

**Barbara Nelson**  
**Chair**

Phone (518) 279-7168  
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**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 May 15, 2014 at 5:30 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:

**Old Business**

**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. **Removed**

**PC2014-012** SEQRA and Site Plan 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

**PC2014-017** Site Plan Review of a proposal to reoccupy a car lot. Project location is 55 Campbell Ave, a B-3 Zone, ID 112.70-1-9. Applicant is Jeff Gould, 215 County Route 70, Stillwater, NY 12170

**PC2014-019** Site Plan Review of a proposal to occupy a vacant bar with a deli. Project location is 70-76 Congress Street, a B-4 Zone, ID 101.61-6-1. Applicant is Dalia Sandbashari, 2216 Plum Street Niskayuna NY 12309.

**PC2014-020** Site Plan Review of a proposal to occupy a vacant bar with a bartending school. Project location is 120 4<sup>th</sup> Street, a B-4 Zone, ID 101.61-2-13. Applicant is Mario Abate, 120 4<sup>th</sup> Street, Troy, NY 12180.

**PC2014-021** Site Plan Review of a proposal to construct a residential addition on an existing single family home creating a multifamily home. Project location is 2152 12<sup>th</sup> Street, an R-3 Zone, ID 101.47-4-11. Applicant is Tony Trimarchi, 317 Tarquay Blvd, Albany, NY 12203.

**PC2014-022** Site Plan Review of a proposal to demolish and rebuild a single family home. Project location is 553 Sixth Ave, an R-2 Zone, ID 80.56-11-5. Applicant is Frank Lipowitz, 37 Vischer Ferry Road Rexford, NY 12148. **Removed**

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, Executive Secretary

## **Staff Report PC2014-012**

**Applicant:** Greenman Pederson

### **Project Summary:**

**PC2014-012 Site Plan 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

**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** 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

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

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**

*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 # PC2014-017**

**Applicant:** Jeff Gould

**Project Summary:**

PC2014-017 Site Plan Review of a proposal to reoccupy a car lot. Project location is 55 Campbell Ave, a B-3 Zone, ID 112.70-1-9. Applicant is Jeff Gould, 215 County Route 70, Stillwater, NY 12170.

