

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 AFRIM'S SPORTS PARK
5 969 WATERVLIET SHAKER ROAD
6 APPLICATION FOR CONCEPT ACCEPTANCE

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8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on March 10, 2015 at 7:10 p.m.
11 at The Public Operations Center, 347 Old Niskayuna
12 Road, Latham, New York

11 BOARD MEMBERS:
12 PETER STUTO, CHAIRMAN
13 TIMOTHY LANE
14 LOU MION
15 TIMOTHY LANE
16 CRAIG SHAMLIAN
17 SUSAN MILSTEIN

15 ALSO PRESENT:

16 Kathleen Marinelli, Esq., Counsel to the Planning Board
17 Michael Tengeler, Planning and Economic Development
18 Joe LaCivita, Director, Planning and Economic Development
19 Brian Sipperly, PD, Sipperly and Associates
20 Afrim Nezaj, Afrim's Sports Park
21 Chuck Voss, PE, Barton and Loguidice
22 Starlyn D'Angelo, Shaker Heritage Society
23 Cesar Markovic
24 Leslie Archer Kassel
25 Jason Ramundo

1 Skip Dawson
2 Mike Trimarchi
3 Khris Clemens
4 Frank Rogers
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1 CHAIRMAN STUTO: Next on the agenda is Afirms
2 Sports Park, 969 Watervliet Shaker Road. This is an
3 application for concept acceptance. The project is an
4 89,750 square foot air supported dome clubhouse; 864
5 square foot pavilion. As I saw it on the drawings, this
6 is for outdoor soccer fields.

7 I know that this has had a long and winding
8 road to some extent. Do you have any introductory
9 words?

10 MR. LACIVITA: Actually, the applicant came to us
11 back in June of 2013 and at the time the zoning that was
12 in place they did not allow such a use in this location
13 as it was zoned commercial/office. The change in the
14 zoning that we have now allows it by special use. The
15 applicant has been before the ZBA and I believe that we
16 actually have received that zoning verification for a
17 special use to allow for a sports park on the site which
18 is 969 Watervliet Shaker Road.

19 Here to explain for the first time is Brian
20 Sipperly from Sipperly and Associates and he'll take
21 us through the Afirms Sports Park.

22 MR. SIPPERLY: Thank you, Joe. Good evening
23 Chairman and Members of the Board. I'm Brian Sipperly
24 with Sipperly and Associates. Here tonight with me is
25 Afirm Nezaj, owner and operator of Afirms Sports Inc., a

1 local Colonie business, also the applicant of the
2 project. We're here to discuss this evening.

3 The project involves the phased construction of
4 four outdoor artificial turf soccer fields in
5 conjunction with the construction of a 240 foot by
6 360 foot air inflated dome with a footprint of
7 roughly 86,000 square feet with associated parking
8 for 388 vehicles. There is a proposed
9 lobby/clubhouse attached building to the dome which
10 would handle the point of sale for any light
11 concession, general office staff, point of sale for
12 the patrons themselves and things of that nature.
13 There is a pavilion proposed and a small storage
14 shed as well which are standard appurtenances for a
15 site like this as well.

16 If I can orient the Board to the property here,
17 what you're looking at is a 28.6 acre parcel located
18 at 969 Watervliet Shaker Road. It's located in a
19 commercial/office zone. To the west we are bound by
20 Memory's Garden Cemetery and a single family
21 residence down here along Watervliet Shaker Road
22 (Indicating). The north are undeveloped lands which
23 I believe is an approved office park. The lands to
24 the east are abutted by light agricultural use of
25 the Shaker Shed and some historic Shaker structures

1 that we have and of course we are bound on the south
2 by Watervliet Shaker Road, the church and the stump
3 pond across the street.

4 The topography here is flat and open. We do
5 have some moderate to steep slopes along the ridge
6 there between Memory's Gardens and the site here
7 itself. We do have about 1.8 acres of federal
8 wetlands under the jurisdiction of the Army Corp of
9 Engineers. We do have a jurisdictional
10 determination in hand that does confirm that. Right
11 now the site is not presently served with any
12 utilities at all. This parcel and a few other
13 parcels to the east are located in the Town's
14 historical overlay. So, there is a significant area
15 and the historical overlay that is eligible -- the
16 entire overlay is eligible. There is a sensitive
17 site, from an archeological standpoint. The site is
18 located in the Ann Lee Watershed, so we are going to
19 have to deal with phosphorous and some things that
20 we normally don't have to deal with in this
21 watershed.

22 The structure itself is 240 feet by 360 feet.
23 At a peak height of 72 feet tall. This is an
24 air-supported dome structure that is very similar in
25 size and shape to the one presently located at 4

1 Jacqueline Avenue in Latham today. It's the exact
2 same sizes and footprint. The attached lobby
3 building would be similar and most likely a little
4 bit larger in size.

5 The proposed greenspace after development is
6 going to be in the mid 70s. As long as we can count
7 artificial turf as greenspace, I think that we're
8 well above the 35 percent that is needed. I think
9 that we ought to point out that Afrim's business
10 today is generally indoors. This is the first move
11 that's going to take his business model, what I
12 would call, year-round. Patrons don't want to pay
13 money in the summertime, especially as much as we
14 have been inside this winter; they want to get
15 outside as soon as possible. Today he doesn't have
16 a business model to support that. This facility
17 would bring everything kind of in-house under one
18 roof where he would be able to offer people outside
19 premium turn soccer fields as well as the time comes
20 when we can't play on those fields and they will
21 move inside which is very core to his business
22 today.

23 The dome is located about 1,400 feet north of
24 Watervliet Shaker Road and we have done no visual
25 simulations to date, but roughly if you look at the

1 topography of the map, if we think about setting the
2 finished floor at about 370, there aren't many
3 things that we can do to hide the dome. It won't be
4 that visible from Watervliet Shaker Road because we
5 do have a high point on the site right about here.
6 The visibility from Watervliet Shaker Road will be
7 with some buffer trees, if might help. In terms of
8 the view shed from the historical structures over
9 here (Indicating), there is not much that we can do
10 with that. I wanted to make sure that we were
11 pointing out the 72 foot high structure that's very
12 high in nature. You can't sink the floor enough not
13 to be visible, so to speak.

14 I did make note in the narrative that the lobby
15 itself is about 3,000. The connector between the
16 lobby and the dome itself adds a few hundred square
17 feet. We made mention to a lobby building
18 potentially being single story at 3,300 square feet
19 with its potential to be two stories, so we doubled
20 that for a gross floor area. We also mentioned that
21 there is a potential that we go a little bit above
22 5,000 square feet and with the potential to double
23 that. The reason that we are a little bit
24 undetermined at this juncture is that Afirm is in
25 the completing stages of completing a dome just like

1 this, albeit half the size in the Town of Bethlehem
2 and he's learning some things as he goes through it.
3 We picked the lobby building that is a little bit
4 under 2,400 square feet and as he's programing and
5 outfitting that building, you get lessons learned
6 and changes and things that you say you might have
7 done differently. So, at this juncture, we are a
8 little bit undetermined on that side. I just wanted
9 to make sure that I point out for the Board that if
10 there is any confusion on the two different sides in
11 the gross floor area, that's why.

12 The project site is located in the airport area
13 GIS area and of course will be subject to mitigation
14 fees and things like that as well. Access is
15 proposed by adding a fourth leg to the intersection
16 of Sand Creek and Watervliet Shaker Road. Our
17 proposal here is to have a full-access intersection
18 exiting onto Watervliet Shaker Road with appropriate
19 signal changes to accommodate that.

20 We do plan to extend sewer and water to the
21 site, as well and three-phase electrical power also.

22 MR. LANE: Where will the restrooms be located? I
23 don't see them shown on the diagram that we have.

24 MR. SIPPERLY: Today we don't have a floor plan
25 that describes what were are doing in there, but they

1 will certainly be contained within that lobby building
2 and I can't speak for Afrim at the moment, but more than
3 likely they might be at the entrance -- if that lobby
4 building will remain open for the outdoor fields, we
5 want to make it convenient for people to come in and do
6 their business and get back out there.

