, they have been terrific to deal
3 with. It's just a concept for a neighborhood
4 general store where you could walk from
5 here - or anyone from this Operations Center
6 could stop in and I think that it would fill a
7 void in that little corridor.

8 The architecture is obviously very
9 important to us on that part.

10 CHAIRMAN O'ROURKE: Just in terms of the
11 density, just so the Board does understand,
12 the density of the apartments that you're now
13 presenting is the same density as the condos.

14 MR. O'BRIEN: Actually, we don't require
15 any variance or any of the zoning. I think
16 that it's honestly a higher density, but it's
17 certainly below our neighborhood like Sherwood
18 Drive's density, and it's below what the
19 current zoning is. We've tried to create a
20 very good buffer there. We've talked to a lot
21 of people on Sherwood Drive just to let them
22 know what we were doing.

23 If the Board likes the plan, we'd like to
24 move to the next step. We've agreed to
25 have - I don't want to say public hearing, but

1 for anyone who wants to understand what we're
2 trying to achieve.

3 CHAIRMAN O'ROURKE: Tom?

4 MR. NARDACCI: Sorry, I walked in a
5 little late. Could you just read through how
6 you're going to address the senior
7 citizen - you know, the needs that we talked
8 about? I caught the tail end of that with
9 regards to the financing. Could you just walk
10 through that again?

11 MR. SIPPERLY: Sure. Based on the
12 comments that we received at the last meeting,
13 we have incorporated in this area here a
14 senior citizen component. When I say that, I
15 have to maybe withdraw the senior citizen.
16 This has really been laid out -- here you have
17 the number of units and the amenities; one
18 building, three stories per unit. In that
19 building there is quite a bit of community
20 area, which is typical of a senior citizen
21 community. There is a large meeting room that
22 could be used for community meals, parties,
23 and social occasions. There is typically a
24 grand lobby or hall type situation where
25 guests could be entertained without going to

1 the units themselves. There are game rooms and
2 there is a library. There is an exercise room.

3 Also, it's incorporated in the plan and
4 it's also popular as some of the other
5 communities that we've seen - you'll recall
6 the villa apartments, which are really
7 apartments that are kind of detached. Some
8 people don't want to live in a building. They
9 like to be independent, so to speak. So we
10 have these villa apartments. There are 31 of
11 them on this site here. We've incorporated
12 senior component or this apartment component.

13 We have garages. We have provided about a
14 50/50 split of garages and open parking
15 spaces. The garages are back in the rear here
16 (Indicating) and there are garages around this
17 stormwater detention area.

18 Again, this is kind of a plan that we
19 have seen and also worked on in other
20 communities. It works very well. Again, the
21 amenities in the building are tremendous as
22 far as the people -

23 MR. NARDACCI: The apartments are going
24 to be one and two bedroom apartments?

25 MR. SIPPERLY: That's correct. That's

1 what we're saying. We have a density here of
2 131 units. That brings the total density of
3 the units to 331 units which is still on the
4 lower end of the six units per acre. We think
5 that we would be allowed 358 on the site.

6 MR. NARDACCI: How many condos and town
7 homes? It says 170, but how many town homes
8 and how many are condos?

9 MR. SIPPERLY: We have 50 town homes at
10 this location here (Indicating), 30 cottage
11 homes here and 120 condominium units. These
12 are the brown buildings on the west side of
13 the development.

14 MR. NARDACCI: And just curious,
15 120 condos - have you seen other developments
16 that have 120 condos and sold them?

17 MR. O'BRIEN: I think that there is
18 Brandle Meadows in Guilderland that I think
19 sold 48 condos last year and that's right next
20 to the Altamont Fairgrounds. I don't know if
21 you've been out there. I think that we are in
22 a condominium market. I think that it's very
23 hard to get a plan effectuated when it's \$500
24 a square foot. I think that we are looking at
25 a price of \$200 a square foot and we're not

1 looking at buildings of more than 10 units. So
2 to effectuate the plan, it's five units that
3 have to be sold. I think that the market also
4 shows that we're kind of moving in that
5 direction. Condominiums will be popular, but
6 not in these monster amounts. I don't think
7 that's what the whole area is about. We feel
8 much better about it. I think that the right
9 plan on any project of size is diversity. If
10 the condos aren't selling right now, we have
11 town homes, carriage homes, cottage homes and
12 there are an awful lot of choices that you can
13 select from. That's where we want to
14 be - where you could buy a condominium in the
15 Town of Colonie for one unit under 210,000.
16 They wouldn't be some of the ones that have
17 been proposed before with \$450 to \$500 a foot.
18 You know, \$500,000 per a 1,000 square foot
19 condominium is not part of the market that
20 we're going after.