**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**

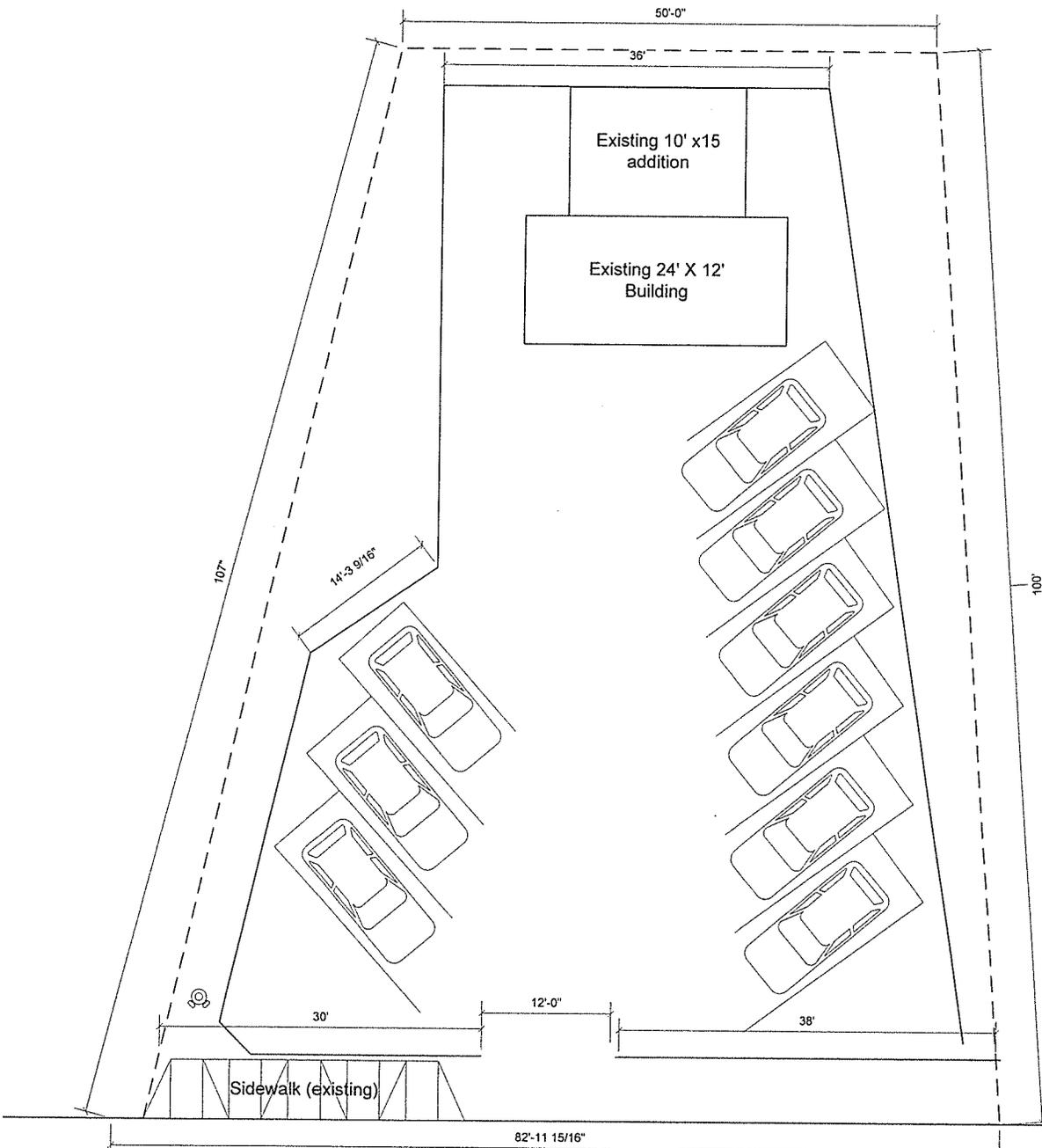
**Site Design Review:**

Applicant proposes to reoccupy a vacant car lot formerly “Dan Ashley’s” with a new used car lot. Existing fence and building to be utilized. No change to layout. Signage to conform to the B-2 Zone.

**Stipulations**

All storm water runoff to be retained on site and emptied into the city system located along Campbell’s Ave.