7 MR. LANE: No portajohns out on the field or is
8 that not an option?

9 MR. NEZAJ: This site -- if you look at where the
10 clubhouse is, it's close to every field and it will
11 have -- the clubhouse does not need to be open for the
12 bathrooms. They have that in Clifton Park and a lot of
13 places have it.

14 CHAIRMAN STUTO: While you're on that, can you show
15 the pedestrian access?

16 MR. SIPPERLY: Pedestrian access to the lobby
17 buildings?

18 CHAIRMAN STUTO: On each of the fields. You have
19 to kind of negotiate the parking lot.

20 MR. SIPPERLY: Good question. As Afrim just
21 mentioned -- I'll take a step back. The reason that we
22 are showing the siting of the field and the dome the way
23 that it is -- Afrim wanted to seek a central model so
24 that players in the fields can access the dome, whether
25 it be for concession, parents picking them up or

1 whatever that might be. Second to that, we did have
2 meetings with state parks back in 2013 before the use
3 variance occurred for this project and their feeling was
4 that we actually had the dome situated right here
5 (Indicating). Their feeling was that it was a little
6 bit too close to the existing structures. I know that
7 you can't do much with the viewshed, but let's try to
8 get it out of the way. Of course we wanted it back down
9 here towards the wetlands. We kind of said, look, can
10 we settle on something centric. So, sharing from that
11 perspective, that's kind of how we are here.

12 How pedestrians get there -- we have sidewalks
13 running along the north edges of these fields with
14 connectors and sidewalks to bring pedestrians in and
15 the same thing happening with the northern fields
16 here as well. It's probably hard to look from
17 there, but you can look in your packets -- there is
18 a hill going up here on the west and we're proposing
19 kind of a single terrace, if you will. The terrace
20 is only going to be a few feet above the playing
21 field. That is just to get people off of the ground
22 level playing field. If moms and dads are there and
23 girlfriends are watching someone play, it would get
24 them off and over and that would be along right over
25 this south west field. People could come right down

1 into the parking lot.

2 MR. LANE: Will there be any bleachers or anything
3 like that?

4 MR. SIPPERLY: There is no stadium style seating.
5 We obviously had to pass the muster when it comes to the
6 special use permit for rec fields and things like that,
7 as well. There is no proposed PA system. There is no
8 proposed stadium seating. If many of you can recall, if
9 you drop your kid off and want to go stand on the
10 sideline and watch, that's what youth soccer and adult
11 soccer is all about. You don't get a lot of people
12 watching. There are accommodations for those few people
13 to watch.

14 MR. LANE: These are going to be turf fields with
15 the crumb rubber?

16 MR. SIPPERLY: Yes.

17 CHAIRMAN STUTO: Are there real sidewalks or are
18 they just markings on the grounds? Are they concrete
19 sidewalks or asphalt markings?

20 MR. SIPPERLY: We haven't gotten there at that
21 juncture. At concept we are just talking about
22 pedestrian movement and things like that.

23 I have a lot in the narrative, but I think that
24 maybe in terms of speedy meeting tonight, I'd like
25 to turn it over to the Board and see if there are

1 any questions from the TDE and the Board itself, at
2 this juncture.

3 CHAIRMAN STUTO: Chuck, do you want to give your
4 comments? I know that you have a letter on file and I
5 know that you have looked at this.

6 MR. VOSS: The Board should have our letter from
7 February 27, 2015. It's basically a concept review
8 letter. It's typical of what we put together for the
9 Board for these types of projects. In it we just
10 basically outline some initial thoughts as we start
11 looking at the project. As Brian said, we're going to
12 be looking for details, certainly, as the plan evolves
13 under water systems, how they're going to handle
14 stormwater, how they're going to handle sewage. A site
15 like this - I think that stormwater is going to be the
16 primary focus and being in the Ann Lee Pond watershed
17 area, we're going to want to pay closer attention and
18 just see Brian, how you design the systems.

19 Pedestrian access - I think that we can
20 certainly pay some attention - the site seems to be
21 suitable and your layout seems to be suitable to
22 accommodate that. Certainly, Peter, we'll look at
23 the parking issues. I know that there are some
24 initial concerns on parking. Brian and I had some
25 conversations about that.

1 Access improvements to the intersection -- it's
2 a three-legged intersection now. Certainly the way
3 that you've laid the access road, I think, makes a
4 lot of sense being essentially perpendicular to that
5 Sand Creek leg. Certainly the county is going to
6 want to see that configuration or offsets or
7 separate driveway entrance. So, you do have a
8 controlled point of access there which I think is an
9 important for a facility like this. In terms of
10 landscaping, I think that there is a sensitivity and
11 there is a letter in your packet from the Shaker
12 Heritage Society being sensitive to the architecture
13 of the nearby buildings. You're looking at how
14 you're going to design the clubhouse and I know that
15 it's still premature in those architectural details,
16 but I think that's part of the thought process that
17 goes into this. Other than that, I think that it's
18 the typical stuff. We don't see a lot of details
19 yet for us to kind of look into from a technical
20 standpoint. I think that access, parking and
21 stormwater are things that you're going to want to
22 look at.

23 CHAIRMAN STUTO: I do have a number of questions.

24 Are there any members of the public that want
25 to speak - please sign in on the sheet over there

1 (Indicating).

2 MR. SIPPERLY: I wanted to make sure that we put
3 this packet in your hand.

4 CHAIRMAN STUTO: Before we hear from the public,
5 does the Board have any questions that they want to
6 hear? I know that I asked a number of questions.

7 (There was no response.)

8 Starlyn D'Angelo.

9 MS. D'ANGELO: Hi. It's a pleasure to meet you.
10 I'm Starlyn D'Angelo and I'm the Executive Director of
11 the Shaker Heritage Society and we did submit a brief
12 letter about this project. We have met with Afrim
13 several times and have reviewed the project.

14 CHAIRMAN STUTO: Did you say your organization?

15 MS. D'ANGELO: The Shaker Heritage Society.

16 Our site committee has met several times with
17 Afrim and has reviewed the project. Before this
18 project was proposed we met with Ag and Markets and
19 looked into many options for preservation of the
20 historically significant agricultural landscape.
21 Unfortunately, we couldn't find any funding to buy
22 conservation easements. We couldn't find a buyer
23 that was interested in maintaining the agriculture
24 use of the properties, so I want to say for the
25 record that the Shaker Heritage Society is very

1 concerned about the loss of these historic
2 landscapes in the Watervliet Shaker National
3 Historic District. It is a nationally significant
4 historic property. It's the site of the first
5 Shaker settlement and I think that it's very
6 important to be mindful of that. This was about our
7 identity as a people. It's our collective memory
8 and it's our heritage as a people.

9 As we move forward with the development in the
10 historic district, the Shaker Historical Society is
11 very pragmatic. We're aware of what we can and
12 cannot do and we think that the sport complex --
13 while we are not in love with the dome and this
14 particular kind of development, we think that it's
15 better than an office complex or some other kind of
16 development that would not have a direct benefit to
17 the public and the way that this does. This is a
18 place where people can come and enjoy the property.
19 We have asked that Afirm please follow through on
20 his promise to provide interpretive signs and we can
21 work with him to be sure so that people are at least
22 aware that they are in a special place and that this
23 place is historically important. We'd like to
24 continue to make sure that we move forward with
25 that.

1 We also are concerned obviously seeing the
2 final plans for some of the facilities and the
3 elevations in that we definitely want to take a look
4 at that. We don't feel that we have a reasonable
5 objection to this particular project at this time.
6 We are concerned about the mitigation fees and I've
7 had a few conversations with folks in the Town.
8 We're trying to understand this process, but it
9 seems to us that if there are mitigation fees
10 collected for development within a historic
11 district, those fees should benefit the district and
12 should be used for projects that enhance the
13 district. I understand that those fees don't come
14 to the Shaker Heritage Society and used to fix up
15 buildings but there are opportunities to enhance the
16 property and the Ann Lee Pond Wildlife Preserve. We
17 need signage in a historic district so that people
18 know that they are in an historic district. There
19 is a tremendous development in the district and we
20 know that there are more projects coming. We need
21 to do something to let people know that they are in
22 a special place.

