

**Barbara Nelson**  
**Chair**

Phone (518) 279-7168  
Fax (518) 270-4642



**Planning Commission**  
**NOTICE of PUBLIC HEARING**

**William Dunne**  
**Commissioner**

Phone (518) 279-7166  
Fax (518) 270-4642

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday March 20, 2014 at 6:00 P.M.** in the Planning Department Hearing Room, 5<sup>th</sup> Floor, The Hedley Building, in order to hear and decide on proposals for development as follows:

#### **Consent Agenda**

**PC2014-004** Demolition and Site Plan Review of a proposal to demolish a portion of a building and construct a rear addition. Project location is 331 First Street, an R-4 Zone, ID 111.36-1-5. Applicant is Sidney Fleisher, 384 Second Street, Troy, NY 12180

**PC2014-008** Review of a proposal to reoccupy a church. Project location is 1010 Madison Ave, an R-3 Zone, ID 112.39-4-9. Applicant is David Camp, 3 Stone Arabia Drive, Troy, NY 12180.

**PC2014-009** Site Plan Review of a proposal to occupy a vacant storefront with a thrift shop. Project location is 601-603 Second Ave, a B-2 Zone, ID 80.47-5-8. Applicant is Peter Marks, 601-603 Second Ave, Troy, NY 12182.

#### **Full Review Agenda**

**PC2014-011** Site Plan Review of proposal to construct a commercial addition. Project location is 1544 5<sup>th</sup> Ave, a B-4 Zone, ID 101.61-8-1. Applicant is Mavis Tire, 1544 5<sup>th</sup> Ave, Troy, NY 12180.

**PC2014-010** Site Plan Review of a proposal to construct a single family home. Project location is Bolivar Ave, an R-1 Zone, ID 101.73-8-14. Applicant is Kate Talham, 632 N. Lake Ave, Troy, NY 12180.

#### **New Business**

**Conceptual Review** of a proposal to construct a 4 story parking garage, 5 story patient pavilion, emergency department, and associated building alteration and site work. Project location is Samaritan Hospital, 2215 Burdett Ave, an INST Zone, 101.48-3-2.1. Applicant is Greenman Pederson, 80 Wolf Rd #300, Albany, NY 12205

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 279-7168. Any person having interest in the above matters will be heard at said time and place.

Planning Commission of the City of Troy, New York  
Andrew Petersen

**Staff Report # PC2014-004**

**Applicant:** Sidney Fleisher

**Project Summary:**

**PC2014-004** Demolition and Site Plan Review of a proposal to demolish a portion of a building and construct a rear addition. Project location is 331 First Street, an R-4 Zone, ID 111.36-1-5. Applicant is Sidney Fleisher, 384 Second Street, Troy, NY 12180.

**SEQRA :** Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action**

**Prior Zoning Board**

**Site Design Review:**

The applicant has removed a portion of the rear of the building approximately 30' x 14' without approval of this board or the Bureau of Code Enforcement. The demolition of a structure wholly or partially requires Site Plan Review, Demolition Review and Post demolition Review in addition to the proper permits. Work has been completed and the post plan is to construct within the previous footprint additional living space or open air patio. Constructing in the previous footprint does not require ZBA approval.

**Stipulations**

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

- Dumpster has been relocated to the side of the building approximately 20 feet from the line.

**Stipulation**

Dumpster pickup limited from 7AM – 7PM

Restrict gas delivery between 1AM-4AM

Tree species TBD by Street tree Advisory Committee. A low maintenance, deep root system tree will be chosen.

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

**Staff Report # PC2014-008**

**Applicant:** David Camp

**Project Summary:**

**PC2014-008** Review of a proposal to reoccupy a church. Project location is 1010 Madison Ave, an R-3 Zone, ID 112.39-4-9. Applicant is David Camp, 3 Stone Arabia Drive, Troy, NY 12180.

**SEORA :** Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action**

**Prior Zoning Board**

**Site Design Review:**

The applicant proposes to reoccupy a single story brick church, formerly Saint Williams Church as *Agape Apostolic Church of Deliverance*. No exterior work is proposed. Applicant will utilize existing signage posts for placement of a new sign.