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

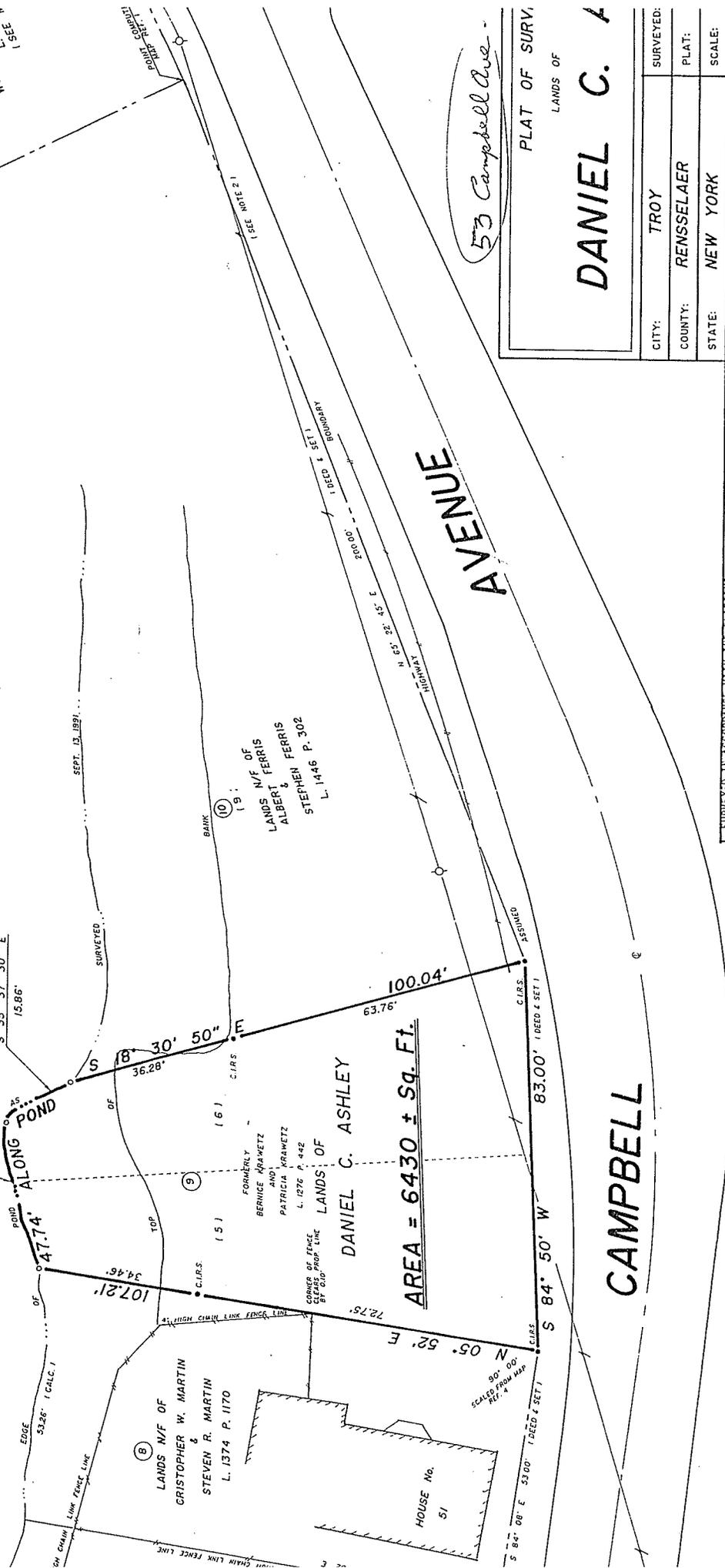


55 Campbell Ave

DUMDEN

POND

LANDS N/F OF WORKINGMANS F LANDS N/F L. 1216 A L. 1216 A L. 1216 A



53 Campbell Ave.

PLAT OF SURV.  
LANDS OF  
**DANIEL C. A**

CITY:	TROY	SURVEYED:	
COUNTY:	RENSSELAER	PLAT:	
STATE:	NEW YORK	SCALE:	

**MCGRATH LAND SURVEYOR**  
 KEVIN J. MCGRATH LICENSED LAND SURVEYOR  
 P.O. Box 459, Eastern Union Turnpike, Av

DRAWN BY: S/G | CHECKED BY: K/M

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S.S. UTILITY LINES  
 NUMBER - (15) SEE MAP REF. 3  
 F - LANDS N/F OF

**Staff Report # PC2014-019**

**Applicant:** Dalia Sandbashari

**Project Summary:**

**PC2014-019** Site Plan Review of a proposal to occupy a vacant bar with a deli. Project location is 70-76 Congress Street, a B-4 Zone, ID 101.61-6-1. Applicant is Dalia Sandbashari, 2216 Plum Street Niskayuna NY 12309.

**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 occupy a vacant bar as a deli and general merchandise store. The space is approximately 1000 SF.