23 So, I'm here to appeal to you to please work
24 with me to see that we can make that happen. We are
25 losing a historic landscape very rapidly in the Town

1 of Colonie and it's one of the things that makes the
2 Town of Colonie special. We have this amazing
3 historic resource here and Shaker Heritage Society
4 is focusing largely on the church family property
5 which is owned by Albany County because that is what
6 is publicly accessible and we have the opportunity
7 to do work there, but we are very concerned about
8 these other areas in the district as well.

9 MR. AUSTIN: Starlyn, has there ever been any
10 discussion with Afirm about the architecture of the
11 clubhouse and maybe more of a Shaker theme?

12 MS. D'ANGELO: We haven't discussed that. I can
13 tell you that in historic preservation circles that they
14 kind of frown on doing replicas and that sort of thing,
15 but certainly we can help it as to a design that would
16 be sympathetic. You can't do much about that dome. I
17 trust my colleagues at the State Historic Preservation
18 Office will carefully review this and I do work with
19 them very closely all the time and so there is an
20 adverse impact in terms of the viewshed. That's kind of
21 unavoidable with that kind of a structure. I do think
22 that we are going to have more open space with the
23 soccer field than we would with high-rise buildings. I
24 do think that through use of signage and that sort of
25 thing that we can try and make this place look

1 distinctive and certainly with the architecture to the
2 clubhouse and that -- we are not looking for replicas of
3 Shaker buildings. We want distinctive architecture that
4 reflects the special character of the place.

5 MR. AUSTIN: As far as the signage goes, are you
6 talking about historically plates or -

7 MS. D'ANGELO: When I say interpretive signage,
8 you've seen in the community plates with the photographs
9 and the historical information. If we can have
10 photographs and we can draw from our collection and the
11 New York State's Museum's collection to have a photo to
12 show what the landscape looked like originally and we
13 can provide some of the historic context, that is one
14 way to offset these changes in the historic landscape.
15 I would love to see this happen actually throughout the
16 historic district. Afrim has agreed to do that in
17 areas. I used to play a soccer, so I get this. You sit
18 and you wait in between games and if we could have those
19 interpretive panels where people are just hanging around
20 killing time, that I think would be a benefit to the
21 community.

22 MR. LACIVITA: I can tell you that my son played in
23 an American Legion game out in the Rhode Island area and
24 walking into the lobby of this place where there was
25 historical significance, there was a lot of panels that

1 talked about what happened in the geographic area of
2 where we were playing and I find myself there reading
3 those panels. So, I think that would be a great
4 enhancement to the location especially knowing the
5 historical district like I do. I think that we can work
6 on trying to get that done very tastefully on this site.

7 CHAIRMAN STUTO: Thank you. Those were very good
8 comments. I'm sure that we'll be coming back to them.

9 Raymond Haines, Jr.

10 MR. HAINES: Good evening and thank you for the
11 opportunity to speak. I've been involved in soccer
12 programs probably since the early 80s. My kids went
13 through the programs. I have coached rec leagues and
14 was president of the rec league. I was vice president
15 of the travel league for years and years. I've coached
16 every age group from five through and currently am one
17 of the organizers of the Capital District Recreational
18 Invitational Soccer League which is below everybody
19 radar, but currently serve in excess of 850 adults that
20 play on weekends. Our age group starts at 30. We have
21 three divisions. The middle division is the master's
22 division which is over 40s, but it's actually way over
23 40s. Our average age is probably 50 to mid 60s and our
24 oldest player is 83. It didn't look like a life-long
25 sport when I started, but it seems to be now.

1 Afrim has provided the opportunity through his
2 different facilities for people to play in the
3 summer and the winter and allow people to be in a
4 setting that is physically very valuable. We're
5 talking wether it's soccer or something else has a
6 benefit. It's getting people who used to watch
7 sports out to play and our leagues have enjoyed
8 nothing but growth. It's not like in the days of
9 when I grew up when the kids went down to the corner
10 and organized a game. Now everything is an
11 organized sport. Unless there is a venue for the
12 kids to go, they're going to be doing stuff that we
13 don't want them to be doing. This is an opportunity
14 for you, as a Town because what Town is going to be
15 able to pay for this. It's an opportunity for us as
16 players and consumers of the product that Afrim
17 offers. Me and all my friends play, and we
18 currently play two nights a week over at the
19 facility in Colonie with a group of people who are
20 all friends and have a good time. It has been well
21 managed, it's clean and the whole idea of soccer is
22 a controlled environment. The refs control it --
23 people come, people go and as far as fans go, nobody
24 cares about the 850 adults that are running around
25 out there except the 850 adults that are there.

1 Periodically, a wife will come because they've have
2 been begged to come. A girlfriend might come but
3 other than that, that's it. So, I would hope that
4 you accept this project. It is a great opportunity
5 and this man is coming forward to do something that
6 in other Towns, the Towns can't afford to do. I
7 wish you well.

8 CHAIRMAN STUTO: Thank you.

9 Cesar Markovic.

10 MR. MARKOVIC: Good evening. My name is Cesar
11 Markovic and I'm the head men's soccer coach at Siena
12 College. As of two years ago I became a resident of the
13 area and I'm going to keep this brief, but at the same
14 time I want to be very clear about the importance of
15 such a facility in our community. As a 15-year division
16 with one head coach you can imagine all the recruiting
17 that I've done and how many towns and cities that I have
18 visited all along the country. I can tell you that with
19 certainty that the vast majority of those are served by
20 these types of facilities, facilities that serve as hubs
21 for people to get together for kids to play, for people
22 to get vitamin D, especially a week like right now,
23 where you can't go out on the grass because there is
24 still snow on it. It's not going to be ready for
25 another two months, but you get turf that feels like

1 this and you're out there and you're playing and
2 everybody is feeling good again and you can feel the
3 summer right around the corner.

4 I think that coming from downstate where I come
5 from, these are all over the place. Most of them
6 are town fields or town facilities just like this
7 with a bunch of turf fields.

8 I'm sure that you know what the taxes are in
9 Long Island. We don't want that.

10 You have a man here taking a tremendous leap of
11 faith - a financial leap of faith. I commend him
12 for that. I think that he is providing a massive
13 service to the community and that's pretty much all
14 I wanted to say. Thank you.

15 CHAIRMAN STUTO: Thank you.

16 Leslie Archer Kassel.

17 MS. KASSEL: Thank you. I see some familiar faces
18 out there. I don't normally speak in public like this.
19 When I heard about the project with Afrim, I missed the
20 last one and I was excited. You guys probably don't
21 know the whole story and I'm going to share a little bit
22 of history with Afrim and I.

23 In 1983 when Afrim and I were finishing up our
24 playing careers, I played at SUNY Cortland and Afrim
25 played at SUNY Albany, we ended up working together

1 at SUNY Albany and we spent hours in the gym kicking
2 the ball around as kids were playing. It would be
3 like midnight and Afrim and I would still be in the
4 university gym kicking the ball around and then we
5 would shut the place down and go home and go off and
6 do our thing. You were coaching a little and I was
7 coaching. I remember the conversations that we used
8 to have and a lot of the conversations were on the
9 business.

10 He always had this vision. I'm talking 1983
11 and I remember this. He always had a vision to do
12 something great in this area and that vision was to
13 open a soccer center. Have a place where people can
14 play. Of course, here I am the teacher and coach.
15 From that point on, Afrim never gave up on that
16 dream. There are four places that I can remember
17 specifically that he took over or tried to do
18 something positive with and he did.

19 The armory in Albany - we used to play soccer
20 there against the wall. He was the only guy that
21 would go in there and venture and build something
22 positive there in the City of Albany. So we did
23 that.