Hours

MONDAY : 6:00 pm - 7:00 pm Prayer

7:00 pm - 8:30 pm Praise Team Rehearsal

WEDNESDAY: 6:00 pm - 7:00 pm Prayer

7:00 pm - 8:30 pm Praise Team Rehearsal

THURSDAY: 6:00 pm - 6:30 pm Prayer

6:30 pm - 8:15 pm Current Events from a Biblical Perspective

FRIDAY: 7:00 Bible Class

SUNDAY:12:00 pm

MORNING WORSHIP

**Stipulations**

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

**Staff Report # PC2014-009**

**Applicant:** Peter Marks

**Project Summary:**

**PC2014-009** Site Plan Review of a proposal to occupy a vacant storefront with a thrift shop. Project location is 601-603 Second Ave, a B-2 Zone, ID 80.47-5-8. Applicant is Peter Marks, 601-603 Second Ave, Troy, NY 12182.

**SEORA :** Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action**

**Prior Zoning Board** Approved Major Area Variance Parking Deficiency of 8 spaces march 2014

**Site Design Review:**

The applicant proposes to occupy a vacant retail storefront with a thrift shop “Pete’s Place” Signage to conform to zoning requirements “window signage”. Hours of operation Monday – Friday 930-530, Saturday and Sunday 930-300. 2 employees on site. Loading and unloading from the front of the building. No exterior work is proposed.

**Stipulations**

Commercial use requires private hauler for garbage.

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

**Staff Report # PC2014-011**

**Applicant:** Mavis Tire

**Project Summary:**

PC2014-011 Site Plan Review of proposal to construct a commercial addition. Project location is 1544 5<sup>th</sup> Ave, a B-4 Zone, ID 101.61-8-1. Applicant is Mavis Tire, 1544 5<sup>th</sup> Ave, Troy, NY 12180.

**SEORA :** Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action**

**Prior Zoning Board**

**Site Design Review:**

Applicant proposes to construct an 1800 SF “L” shape addition to the rear of an existing commercial building. The structure will be used for storage and be a permanent replacement for an existing shipping container currently utilized on site. The concrete addition meets all setback requirements of the B-4 Zone. No additional loading and loading facilities are proposed.

**Stipulations**

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

**Staff Report # PC2014-010**

**Applicant:** Kate Talham

**Project Summary:**

**PC2014-010** Site Plan Review of a proposal to construct a single family home. Project location is Bolivar Ave, an R-1 Zone, ID 101.73-8-14. Applicant is Kate Talham, 632 N. Lake Ave, Troy, NY 12180.

**SEORA :** Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action**

**Prior Zoning Board**

**Site Design Review:**

Applicant proposes to construct a single family home on a vacant lot. Applicant has removed trees only on the portion that will be constructed on. All other vegetated areas to remain. Applicant meets all setback requirements for a detached single family home in the R-1 Zone. Access will be from frontage on Bolivar Ave. Final Address or “private Road” will be determined by Rensselaer county 911.

**Stipulations**

Applicant shall supply an updated soils and slope stability report to be reviewed by the Engineering Department.

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

## **Staff Report Conceptual Review PC2014-012**

**Applicant:** Greenman Pederson

### **Project Summary:**

**PC2014-012 Conceptual Review** of a proposal to construct a 4 story parking garage, 5 story patient pavilion, emergency department, and associated building alteration and site work. Project location is Samaritan Hospital, 2215 Burdett Ave, an INST Zone, 101.48-3-2.1. Applicant is Greenman Pederson, 80 Wolf Rd #300, Albany, NY 12205

**SEORA** : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

### **Prior Planning Board Action**

**Prior Zoning Board** Major Area Variance application April 1, 2014

### **Site Design Review:**

#### **General Site Planning**

The proposed site improvements for the Samaritan Hospital Campus reconstruction address the following key components:

1. The proposed layout greatly simplifies circulation patterns and largely separates vehicular traffic and pedestrian traffic movements on the campus. Currently the parking lot configurations, internal circulation drives and access points to the City street network on the Samaritan campus are largely the result of historic expansion additions and modifications that over time have resulted in a disjointed array of various lot layouts bisected by access drives with various grade elevation changes.
2. Access along Eagle Street will be reduced from two driveway entrances to one. The new driveway entrance will run perpendicular to Eagle Street, on axis with the proposed new hospital walk-in/main entrance roundabout.
3. Access off of Burdett Street will remain the same, however, internally the drive will extend to the intersection with the Eagle street drive at the roundabout and Parking Garage main entrance.
4. The parking lot for the existing Samaritan Medical Office Building will be reconfigured to create a simplified parking geometry, improving the circulation within this lot. Additional MOB parking will be housed in the new parking garage. A pedestrian at-grade cross walk from the garage to the MOB lot will safely accommodate pedestrian movement across the Eagle Street drive.
5. The parking garage (4 levels 550 cars) was strategically positioned on the site. As positioned the second level of the garage will match the finished floor elevation of the

sidewalk will follow the north and east sides of the new parking garage and will include associated pedestrian level sidewalk lighting and landscaping.

8. The 17<sup>th</sup> Street, streetscape environment will be greatly improved during this project. As noted above, the lower level entrance to the parking garage will be located along 17<sup>th</sup> Street. In addition to this entrance, a new Ambulance Entrance loop will be located along 17<sup>th</sup> Street. The existing Oncology lot will be removed in this area and the two way drive that circles back to Peoples Avenue will be reduced to a one lane service only driveway.
9. As noted earlier, the existing Laundry Building will be removed from the campus and Laundry Service will be outsourced off site. The existing Laundry building provided laundry service for multiple facilities in addition to Samaritan hospital so all associated off-site traffic will be removed from the traffic movements in the neighborhood.
10. To accommodate outsourcing Laundry Service it will be necessary to have a dedicated Laundry loading ramp at the hospital. The ramp to the basement level of the Pavilion addition is located between the new Ambulance loop and the parking garage. The ramp also provides a service road to the new emergency generators and new electrical switch gear. It should be noted that the tractor trailer required for the laundry service will approximate the tractor trailer mounted portable PETSCAN that is brought to the campus on a regular basis. Given this, it is anticipated that there will be no issues for the truck to circumnavigate the local city street network to access the 17<sup>th</sup> Street service ramp.
11. New campus electrical service will be required. The applicant's consultants worked with National Grid to design and site the required HI-Yard for this service on the campus. The equipment will be placed on a leveled and enclosed yard along 17<sup>th</sup> Street adjacent to the Parking Garage. The yard will be partially screened by retaining walls required to level the area and further screened by a decorative screen fence to be mounted above the wall. Landscaping will be provided to further enhance the visual screening proposed (Please see the exterior Architects renderings included).
12. The Tower portion of the new Pavilion will have a total height above existing grade on the 17<sup>th</sup> Street side of 90 feet. The tallest portion of the existing hospital structures is 110 feet a full 20 feet taller than the proposed Pavilion Tower. The interior height maximum in the Institutional District is 150 feet.
13. All deliveries, trash and medical waste removal and service will remain from the existing Peoples Avenue Service entrance.

### **Stipulations**

new walk-in/main entrance at the roundabout. A pedestrian link will provide a weather protected access from the garage into the hospital. The garage will also function as a grade transition between the first floor of the new hospital Pavilion and the basement level of the Pavilion.

6. Use of the lower level of the garage is being evaluated as part of parking management planning for the hospital. This level is being considered as an employee parking level. Entrance to the lower level of the garage will be off of 17<sup>th</sup> Street in the approximate location of the existing employee lot entrance. Existing employee vehicular movements can be expected to remain relatively consistent with current movements at the Samaritan Campus.
7. A new sidewalk will be constructed along Eagle Street from the corner of 17<sup>th</sup> Street to provide a strong link between the 17<sup>th</sup> Street Employee surface parking lot and the new main entrance. The