

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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AFRIM'S SPORTS PARK

969 WATERVLIET SHAKER ROAD

EXTENSION OF CONCEPT ACCEPTANCE

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6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY L. STRANG, a Shorthand Reporter,
8 commencing on October 18, 2016 at 7:02 p.m. at The
Public Operations Center, 347 Old Niskayuna Road,
Latham, New York.

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

18 ALSO PRESENT:

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20 Kathleen Marinelli, Esq. Counsel to the Planning Board
21 Joseph LaCivita, Planning and Economic Development
22 Department
23 Michael Tengeler, Planning and Economic Development
24 Department
25 Brian Sipperly, PE, Sipperly and Associates

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1 CHAIRMAN STUTO: Okay, it's now officially
2 7:00. Welcome to the Town of Colonie Planning Board.
3 Before I ask Joe if he has any administrative matters,
4 Brian has a small announcement.

5 MR. AUSTIN: It seems that we have a special
6 guest with us. Mr. Michael Snyder is a junior from
7 LaSalle and he is presently taking a leadership course
8 - Leadership 200 Seminar and part of that course is
9 that he has to attend two to three meetings of the
10 Planning Board in the Town of Colonie. We're happy to
11 see him tonight and hopefully see him at a couple more
12 as well.

13 CHAIRMAN STUTO: Joe, before we call up the
14 items on the agenda, do you have any administrative
15 matters?

16 MR. LACIVITA: Nothing administratively.
17 Tomorrow night is a follow-up meeting which is the
18 October meeting for the Comprehensive Plan, 6:00 in
19 this room, right here. We have a PowerPoint
20 presentation and some information for the group.

21 CHAIRMAN STUTO: Great.

22 Onto the agenda.

23 First item is Afrim Sports Park, 969 Watervliet
24 Shaker Road, extension of concept acceptance. I know
25 that it's just an extension, but if you don't mind

1 describing the project for our student and also for
2 the public that is here.

3 MR. SIPPERLY: Sure. Good evening. Thank you,
4 Chairman and Members of the Board. My name is Brian
5 Sipperly with Sipperly and Associates. Here tonight
6 with me is the owner and operator and project sponsor,
7 Afrim Nezaj. As the intro pointed out, we are seeking
8 a concept extension of one year under 190.63(a) of the
9 Town Code. For the benefit of the Board, what you see
10 in front of you here right now is the design as it was
11 at the approval of concept which we were here back in
12 March 10, 2015. Our concept expired the 10th of
13 September of this year.

14 What we have here is a 28-acre site in the Town
15 of Colonie situated just north of the intersection of
16 Watervliet Shaker Road and Sand Creek. Today it is
17 used as modern agriculture use. To the west we have
18 Memory Gardens cemetery as a landmark. To the east we
19 have some agricultural pieces and a church across the
20 street and Stump Pond right here on the corner of
21 Watervliet Shaker Road (Indicating).

22 The project proposes four outdoor artificial
23 turf soccer fields in addition to an 88,000 square
24 foot and air inflatable dome structure which is also
25 going to house a multi-use artificial turf field as

1 well. The site contains parking, a lobby clubhouse
2 with a 5,000 square foot foundation footprint, patio,
3 general appurtenances for people to get around and
4 move around the site.

5 It is located in a commercial zone. The use,
6 according to the Building Department is an outdoor
7 amusement large, which is not an allowed use in the
8 Zone, however, we did obtain a special use permit from
9 the Zoning Board of Appeals to obtain proper use for
10 this project in this Zone.

11 It has 411 feet of frontage along Watervliet
12 Shaker Road and we are proposing access at the
13 frontage returning the three-way intersection into a
14 full-movement four-way intersection as a result of
15 this project.

16 As I mentioned before, concept has run out and
17 where we are, pursuant to design - you probably can't
18 tell from your seating area that it's changed much.
19 It really hasn't. So, we really have just refined it,
20 developed the concept of the stormwater management and
21 of course working with the developers to the east, the
22 Gordon Development Company, and trying to roll in and
23 work through some coordination issues for utilities.

24 Between the inception of the Gordon development
25 parcel -

1 CHAIRMAN STUTO: Where are they trying in,
2 road-wise, to your project?

3 MR. SIPPERLY: I was going to get there.

4 CHAIRMAN STUTO: Go ahead.

5 MR. SIPPERLY: So ultimately between the
6 introduction of that project, we were proposing a lot
7 of project utilities for Afrim's site. We have a
8 large residential use development coming in to the
9 east so, the Town Department, Afrim, the Boards and
10 myself have had extensive meetings with the Water
11 Department, Sewer Department, around the proper
12 planning of the future infrastructure to service this
13 area. So, as a result, we are now bringing up gravity
14 sewer. It's kind of off the map to the south. Behind
15 900 Watervliet Shaker Road we are going to extend
16 sewer up behind the church. We are going to cross
17 under Watervliet Shaker Road and we are now going to
18 be serving now only this parcel with gravity sewer but
19 in conjunction with Pure Waters, we are leaving it
20 deep and we can service the lot service area for
21 future planning.