24 Then, the place that we're talking about now,
25 Afirms in Colonie - that place was a dripping

1 disaster. I don't know who originally owned that.
2 I don't know if it was a clubhouse or for tennis or
3 for whatever, but I remember when he first wanted to
4 least that place. It wasn't in great shape. The
5 roof was leaking and there wasn't a lot there and I
6 don't think that the plumbing was all that good, but
7 Afrim said I'm going to take this place over and I'm
8 going to make it mine and build a soccer center and
9 that's what he did.

10 Then there was the civic center in Schenectady.
11 I don't know if you remember that. My pro team
12 played down there. That's another place where it
13 was abandoned, but Afrim stepped up to the plate and
14 he said, we're going to play soccer there. So he
15 took the civic center in Schenectady and he built a
16 little soccer community down there.

17 Then the dome - the dome was built by golfers.
18 It didn't make it unfortunately. It was kind of a
19 cool place. It had a tier and you could hit off of
20 the top and the bottom. It didn't make it. Afrim
21 steps up and said, I'm going to make something out
22 of this and he did. So, here is a guy that is from
23 Kosova, and doing something for our state in Albany
24 New York. The dome has been a great success for
25 him. All the facilities that Afrim has ever tried

1 to manage and run have been great successes. Of
2 course I'm a player and a coach and I have
3 benefitted as greatly as many of you have played in
4 the mens league with that crew, I continued to play
5 until the last couple of years and my kids played
6 and I'm sure most of your kids played. Afrim
7 deserves this project because this is his
8 opportunity for him to take something from the
9 ground level and build it. We are so landlocked
10 here in this Town. There aren't a lot of
11 opportunities and I love the idea that the Shaker
12 people are working with you because I love the
13 outdoors myself. We can make this something that
14 people will really be proud of. Reading what the
15 environmental aspects of could be and all the
16 positive things that we can really show in this
17 project.

18 So, I'm here to support Afrim and it's not
19 just soccer. He also hosts football and lacrosse
20 and all the other things.

21 When I get calls from my football coach at
22 Shaker and they had nowhere to go because the fields
23 were flooded and the guys weren't big enough I
24 called over there and said Afrim, my football team
25 needs a place to practice. He said come on over.

1 The dome is open. He opened it up at 2:30 for us.
2 This is a guy that really believes in this. I think
3 that we owe it to him to give him this opportunity.
4 Thank you.

5 CHAIRMAN STUTO: Thank you.

6 Jason Ramundo.

7 MR. RAMUNDO: This is my second time in front of
8 the Board. I'm a Village of Colonie resident. I live
9 right down the road on Mordella. As we've mentioned
10 before currently mother nature hasn't been very kind to
11 us. The way that municipalities are today, you cannot
12 build or construct what we have in front of us. What a
13 better way as a taxpayer not to pay out of my taxes then
14 have a gentleman step up and put money out of his own
15 pocket to try to develop and build this concept.

16 In today's weather today you have Siena's
17 complexes, Troy High School and Lansingburgh. There
18 isn't much opportunity today to get youth outdoor
19 and play on a bigger surface. Even the colleges
20 have lacrosse on them. Baseball is on them now.
21 So, what I believe what we have here is only going
22 to grow. You're going to have other communities see
23 what we have and try to have the same thing. I
24 don't think that it's going to be possible to have
25 what we have today. I would just like to see the

1 opportunity and only the opportunity to get this
2 past and lets move forward and that's all. Thank
3 you.

4 CHAIRMAN STUTO: Thank you.

5 Skip Dawson.

6 MR. DAWSON: Good evening everyone. I represent
7 the Alley Cat Soccer Club. We currently are a program
8 serving kids as young as five or six years old up to 18
9 years old. We are based in Colonie. We started off
10 based in Afirms facility, but at this time of year we
11 are totally trying to get outdoors. Tonight we have
12 teams at St. Rose and teams in Lansingburgh, Union
13 College, so we are out there constantly renting fields
14 throughout the area. Albany College of Pharmacy - they
15 don't have lights, but we would rent them on the
16 weekends. A lot of our teams are completive teams. We
17 help the youth in the area obtain a more competitive
18 advantage and a higher level of play. We give them
19 opportunities that they may not have had in the past.
20 We're at a competitive disadvantage because we are not
21 able to go out of door all the time. Currently we're
22 trying to get outdoors tonight. This park would allow
23 us to centralize everything and to economize on what we
24 are doing and not sending our families to the four
25 corners of the capital district randomly.

1 I know that some of you people might play or
2 might have kids that play with us. They are last
3 minute. It's like no, you're going to St. Rose or
4 no, you're going to Union College. This would make
5 everything centralized and it's a great opportunity
6 for us to consolidate things. I was here for one of
7 the hearings before and I highly endorse it. Thank
8 you for your time.

9 CHAIRMAN STUTO: Thank you.

10 Mike Trimarchi.

11 MR. TRIMARCHI: Hi. I'm Mike Trimarchi and I'm a
12 phys ed teacher at South Colonie Schools at Sand Creek
13 Middle School. I'm also the boys' varsity soccer coach.
14 I'm here to talk to you a little bit differently about
15 the financial cuts that have happened throughout the
16 schools and the fact that in the last five years in
17 Colonie we have had five physical educational teachers
18 laid off and also have had 15 minutes a week taken away
19 from our students. That's due to a lot of economic
20 issues at the state level within our schools. I'm not
21 going to talk about how great this opportunity is
22 because many people already have, but about the
23 opportunities that we as a Town can create for children
24 to be active.

25 I don't have to sit up here and tell you about

1 the obesity epidemic and how the numbers are
2 continually going up, but any opportunity for us as
3 a Town can make to create more opportunities for our
4 kids to be active and also for them to be able to
5 see other children and adults being active and those
6 adults being role models. I think that we as a Town
7 need to take those opportunities and make sure that
8 we are creating those situations where kids can get
9 out and play. Thank you.

10 CHAIRMAN STUTO: Thank you.

11 Khris Clemens.

12 MR. CLEMMENS: There are a lot of really good
13 comments tonight.

14 I'm shocked that Afrim would be up at night
15 night kicking a ball around a gym.

16 She makes a great point and I don't even know
17 this lady. She makes a great point that he has been
18 very successful in all of his endeavors, basically
19 bailing out failing businesses and so on.

20 Originally, I came up here to say that I'm a father
21 first and I do coach and I work for a local
22 business. So, in all three areas my kids were
23 involved in sports, mainly soccer and Afrim sports
24 and Afrim himself had a very large roll in their
25 development and bringing not only my family together

1 but many families together. That's a big plus. I
2 can't overstate enough how important what he does
3 for the community. People see it as a business and
4 the guy is trying to make money. We all are, right?
5 What do you see when you go there? You see
6 families. I can't stress that enough. I also coach
7 and another gentlemen made a remark about the fact
8 that there aren't really enough fields in this area.
9 It's kind of ridiculous because we scramble to find
10 playing opportunities in the winter months for our
11 kids. How often am I going down south to bring my
12 team and all our parents and all our money and stay
13 in a hotel to plan in a tournament; three stupid
14 games. You're paying \$700.00 or \$800.00 and if we
15 had a facility like this, we could be bringing those
16 teams here to us. We're not just talking soccer.
17 We're talking football and lacrosse and softball.
18 There is a huge opportunity. This could really be
19 in a complex like this as one of its kind, in this
20 geographic region this could really be a travel
21 destination all year round. People are always
22 looking for fields. Then as a businessman, this is
23 going to create jobs. Kids have to work and trades
24 have to work to build this thing to keep it up. So,
25 I see plus, plus, plus, plus, plus. The nice lady

1 from the Shaker Historical Society and this
2 gentlemen here (Indicating), I just saw a connection
3 there where you were at the American Legion
4 tournament and this building could be model in such
5 a way that it enhances the Shaker community and
6 highlights the historic value to this area. I've
7 been in this are for 29 years. I don't think I've
8 ever been over to the Shaker Society. How many
9 people are going to actually be over there - a
10 stone's throw away - and that could be a revenue
11 stream for you as well. From an economic
12 standpoint, it's a slam dunk. Thank you.