21 MR. NARDACCI: I think that you have the
22 diversity and that's a good thing. I think
23 that's something that we need. It's good to
24 see the carriage homes. I like the town home
25 idea. I understand it's a challenge with the

1 financing, but I appreciate the fact that you
2 took some of our suggestions and came back and
3 really tried to incorporate the senior
4 component.

5 The current zoning on the site is?

6 MR. O'BRIEN: Six units per acre;
7 58.78 acres.

8 MR. NARDACCI: It's not a PDD.

9 MR. O'BRIEN: Right.

10 MR. NARDACCI: Would you go through and
11 get a cultural assessment and do archeological
12 research on the site?

13 MR. O'BRIEN: What did we uncover on that
14 so far?

15 MR. SIPPERLY: This was proposed for
16 development back in the late 80's. A cultural
17 resource investigation was performed at that
18 time. That would need to be updated, but
19 that's on file with SHPPPO Office for Historic
20 Preservation.

21 MR. NARDACCI: In that report did they
22 identify any sensitive areas and would you
23 expect that there may be some sensitive areas?
24 If there are sensitive areas, is that
25 something that you could take a look at and

1 figure out how to incorporate that?

2 MR. SIPPERLY: The only thing that was
3 identified was that at this location here,
4 there is a whole foundation of a historic
5 residence.

6 MR. NARDACCI: How historic?

7 MR. SIPPERLY: That was investigated and
8 they dug around the foundation to see if there
9 were any artifacts there. For some reason they
10 really focused on the outhouse or something.
11 They dug there also, the same as any cultural.

12 MR. NARDACCI: I was just curious if it
13 goes back even earlier.

14 MR. SIPPERLY: They estimated the 1800's.
15 We have not proposed any development to occur
16 there. If we don't need to impact that,
17 they're happy with that approach.

18 MR. NARDACCI: Thank you.

19 MR. O'BRIEN: Just to address that as
20 well - the first place that we started was
21 with Kevin Franklin, your Town Historian to
22 understand what has happened on this property
23 for the last 400 years. He was terrific. I
24 would recommend anyone on the Planning Board
25 that any projects that come in, send them to

1 Kevin Franklin and find out what the history
2 of the site was. That was a great start for us
3 because when you go to SHPPPO, they can say
4 we've already met with the Town Historian.

5 We have agreed to work with the Shakers
6 to do an exact replica of a building that was
7 torn down almost 100 years ago and make that
8 the mail house room. So, if you live in this
9 community and you go to where your mail is,
10 the post office box room might be half the
11 size of this room. It will have the wide plank
12 floors and the furniture will look almost like
13 a museum like the Shakers 150 years ago. The
14 entrance way is also going to be a replica of
15 what was over by the airport, and we're asking
16 them to help us with that.

17 I may have said it last time, but if you
18 got knocked on the head 200 years ago and you
19 came back to life now, you'd say, I know that
20 I'm in Colonie, New York. I'm in a Shaker
21 community.

22 All the landscaped plans will be
23 landscape architects. The lowlands have a
24 certain kind of planting that they did - the
25 Shakers. The highlands had a whole different

1 type of planting, and this has been very well
2 received by your Town Historian and the whole
3 Shaker community. If anyone has any
4 suggestions on how they can do it better,
5 we're certainly open to that.

6 MR. NARDACCI: One last technical thing
7 that I had. We mentioned buffering already,
8 but just as we get closer and start getting
9 neighbors involved, we want to make sure that
10 those people are protected in that way. The
11 buffering there is very important.