22 The same thing with water. We have worked hard
23 with Latham Water and the applicants to the east to
24 come up with a logical loop for water. I believe that
25 the Town Departments are satisfied with where we are

1 at now.

2 We do look forward to the Gordons making
3 concept application and solidifying the coordination
4 work that has been done on their design. We are
5 certainly ahead.

6 To answer your question on access, Peter: We
7 believe that they are going for a right-in/right-out
8 at their current curb cut of the Shaker Shed. What we
9 are doing is we're going to grant them an ingress and
10 egress and maintenance easement to get in and out of
11 this four-way intersection. So, that's kind of how
12 the corridor access management is being handled.

13 CHAIRMAN STUTO: Where's the connection being
14 made?

15 MR. SIPPERLY: Right here (Indicating). I think
16 that when we show back up for final approval, we
17 probably would like to reference in there development
18 at that time, which hopefully would have a concept
19 vote and we would show you how the sites would work
20 together.

21 Obviously, the positioning of where they put
22 the residence structures in the back, we would love to
23 have a secondary/type of thing as well, but that will
24 come in the future.

25 We have already submitted our second

1 preliminary final. So, we are in a pretty advanced
2 stage of our project where not only the TDE has taken
3 to look at it, but the Town staff has also had a
4 chance to take a bite out of the Apple and provides
5 the comments. We are about to wrap everything up and
6 submit third prelim final which is really grounds and
7 will be the basis for our final approval.

8 In addition, this is an archaeological
9 registered site. So, it has been a little bit
10 difficult navigating what were doing with SHPO. As you
11 can imagine, it's a very tedious process as we start
12 to develop where the structures are, how are the
13 utilities impact that, I was that going to impact our
14 permitting with SHPO. So, there have been some delays
15 and how we are navigating that. Again, we are asking
16 the concept extension. We have been dealing with the
17 archaeology slowed downs in terms of the utility
18 infrastructure road map, if you will, for the
19 corridor.

20 So, that's really where we are.

21 Just highlight one additional change: Following
22 our concept vote, there was a proposal to have a leg
23 of this four-way intersection be extended as a Town
24 road to some logical length into the property. That,
25 according to DPW highway is no longer wanted, wanted

1 or needed and so this will be maintained and be a
2 private road and all the other changes that were
3 corresponding to some of the concept feedback were
4 also incorporated into this design as well about the
5 field movements and things like that.

6 That's my update at this point. I will turn it
7 over to the board for any questions.

8 CHAIRMAN STUTO: Do you have a big elevation
9 to show? I know that you had a nice one in the
10 package.

11 MR. SIPPERLY: I did not bring the elevation of
12 the dome the concept acceptance.

13 I'm sorry; dome or lobby building?

14 CHAIRMAN STUTO: The building.

15 MR. SIPPERLY: No, I did not bring those with
16 me on a large scale format, but that hasn't changed.
17 The architect has worked with Starlyn D'Angelo at the
18 Shaker Heritage Society in addition to the SHPO
19 organization for their cultural resources, as well.

20 It is a nice-looking product and they are heavy
21 into the programming and architectural design of that
22 now, as well.

23 CHAIRMAN STUTO: I don't have any questions.

24 MR. LANE: Is the delay related to the
25 coordination effort with the neighbor at the apartment

1 complex? Is that what is lengthening this process?

2 MR. SIPPERLY: That is a big part of it. The
3 second piece of it was SHPO. In fact, we went out this
4 project a little bit differently. Normally, he would
5 advance a project, submit to SHPO and you end up
6 rearranging your project which costs a lot of time and
7 energy with a lot of time on the job. We were not
8 able to hide a 75 foot marshmallow. So, we kind of
9 went into this thing with SHPO - we can't avoid, we
10 can't screen and we really can't afford to redesign
11 the project. So, we went at it with them with an
12 avoidance strategy because of the hot bed of
13 archaeological resources on the site. So, a lot of
14 design efforts went into creating this site to go
15 around things and above things. Obviously, when you
16 roll into the inclusion of public utilities, we don't
17 get the chance to put public utilities where we want
18 to, like private utilities. So, we put the public
19 utilities where they need to be. Now, you have some
20 adverse effects. So, it's a very tedious process. It
21 for two of those reasons, that's why we are where we
22 are.

23 CHAIRMAN STUTO: Anybody else?

24 (There was no response.)

25 Do we have a motion on the extension of the

1 concept acceptance?

2 MR. LANE: I will make that motion.

3 MR. AUSTIN: Second.

4 CHAIRMAN STUTO: Any discussion?

5 (There was no response.)

6 All those in favor say aye.

7 (Ayes were recited.)

8 All those opposed say nay.

9 (There were none opposed.)

10 The ayes have it.

11 Thank you.

12 MR. SIPPERLY: Thank you and good evening.

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14 (Whereas the above entitled proceeding was
15 concluded at 7:13 p.m.)

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CERTIFICATION

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

NANCY L. STRANG

Dated _____