13 CHAIRMAN STUTO: Thank you.

14 Anybody else?

15 MR. ROGERS: My name is Frank Rogers and I own a
16 company called the All American Sports Recreation and I
17 just want to touch on two quick subjects. One, this
18 gentlemen already did.

19 Soccer is very, very important. I don't play
20 it because I'm not good at it. I'm a football guy.
21 What I've done is create a company that needs fields
22 and needs space. I'm all over the capital district.
23 I have 125 softball teams. They need places to
24 stay. I have 650 kids in Afrims right now for NFL
25 flag football. You all know that the tackle

1 programs around the entire county are suffering
2 because of the conclusion and parents not wanting to
3 put their kids in those programs anymore. So, youth
4 flag football is certainly the future from a
5 football standpoint. So, all of those kids from
6 softball to flag football need someplace to play.
7 Now their scattered throughout the capital district.
8 What if we could get them to this location which is
9 a big economic boost to the economy here. So,
10 that's my number one point and number two, is just
11 with those adults from softball coming in, I think
12 that the restaurants in this area will find
13 themselves having more increased sales and revenue
14 and people getting to know the area. It's like the
15 gentlemen touched on, the tournaments that we could
16 hold here, will bring in people from all over the
17 northwest and maybe potentially the country. So, I
18 just wanted to touch on that and I appreciate your
19 time.

20 CHAIRMAN STUTO: Thank you. Who wants to start on
21 the Board?

22 MR. MION: Did I hear you say that this is going to
23 be artificial turf?

24 MR. SIPPERLY: That's right.

25 MR. MION: Is that considered greenspace?

1 MR. LACIVITA: Is that considered greenspace? I
2 know that we have to take it in, but I know that there
3 is 79 percent already there and I think that the
4 greenspace is not going to be an issue when it comes to
5 obtaining what we try to develop within.

6 MR. MION: That was my next question.

7 MS. MARINELLI: Greenspace in the code is defined
8 as premium open area that is either natural or
9 landscaped and whether Astroturf is porous or not, I
10 don't know. I'm not an expert. Natural is existing and
11 not caused by human kind. So, there may be an issue
12 there. So, we'll look closely at that.

13 CHAIRMAN STUTO: Do you have percentages?

14 MR. SIPPERLY: I was just saying that we can do
15 some quick calculations on the back of the envelope
16 here. If we backed out four times the square footage of
17 the fields and I think that we'd still be over 35
18 percent. I don't want to say that before I do some
19 figuring.

20 The four fields are roughly 25 percent of the
21 site. So, if we take that out in greenspace, we can
22 do the math later, but I don't think that we'd need
23 to do the incentive zoning for that.

24 MR. MION: Thank you for working with Starlyn. I
25 think that's a wonderful thing.

1 MR. AUSTIN: I'm slightly familiar with Afrims with
2 my family. I'm there many days of the week. I think
3 that it's an amazing organization. Thank you for
4 everything that you've done in the Town and now in
5 Bethlehem.

6 I wouldn't hesitate to move this in a minute
7 because I've gone to any of those things that have
8 been mentioned. For example, the kids that are
9 looking for someplace to play. Every sport is year
10 round. From my own personal family stuff, there
11 have been cancellations with the soccer because
12 there was snow on the field. To have those here
13 would be amazing. If you've ever gone by Afrims by
14 anytime during the day, usually it's crowded it's a
15 very popular sport. All the sports that are there
16 are very popular. The kids are all out there and
17 not in front of their X-Boxes. They're getting all
18 the vitamin D and exercise.

19 My only question would be regarding things like
20 tournaments. I know that when we go to tournaments
21 parking is a big issue. It's 388 spaces. Is that
22 taking into account tournaments and other events?
23 Before you answer that, is there an off-set parking?

24 MR. SIPPERLY: The answers are no and yes. The 388
25 spaces does not provision for any event driven things

1 such as a tournament. And yes, in the narrative we do
2 talk about the ability to approach 900 Watervliet Shaker
3 Road for when there would be a tournament. That
4 facility would be a vacant office space with tons of
5 parking that we would work out and Afrim could figure
6 out a shuttle service. In addition to that, I know that
7 there is a relationship between Afrim and CBA. So,
8 there is plenty of positive opportunity to do some
9 shared parking with event driven situation.

10 MR. AUSTIN: I don't think that I have anything
11 else. I think that lighting was an issue. You might
12 want to address that.

13 MR. SIPPERLY: Sure. That's a sight way into some
14 of the pictures that you see in your packet. The
15 reasons that we wanted the Board to have this packet --
16 let me just take a second to go through that and answer
17 you question about the lighting - and as we went through
18 the Zoning Board of Appeals -- what goes on in the
19 clubhouse? Is it a bar? Is it a restaurant? What is
20 going on in there? I think that what we wanted to show
21 you is the first picture; there is a dome directly
22 attached to this lobby building. It's white in color
23 and it blends in with the lovely winter sky that we have
24 here (Indicating). In fact, it's actually hard to make
25 out the dome, albeit I am zoomed in. We can't hide the

1 dome but white, believe it or not, is very conducive to
2 the background that we have here.

3 The second and third photo - this just gives
4 you a peek into the new lobby building in the
5 Bethlehem Soccer Club. This has been open for about
6 30 days. As Afrij was describing to people, it's
7 really just people hanging out and waiting for their
8 kids or their spouses to get done playing. You have
9 pre-made things and some drinks to keep the kids at
10 bay if they're hungry and don't need to leave the
11 site. He's got TVs, free internet and a fireplace
12 right there. This is what you see. People just
13 kind of hanging out.

14 The third picture is really just a a point of
15 sale. This is where people check in and you can
16 grab a soda, water or candy bar or if you forget
17 your soccer socks and shin pads. Maybe there is
18 some light appeal sales and things like that as
19 well.

20 We show some pictures of the inside of the dome
21 just to give the Board a flavor for what happens and
22 what it looks like. There are people on the field
23 and some parent standing back there. There is no
24 room for spectators or stadium seating or things
25 like that.

1 The last two photos we get to are the lighting.
2 This is a facility in Massachusetts. There are four
3 large soccer fields and a very large indoor complex.
4 The before and after are really meant to draw your
5 eyes towards new sharp cut-off fixtures to light
6 fields. The second to the last picture - that
7 entire indoor complex is just off the edge of the
8 field. What you're showing here is the large
9 cut-off really has no bleed. You can't even see the
10 witness of that building. As it ties back, the two
11 north fields in this project are proposed to be lit.
12 North, because we want to get it away from
13 everything, get them away from the residences, get
14 them away from Watervliet Shaker. When they are
15 lit, businesses that are lit on Watervliet Shaker
16 Road are shut down. The cemetery closes at dusk so
17 we really don't feel that there is an adverse
18 impact. You have undeveloped lands to the north and
19 the reasons that we wanted to point out what this
20 would look like is that we don't have a photometric
21 plan in front of you and there is a concern of how
22 high these lights are going to be and what they are
23 going to do. Certainly, there is a lot of
24 propaganda from the neighbors to the west as to how
25 bad it was going to be. I just wanted to have a

1 sort of visual impact of what we are talking about.

2 The two north fields are proposed to be lit.
3 We haven't worked on the details yet, but I just
4 wanted to give the Board a flavor for what is
5 happening in other communities.

6 MR. AUSTIN: You were saying that there is really
7 no spaces for spectators.

8 MR. SIPPERLY: No stadium seating.

9 MR. NEZAJ: There won't be stands like a highschool
10 game.

11 MR. AUSTIN: The existing Afrims soccer complex.
12 What will be done with that? Will that be relocated to
13 the new site, or will it be a smaller size?

14 MR. NEZAJ: Yes, in there would be a smaller size.
15 I've asked to make the building a little bigger because
16 there is a lot of talk. People have knocked on the door
17 to see if we would sell because something else should go
18 at that location that might fit better than we do. If
19 we ever moved out of there, I would be stuck. That's why
20 we're asking for this. I'm trying to think ahead and we
21 want to keep offices. We don't really have a set of
22 offices. We're all over the building. When we started
23 it was a one-man show and we actually now have staff so
24 we need office space. So, I think that we may actually
25 need to keep that location for my staff.