12 CHAIRMAN O'ROURKE: But it is three
13 stories.

14 MR. O'BRIEN: Yes.

15 CHAIRMAN O'ROURKE: Paul?

16 MR. ROSANO: Show me the meeting room
17 again on that map.

18 CHAIRMAN O'ROURKE: The meeting room is
19 just part of the apartments.

20 MR. SIPPERLY: Yes, the meeting room is
21 just part of the facility, but in the
22 apartment building.

23 MR. ROSANO: That's going to be just for
24 the people in the apartment area or is that
25 for the whole complex?

1 MR. SIPPERLY: That's really for the
2 apartment part of the complex.

3 MR. ROSANO: So that won't be open to the
4 public. That's basically going to be in-house.

5 MR. SIPPERLY: That's correct.

6 MR. ROSANO: And there will be someone
7 there?

8 MR. SIPPERLY: I would say that there
9 would be something like a manager there. The
10 person who is on-site who takes care of the
11 facility and the residents are there - they
12 will also manage the community rooms and
13 scheduled events.

14 MR. ROSANO: And that will have a time
15 limit when they open and close? No alcohol?

16 MR. SIPPERLY: Maybe a party might. I
17 don't really know.

18 MR. ROSANO: I asked this of the nuns and
19 they wouldn't give me a straight answer.

20 MR. SIPPERLY: It's really not a
21 restaurant, per se. It's just a large room
22 that will accommodate 100 people or more for
23 parties and social events. It wouldn't be a
24 restaurant that operates seven days a week for
25 one or two meals. It's really for social

1 occasions.

2 MR. ROSANO: I guess my point is that the
3 whole concept is a community, but you're going
4 to restrict the meeting room to just the
5 people in the apartments.

6 MR. SIPPERLY: That's correct, yes. This
7 is really a component of the apartment part of
8 the development.

9 MR. ROSANO: Thank you.

10 CHAIRMAN O'ROURKE: Lou?

11 MR. MION: Nothing for me.

12 CHAIRMAN O'ROURKE: Tim?

13 MR. LANE: I really like the concept. I
14 like the mix. I'm interested in that retail
15 portion if you can get it in there.

16 My thought is that since we're at sketch
17 plan, if you're able to procure those lots, I
18 guess your desire would be to put some kind of
19 store in there, groceries, etcetera. It would
20 seem to me that you'd want the seniors closest
21 to that section. They may be the most likely
22 to be walking over there. That's just one
23 small thought. It would cause a flip in your
24 whole plan, but that's just my opinion.

25 MR. SIPPERLY: We would look at that. If

1 the commercial or retail element does come
2 together, you're correct.

3 MR. LANE: The proximity for them to the
4 store would be really nice. Other than that, I
5 wasn't at the last meeting, but I did read the
6 transcripts and I thought that it was great
7 that you guys did take a lot of these comments
8 and you incorporated the dog park and the
9 small playground and it looks really good. I
10 really would like to see the buffering - as
11 much as the older trees that are there as
12 possible and not disturb them.

13 MR. SIPPERLY: We tried to bring that up
14 on the plan here. These darker areas are
15 currently wooded areas. The plan, as it is
16 proposed, would retain those as natural
17 buffers between the various land uses and try
18 to retain them.

19 MR. LANE: That's fantastic. Thank you.

20 CHAIRMAN O'ROURKE: Mike?

21 MR. SULLIVAN: I had a few questions. I
22 do like Tim's suggestion to move the senior
23 housing closer to the retailer element, if
24 that were to happen.

25 My other concern was if the senior

1 apartments are not solely for seniors - if you
2 would allow people younger than 55 to live
3 there, my concern is that you would be under
4 parked because you're providing roughly one
5 space per unit right now.

6 MR. SIPPERLY: That's correct.

7 MR. SULLIVAN: And I'm not saying that
8 everyone would be under 55, but if you did,
9 you would probably require more towards two
10 parking spaces per unit.

11 MR. SIPPERLY: If we go to multi-family,
12 which is the apartments here, the Town Code
13 calls for two spaces. We need to reduce the
14 building and increase the parking.

15 MR. SULLIVAN: I'd like to see that to
16 have a better balance. If that is your intent
17 to not just have it solely for seniors, I
18 would like to see more parking and fewer
19 units. Other than that, I like the concept.

20 MR. SIPPERLY: We do need a balance.

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

23 CHAIRMAN O'ROURKE: Peter?

24 MR. GANNON: I agree with everything that
25 everybody said before me tonight. I'm really

1 happy that you incorporated those amenities
2 like the play area and the dog park and the
3 benches. I think that it is going to make for
4 a better community feel.