1 MR. AUSTIN: There are some things in that location
2 that could be used. The soccer store is a very good
3 business.

4 CHAIRMAN STUTO: And you're providing for that over
5 here (Indicating). Is that what I'm understanding?

6 MR. NEZAJ: Yes, but smaller.

7 MR. AUSTIN: I don't have anything else right now.

8 CHAIRMAN STUTO: I think that this is a great use
9 for the parcel. It's not just my opinion. It's a
10 permitted use and you have a special use permit to allow
11 you to do that. I view my job and the Board's job as
12 site plan review to make sure that this is laid out the
13 best way that it can be laid out, and that traffic and
14 parking and lighting that you have been talking about
15 are going to work on the site. I appreciate the support
16 from everyone here. I suspect that it's going to be a
17 pretty popular site and spot, which is why my biggest
18 concerns are traffic and parking, the way that I see it.
19 The other things are important too; as are the
20 greenspace questions and how it's going to look and so
21 forth.

22 I saw the notations on the parking which were
23 the maximum occupancy in a closed space divided by
24 two and that should be the number of cars. Then
25 there were assumptions made with respect to the old

1 soccer fields. I think that you assumed that 35
2 parking spots per soccer field and you added it all
3 up to get your grand number.

4 I also thought that it said that the Town Code
5 doesn't really provide for the fields, so you must
6 have based that on some assumption. Would you mind
7 talking about that? I'm not saying that this is
8 true, but we have other spots that don't have enough
9 parking spaces and too many cars trying to use it.
10 Can you talk about that?

11 MR. SIPPERLY: Traffic - we don't have much to say
12 at this juncture because we do know that as a result of
13 retiming and striping the intersection, we knew a
14 detailed traffic study was going to need to occur to
15 integrate with Albany County DPW, as well as DOT for
16 that. We also knew that would be warranted in terms of
17 the site and wanted to make sure that we understood the
18 full scope of that and got our feet wet in that. We can
19 certainly come back with more information at a later
20 date regarding traffic.

21 Regarding parking, I kind of have to keep it
22 simple and what I heard you say was that you met the
23 code, but I don't know if the code is written well
24 enough to support the level of service you need for
25 this sports complex; is that what you are saying?

1 CHAIRMAN STUTO: I thought that the note said that
2 there is no Code for the open fields. So, you must have
3 gone on some assumption.

4 MR. SIPPERLY: Right and then I heard you say
5 something about overparking so I just wanted to make
6 sure you know that we have met the Code but you think
7 that the demand is going to exceed what the Code says;
8 is that your concern?

9 CHAIRMAN STUTO: Right, but you made some
10 assumptions and we are concerned whether there is enough
11 parking. We can only give you the bottoms up and the
12 tops down view of it. We took the dome and looked at
13 how the Code was written and per square foot you can do
14 the math. We had 400 people occupancy and two spots per
15 occupant, so you have 200 spaces for the dome and we did
16 the same thing for the lobby building. Combined, we got
17 230 spaces for the dome and the lobby building. Then we
18 went outside to the fields. A lot of it is written in
19 ranges in the Code.

20 MR. SIPPERLY: For what this was going to be for,
21 it didn't have a description. We tried using what we
22 thought was applicable to that.

23 CHAIRMAN STUTO: I'm not sure that I understand
24 what you are saying.

25 MR. VOSS: Peter, under the parking Code, for

1 recreational facility which the dome qualifies for, it
2 basically says one space per two persons, maximum
3 occupancy.

4 CHAIRMAN STUTO: So, it's mathematical and there is
5 no range.

6 MR. VOSS: No, not in your Code.

7 MR. SIPPERLY: So, we had to ask ourselves, okay,
8 that's what recreation does but that's a generic number.
9 Does that number work, because that's what the Code
10 wants you to build.

11 Then we go to the outdoor fields and then we go
12 right to the operator and we say look, we have data
13 from the United Soccer Federation and we have data
14 from ITE and I don't know whether you believe any of
15 that, but I go right to the guy that runs the soccer
16 business and say: What is your experience like? We
17 can spend a lot of time talking about how many ways
18 an operator can cut up and efficiently program these
19 fields based upon little kids up to adults players,
20 coaches, refs and things like that. So, we kind of
21 had to pick a number that we think was general. We
22 used 35 players, coaches and refs per field in that
23 equation. We did that times four and came up with
24 the additional 140 combined the 230 and the 140 and
25 we say that we should provide 370 and we're

1 providing 388. That's kind of how we got that.

2 CHAIRMAN STUTO: We'll have our engineers look at
3 that.

4 MR. VOSS: I did a little research and talked to
5 some of our landscaped architects who clearly design
6 these kinds of facilities. One of the things that they
7 said was - the source that Brian was talking about - we
8 looked and got a sense of how many spaces to program in
9 for a soccer field or a football field. Were still
10 going to look for more information. One of the
11 references that they pointed me to, believe it or not,
12 was the EPA guidelines for recreation field and reuse of
13 ground field size. The standard that is out there and I
14 have it here - and I just wanted to give it to the Board
15 later on, but what they are talking about for soccer
16 fields was 16 parking spaces per field. Personally,
17 that's probably under. Based on my personal experience
18 with the fields and kids, I think that where Brian is
19 headed is in the right direction in kind of making the
20 assumptions about the use. As he said, the field
21 participation maximum will be 13 and then a couple of
22 coaches and then you have to assume that each of those
23 children teams would have one adult that drove them
24 there. So, you have one car per player; that's the
25 general idea. We'll figure out more and see what we can

1 find out.

2 CHAIRMAN STUTO: And everybody said what they had
3 to say. If you dig around, I'd appreciate it.

4 MR. VOSS: Sure.

5 CHAIRMAN STUTO: My experience when I used to take
6 my kids up to North Colonie was it seems like there was
7 never enough parking. You also get into that transition
8 period where the starting game is coming in and the
9 ending game is going out. Usually you need more spaces
10 to accommodate that transition. Did you want to address
11 that?

12 MR. SIPPERLY: You're absolutely right. When we
13 did the Bethlehem project, we went through and cited the
14 number of parking spaces in the North Colonie versus the
15 one in Half MOon. I don't have the data off the top of
16 my head, but I do remember North Colonie being of the
17 lower number of spaces on the field, which was probably
18 being why you felt the pain.

19 It's important to talk about the number of
20 spaces and how this site will operate. In the
21 wintertime, they're not going to plow the fields.
22 They're not going to damage the fields. They're not
23 going to put people on until February. So, it's
24 really going to be one large regulation field inside
25 the dome just like Jacqueline Avenue. He's got the

1 ability to have an adult league on there 11 v 11.

2 CHAIRMAN STUTO: How many parking spaces do you
3 have in the other location?

4 MR. NEZAJ: There's 200.

5 MR. SIPPERLY: So, I can put the adult league in
6 one game in one full size field, maybe 25 cars; players,
7 coaches, spouses and maybe a couple people who come to
8 watch, or maybe I can put 77 sideways on that field. We
9 kind of use that 35 number to use. In the end, he can't
10 program that in any kind of way to use 388 spaces in the
11 winter, at all. In the summertime, the cost per hour to
12 rent these fields is something that when there are
13 outdoor fields, people aren't paying to indoors.
14 Naturally the business model says that it's just a
15 vacant dome to blow air to keep erect during that period
16 of time. Now you kind of focus on how do you take care
17 of that 388 spaces being used for the outdoor alone?
18 Maybe we have situations where we're trying to get
19 people outdoors and somebody calls up and just needs to
20 use the inside because there is nothing left. That's
21 kind of what I call corner case scenario stuff. It
22 doesn't happen all the time that full programing of the
23 outdoor fields and full programing of the indoor will be
24 happening simultaneously. I think that's very rare. I
25 can't speak for how Afrim would figure out how to fit

1 people inside but I think that when we get to those
2 situations, we're also using the off-site use of the
3 shared parking and that's kind of how we're thinking of
4 solving that scenario. The parking is almost shared
5 between the outdoor and indoor use. It's only
6 sometimes.

7 CHAIRMAN STUTO: I can't refute that at this point.
8 That's not my purpose.

9 MR. SIPPERLY: In terms of parking, we weren't
10 really planning on building parking for Crossgates for
11 Christmas.

12 CHAIRMAN STUTO: But there are other sporting
13 fields where there is just not enough parking; the
14 baseball one on Route 2 - I have heard that the current
15 Afirms doesn't always have enough which is a tribute to
16 your business. That's just a concern of mine.

17 MR. SIPPERLY: Duly noted.

18 CHAIRMAN STUTO: I have a couple of other question.
19 We usually ask for a second means of egress or getting
20 out of there for emergency. I don't know if that's been
21 thought about.

22 MR. SIPPERLY: It has. In your plans, this isn't
23 too description in terms of text, but we do show a short
24 stub easement - today the access from this parcel is
25 from a different parcel. They don't have a curb cut on

1 Watervliet Shaker today.

2 CHAIRMAN STUTO: Is that a common owner right now?

3 MR. SIPPERLY: No, not a common owner.

4 CHAIRMAN STUTO: Is there a legal easement?

5 MR. SIPPERLY: There is not one that exists today,
6 but we are showing it because we do know that a
7 secondary means of access is going to be important.

8 CHAIRMAN STUTO: What gives them the right to
9 access it now over that?

10 MR. SIPPERLY: That's a good question. I haven't
11 actually seen anything in the deed that gives them the
12 right to cross over and enter into that. These are all
13 owned by family. In the end, we know the importance of
14 this Board and the planning office in terms of shared
15 access and not only that, but secondary means of access.
16 I have been personally approached by a developer that
17 was looking at development to the east here and so I do
18 know that as Planning, TDE and Planning Board does think
19 about it, we need to think about what is the logical
20 location for that second access going to be. Today we
21 just kind of showed it as an extension of the dirt
22 driveway that serves it that maybe or maybe not be
23 there. The point is taken that we do need to take a
24 look at that and find a location.

25 MR. LACIVITA: Those conversations are being had

1 now, Peter. Another developer is working on the parcel
2 next to it, so we are looking at cross access.

3 CHAIRMAN STUTO: And that could benefit them, too.

4 MR. SIPPERLY: I don't want to load this project up
5 with all of these 'what ifs' but it's a reality to the
6 project and the lot next to it that is not developed.

7 CHAIRMAN STUTO: I'm probably going out on a limb
8 here but my thinking was - I'm not a surveyor or an
9 engineer, but so people don't have to cross into the
10 parking lot to get to the retail space -- as you're
11 pulling in you have a small lot to the left. I think
12 that I may know the response here because the place is
13 kind of narrow. If you took that first soccer field on
14 the left and swap that with the big parking lot,
15 everyone could park in one spot and get to where they
16 have to go and not have to cross back until after they
17 go back to their car. If they were going into retail,
18 they would not have to cut through the parking lot to
19 get a drink or whatever. I don't know how many layouts
20 you have considered.

21 MR. NEZAJ: I've actually considered a lot of
22 layouts. I've talked to a lot of engineers. Brian came
23 in late on this. I've had at least eight engineers look
24 at this. I've looked at sites myself, especially the
25 one that you have a picture of. This is a very soccer

1 educated Board. You even went to the field. I hated
2 walking through four fields to get to the bathroom or to
3 get to anything, If you look at this - we put the
4 parking lot and we put a lot of parking spots close to
5 the fields so that people wouldn't have to walk. I have
6 five kids. Four of them are under the age of 14. I'm
7 afraid that one of them is going to get hit in the
8 parking lot. We will put walks and we'll definitely
9 work on that because that is important that they have a
10 good way to get there. Right now, it's the shortest
11 distance that you can possibly have to the bathroom and
12 the clubhouse from every field. It is a very short
13 distance that you would have to cross from any field
14 that fans are going to be.

15 CHAIRMAN STUTO: If somebody wants a drink, they
16 have to go across the parking lot.

17 MR. NEZAJ: That's a small part of it, yes. There
18 is no way to avoid that.

19 MR. MION: On this private drive, are you going to
20 pave that? I'm concerned that if you need emergency
21 vehicles back there, you don't want them to go down on a
22 dirt road.

23 MR. NEZAJ: No, the Fire Department has made
24 comments to us. We're mindful of that.

25 MR. AUSTIN: Is there any lighting on that drive

1 for evening?

2 MR. SIPPERLY: We haven't got to that point yet,
3 but I would imagine that there would be something to
4 safely provide ingress and egress safely.

5 CHAIRMAN STUTO: I was going to ask questions about
6 archeological. I don't know what the state is going to
7 require. If you get into that, that's fine.

8 I am going to make this final comment which
9 was, I said to Joe LaCivita, I kind of wish that
10 this had been sketch plan and not being asked for
11 concept. I know you have a lot of history of
12 getting to this point and I appreciate that. I am
13 not opposed to the thing, but it's a lot to digest
14 in one sitting and there are issues that at least
15 need to be thought about. I would have personally
16 preferred that if we had asked to take a vote on
17 concept - I fully expect that I would vote
18 positively on concept, I'm just not sure about the
19 traffic parking and I'm not totally settled on the
20 layout, but you probably know better than I do.
21 That's just my final comment, It's a lot to take in
22 and I think that it's a great use of the property.
23 I know that there is going to be a lot of demand and
24 I guess that's part of my concern. Thank you.

25 MR. SIPPERLY: Thank you. Are there any next steps

1 or things that you would like to see?

2 CHAIRMAN STUTO: We'll see how the rest of the
3 Board feels.

4 MR. LANE: I only have two questions. One is
5 regarding the fact that you do have a tight space.
6 You're going to need to consider snow storage. You're
7 going to have to get this stuff off the parking lots. I
8 don't know if you have the capability to move this near
9 the stormwater or place it on the fields themselves.

10 You have the open area so that the cars can go
11 left or right and there is a concern of people going
12 back and forth across the fields to the dome. You
13 may need to leave an open space as well on the north
14 side. You've got parking close and tight to where
15 the access down is and I think that you might need
16 to consider losing some of those spaces to have the
17 kids to cross with a minor space without having
18 those cars and the between cars. So, the snow
19 storage plan -- you might have to lose a few spaces
20 - maybe eight spaces.

21 MR. SIPPERLY: Point taken in terms of the -- I
22 call it the visual work space. You want people to see
23 reflective paint -

24 MR. LANE: Something wider for them to cross.
25 Right now it looks like it would be a choke point.

1 Other than that, I do think that it's a great
2 project. I played at Afrims in the Armory. I
3 played at the college for a couple of years and my
4 kids played last year and we're back there again
5 this year. He runs a great program and I'm really
6 happy to see this.

7 MR. SIPPERLY: Thank you.

8 MS. MILSTEIN: My biggest concern is I just don't
9 want to see this place lit up like some of the places
10 along Route 9, especially since the hours of operation
11 seem to be until 11 at night. I just don't want to see
12 the light lighting up the sky.

13 MR. SIPPERLY: Its too early to tell right now but
14 the sharp cut off fixtures that are used, we don't want
15 to use fixtures that light up the sky. The beauty of it
16 is that we have activity that does not occur during the
17 hours of lit playing fields. There is the stump pond.
18 We have a few single family residences going up the
19 street. One single family guy here that is not opposed
20 to the project. There are undeveloped ag lands over
21 here and vacant office park stuff here (Indicating). I
22 understand the concern completely. At least we're not
23 doing this right in the middle of a neighborhood where
24 you just couldn't control the lighting and the perceived
25 impact of the lighting.

1 MR. NEZAJ: I have a picture of what Bethlehem
2 looks like at night. I should have brought a picture of
3 it and I didn't. You could see what it looks like. The
4 neighbors there have no problem with it.