5 I understand that the Comp Plan calls for
6 age restricted apartments and things of that
7 nature, but I lived in Hudson Preserve for two
8 years and as a young professional couple, many
9 of our neighbors were folks who were
10 technically senior citizens. They were very
11 active, very enthusiastic people. That was a
12 multigenerational setting. I thought was
13 great. Some of our best friends who would come
14 have a beer on the deck are 70-year old guys.
15 It was a good fit. I think that it has the
16 potential to work.

17 I agree with Mike's comment, though, that
18 parking is going to be an issue. It was always
19 a squeeze in that situation. That will have to
20 be addressed. I think that the idea of retail
21 within the confines of the site is a great
22 idea if you guys can make it work. I think
23 that it's going to be a tremendous example to
24 set to anybody else who comes before this
25 Board to try to do business in the future that

1 it's the type of thing that we want to see.
2 Everybody left the city, but you try to bring
3 a little bit of it back to the suburbs and I
4 think that's a great idea. I hope that it can
5 work out. That's all I have.

6 CHAIRMAN O'ROURKE: Thanks, Pete.

7 I, too, think that it's a great project.
8 I am not married personally to the idea of
9 strictly senior housing. Again, the parking
10 might have to be looked at, but again, that's
11 one of the things down the road.

12 But in terms of the overall project,
13 Chuck, the numbers seem to look in line?

14 MR. VOSS: Yes.

15 CHAIRMAN O'ROURKE: Do you have a rough
16 estimate of what the mitigating costs will be?
17 This is airport?

18 MR. VOSS: It's the airport GEIS area.

19 CHAIRMAN O'ROURKE: Just roughly. I won't
20 hold you to it. About 1.5 million?

21 MR. SIPPERLY: About 1.5 million.

22 MR. VOSS: Yes.

23 CHAIRMAN O'ROURKE: Again, just so the
24 Board is aware, the infrastructure that the
25 town will own in this project is only the

1 spine road.

2 MR. SIPPERLY: Most of the roads like in
3 the cottage community and the town house
4 community are supposed to be town roads. This
5 would be a private road here (Indicating).
6 Then the condo is a private road.

7 CHAIRMAN O'ROURKE: So just the main
8 spine road and the two other developments. If
9 you were to get the commercial as part of our
10 meeting that we had, you would also by deed
11 notify the properties within 200 feet. Just so
12 the Board is aware, if you are able to procure
13 that property, you would then notify anybody
14 that bought in those condo buildings that are
15 within 200 feet.

16 MR. SIPPERLY: Exactly so, yes.

17 CHAIRMAN O'ROURKE: So, then it would be
18 part of the deed.

19 MR. SIPPERLY: Okay.

20 CHAIRMAN O'ROURKE: Other than that, we
21 look forward to seeing this back in concept in
22 a short time.

23 Anybody in the audience have questions or
24 comments?

25 ***(There was no response.)***

1 MR. O'BRIEN: There is a meeting this
2 week to try to further advance that and I
3 think that there is space. I hope that it's
4 going to be a win/win for the bus garage, too.

5 CHAIRMAN O'ROURKE: I think that's all we
6 have on the Board. Does anybody have anything
7 else?

8 ***(There was no response.)***

9 CHAIRMAN O'ROURKE: You are going to have
10 to do a traffic impact, right, Chuck? For the
11 size of the project?

12 MR. VOSS: Yes, we have a proposal and
13 we're ready to go to the next stage.

14 CHAIRMAN O'ROURKE: Very good. Thank you
15 gentlemen.

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17 ***(Whereas the proceedings were concluded***
18 ***at 7:38 p.m.)***

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CERTIFICATION

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4 *I, NANCY STRANG-VANDEBOGART, New York*
5 *State Approved Transcriber and Notary Public*
6 *in and for the State of New York, hereby*
7 *CERTIFY that the record taped and transcribed*
8 *by me at the time and place noted in the*
9 *heading hereof is a true and accurate*
10 *transcript of same, to the best of my ability*
11 *and belief.*

12
13
14
15 -----
16 NANCY STRANG-VANDEBOGART

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19 Dated August 18, 2010