5 MR. SIPPERLY: Is there a concern about how the
6 dome looks at night?

7 MS. MILSTEIN: No, just the light at night. I
8 don't want it to look like Yankee Stadium.

9 MR. SIPPERLY: Point taken.

10 MR. SHAMLIAN: I too think that it's a great
11 project. Im very familiar with soccer.

12 The driveway coming in between the two fields -
13 there are going to be people going back and forth.
14 There needs to be some kind of provision. It's very
15 similar to what Tim was talking about. It is even
16 more important there because people are going to be
17 going back and forth.

18 MR. NEZAJ: You have to have a fence there so that
19 kids know that they're not supposed to go there.

20 MR. SIPPERLY: He's proposing that he wants to put
21 things up to prevent -- you're saying that you want
22 there to be cross access between fields.

23 MR. SHAMLIAN: People go where they want to go.
24 Just like the field where you're talking about putting
25 spectators on the side. The reality is that spectators

1 aren't going there unless you herd them there. It's not
2 the most convenient walk. People go to the most
3 convenient spot.

4 MR. SIPPERLY: You're right and it's a lot easier
5 to do that on grass fields. The way that these are
6 going to be here surrounded by a little bit of retaining
7 wall is that Afirm is going to do it where it's not
8 going to be conducive to get right down there are the
9 playing field. It's going to be - where do I need to be
10 to witness the game, so to speak. It is concept and we
11 get to that crystallization point a little bit further,
12 but I understand.

13 MR. AUSTIN: Maybe you should consider making
14 walkways as a guide or signs that spectators meet here.

15 MR. SIPPERLY: That's another idea.

16 MR. SHAMLIAN: Did I understand you to say that the
17 fields are not going to be plowed?

18 MR. NEZAJ: No. Massachusetts the last two
19 weekends tournaments got cancelled and there was only
20 one place that they played and that's the one that you
21 see that has the four fields. People know that they
22 have to pay the bank and they're going to do what they
23 need to do to get those fields operable. I just think
24 that Albany traditionally is not worried about having
25 tournaments in January or February. I think that it

1 will be more in March.

2 MR. SIPPERLY: I think that it's a careful balance
3 between the very expensive field and how to get on there
4 and plow it for revenue is a concern of the operator.

5 MR. SHAMLIAN: Where is all the snow from the
6 fields going to go?

7 MR. NEZAJ: Brian and I did talk about that. I
8 said, Brian, I need to have places to put the snow. I
9 plow the lots myself right now. We were conscious of
10 that and we are looking at paces. So, all the parking
11 is going to be where you can push snow.

12 MR. SHAMLIAN: Where is the snow from the fields
13 going to go?

14 MR. NEZAJ: We have room. If you notice, all the
15 fields have an additional 15 to 20 feet on the other
16 side of it. Obviously, if it snows more than that, we
17 don't play. If it's minor snow, then you do it. With a
18 bigger snow, you don't.

19 MR. SIPPERLY: Afrim has a way to deal with snow.
20 The devil is in the details. If he is running four
21 fields and clearing four fields and we're clearing the
22 parking lot, we're going to need to get creative on
23 where that snow goes. We're worried about pushing one
24 field off. We can be very creative on where we put the
25 snow from that one field.

1 In terms of snow storage of the parking lots,
2 just to touch on that, I talked about if it's on you
3 the dome, we're not going to require 388 spaces. We
4 can certainly use runs of parking here to use for
5 snow storage as well as all the push off areas. We
6 think that we can handle the storage. I'm confident
7 that we can handle it.

8 MR. SHAMLIAN: How close are you to the agreements
9 with some of the adjoining property owners who are
10 overflow parking? That's going to be a reality.

11 MR. SIPPERLY: We are not close, and yes, this is
12 going to be a reality.

13 I don't believe that there has been any
14 agreements written, but there is an relationship
15 with CBA and we're planning on approaching the
16 owners of 900 Watervliet Shaker Road. I think that
17 we need to provide more evidence on that subject
18 when we see you again.

19 MR. AUSTIN: Is there going to be fencing on the
20 north side of the property with soccer balls flying off
21 into the wetlands?

22 MR. NEZAJ: Yes. They are nets that are 20 to 30
23 feet high.

24 CHAIRMAN STUTO: I'll try to bring it to a
25 conclusion here. This is only my opinion. I would

1 rather have a little bit more studying done before we
2 vote on concept. That's just my opinion. The Board can
3 overrule me if they want. I think that a traffic study
4 is obviously going to happen. I prefer to see it before
5 we vote on concept. This is going to drive a lot of the
6 other decisions. I will be more comfortable if there
7 was -- I don't know if you can square off the space with
8 your family and neighbors on the side and get more
9 parking in reserve. If the parking needs are more than
10 is currently designed for, I personally would feel more
11 comfortable if there was banked parking. I would just
12 hate to get into a situation here where there is not
13 enough parking and there is a lot of people that are
14 unhappy. I can be overruled by the rest of the Board.
15 It may change your layout and it may change a lot of
16 things. I don't know your second means of egress and I
17 don't know if you're going to have a contract for
18 parking for events. Craig's point about kids crossing
19 back and forth - you know that it's going to happen. It
20 happened in North Colonie a lot. Kids were constantly
21 cutting across that. Those are my final comments.
22 Whatever the Board wants to do -

23 MR. MION: As far as concept, I think that we like
24 the concept, can't we pass the concept with the idea
25 that they have to come back again with all the things

1 that you just mentioned.

2 MR. LANE: I agree.

3 CHAIRMAN STUTO: It's up to the Board. Maybe they
4 can come back for an in-between sketch plan.

5 MR. LACIVITA: The other projects that we have that
6 have complexities or uncertainties, we usually go to
7 concept and we bring them as Board updates which I think
8 this certainly has its merits to do.

9 MR. MION: I'd like to make the motion that we
10 accept the concept.

11 MR. AUSTIN: I'd like to second that.

12 CHAIRMAN STUTO: If I can have some discussion -
13 should we as a Board hire who we would like to do the
14 traffic study? We are allowed to do that.

15 Who are you proposing?

16 MR. SIPPERLY: We might use GPI or CME. Does the
17 Board have an opposition to that?

18 MR. VOSS: They are both quality firms. That's who
19 we go to.

20 CHAIRMAN STUTO: So, are we in agreement that we
21 bring it back for an update?

22 (All Board Members agreed.)

23 Any discussion?

24 MR. SHAMLIAN: There needs to be an understanding
25 that there is a lot that still is not finalized and I'm

1 okay with voting tonight, but you can come back and we
2 can still have some significant comments.

3 MR. LACIVITA: There will be details that we will
4 see in the minutes that we talked about. We talked
5 about fencing and people interaversing across parking
6 areas. I think that there is a lot that can be
7 extracted from the minutes.

8 MR. NEZAJ: I think that you've said some good
9 things. I don't think that there is anything that I
10 would say no, I'm not going to do that. I think that
11 all of the things that you have mentioned so far sound
12 logical. I think that we're okay coming back and
13 tweaking some things here. I'm a collaborator. I
14 collaborate with people. I want to work with you, so I
15 think that we'll do it.

16 CHAIRMAN STUTO: We do have to have the traffic
17 study done. When do you think that can be done?

18 MR. SIPPERLY: I'll work with Chuck in terms of
19 scoping and nail that down and -- let's give it a month.
20 In terms of nailing stuff down and getting proposals and
21 then giving it to the Board for review so that we can
22 get back in the dance, I think that we need about a
23 month.

24 CHAIRMAN STUTO: All those things are on the
25 record. Are there any other comments?

1 (There was no response.)
2 All those in favor say aye.
3 (Ayes were recited.)
4 All those opposed say nay.
5 (There were none opposed.)
6 The ayes have it.
7 Thank you.

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(Whereas the above entitled proceeding was
concluded at 8:30 p.m.)

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CERTIFICATION

I, NANCY STRANG-VANDEBOGART, Shorthand
Reporter and Notary Public in and for the State of
New York, hereby CERTIFY that the record taken by me
at the time and place noted in the heading hereof is
a true and accurate transcript of same, to the best
of my ability and belief.

NANCY STRANG-VANDEBOGART

Dated March 30, 2015.