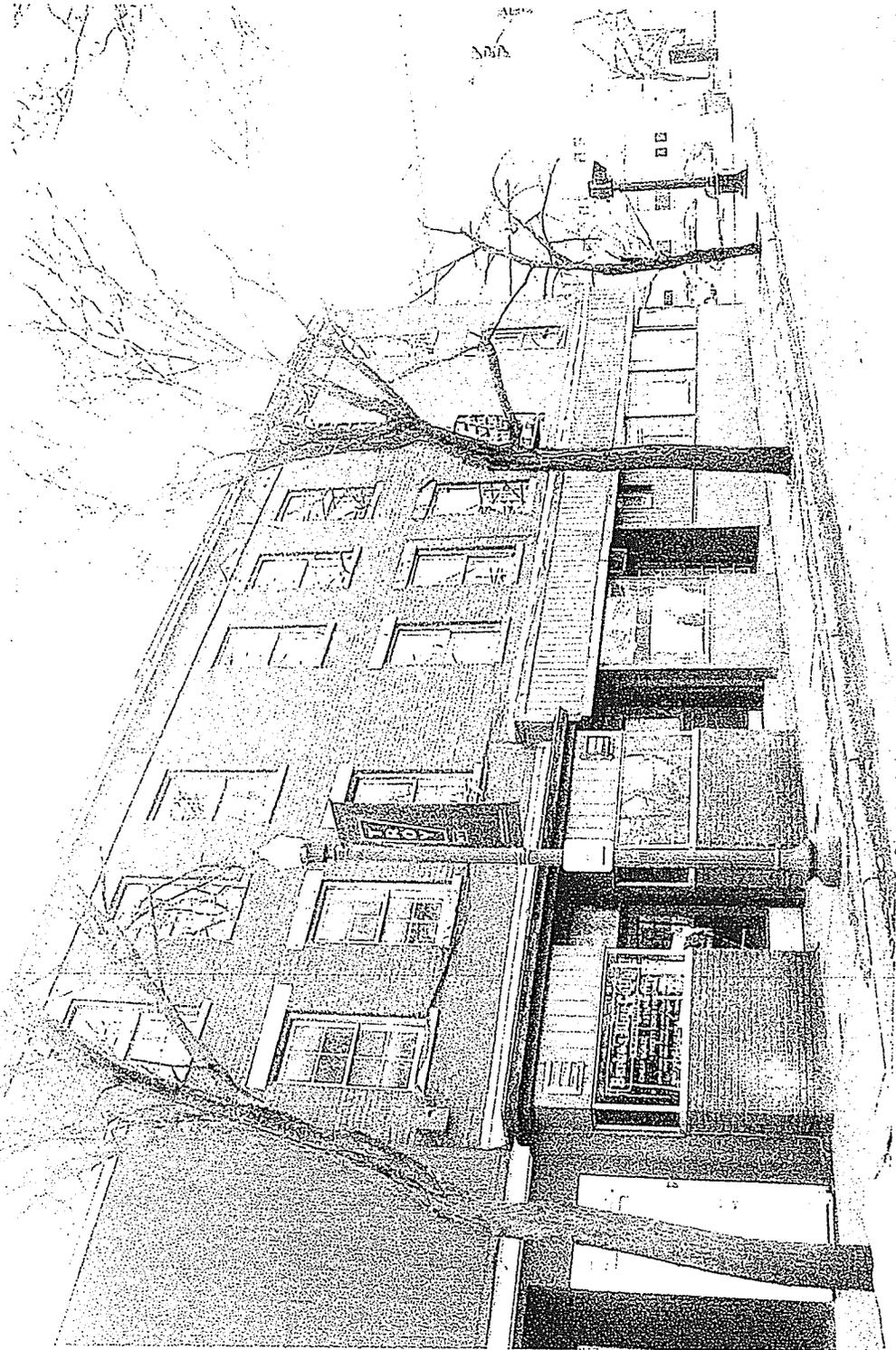
Hours of operation M-F 6AM – 9PM SS 10AM-6PM.

The building and exterior renovations have received site plan and historic review approval. Any alteration to original approvals will require an appearance before both the Planning Commission and HRC advisory committee.

**Stipulations**

Exterior improvements including signage to be approved by HRC

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



**PROPOSED FACADE**  
NO SCALE

Shaker Red - SW2173 (body)

Village Green - SW2237 (storefront)

Nantucket Dune - SW2066 (cornice, lintels & sills)

Farmhouse - SW2301 (doors)

Cameo - Mastic by Ply Gem  
Aluminum casing trim

**Notes:**

- Fire escape to be removed
- Windows - 4 over 4 white vinyl

TITLE: PROPOSED FACADE

PROJECT:

12-16 CONGRESS STREET  
TROY, NY 12180

CLIENT: AKHTAR MUHAMMED

DATE: 03/07/13  
DRAWN BY: EC  
REVISIONS:

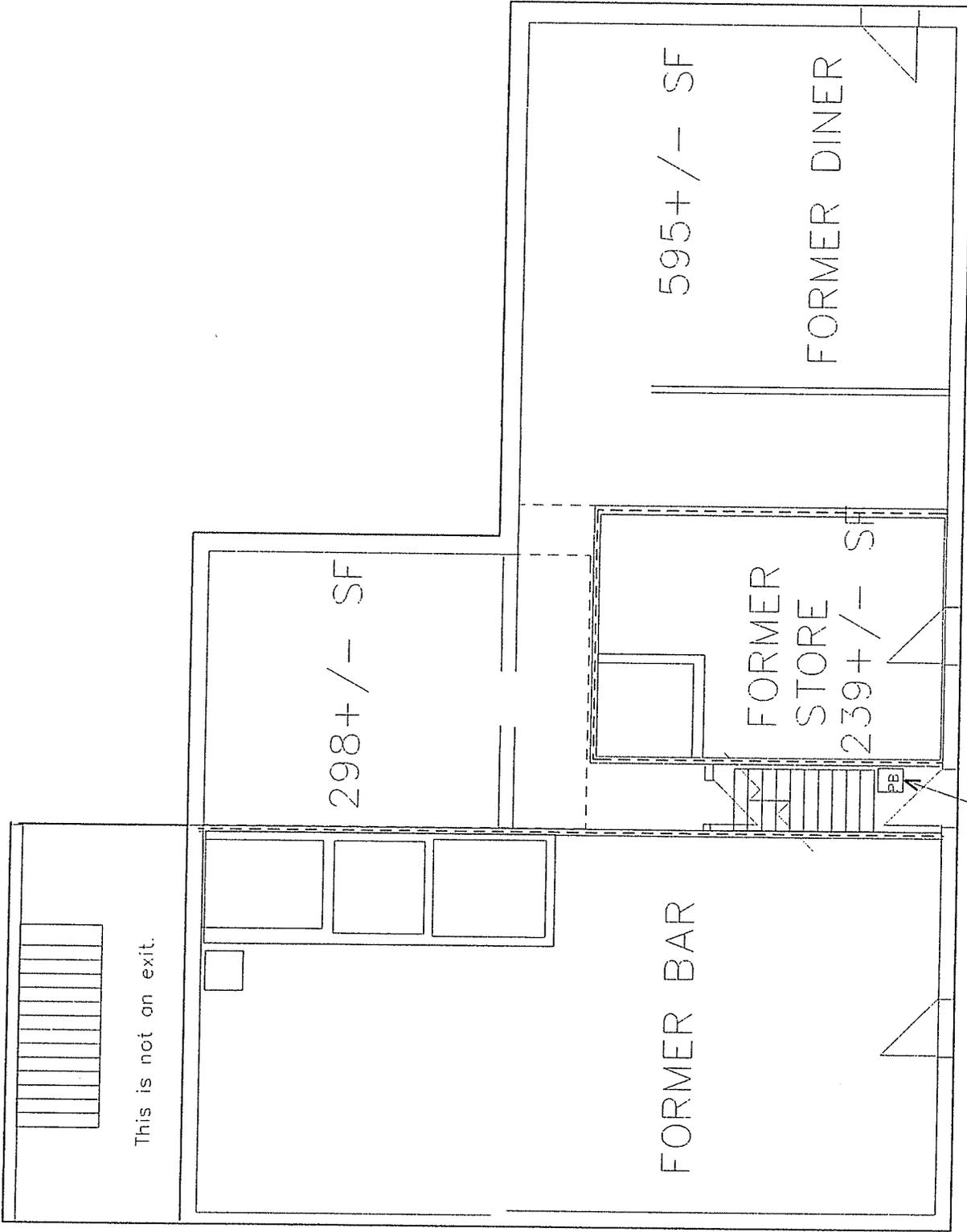


TROY ARCHITECTURAL  
PROGRAM, PC  
210 RIVER ST  
TROY, NY 12180  
(518) 274-3050

SHEET:

AI

JOB: 133.014



THIRD STREET

FIRST FLOOR

INSTALL MANUAL FIRE ALARM IN COMMON HALL.

no scale

NOTE:

These plans are diagrammatic and not to scale. They were prepared only for the purpose of locating the work required and to give a sense of the general building layout, number of units and egress pattern.

CONGRESS STREET

**Staff Report # PC2014-020**

**Applicant:** Mario Abate

**Project Summary:**

PC2014-020 Site Plan Review of a proposal to occupy a vacant bar with a bartending school. Project location is 120 4<sup>th</sup> Street, a B-4 Zone,. ID 101.61-2-13. Applicant is Mario Abate, 120 4<sup>th</sup> Street, 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**

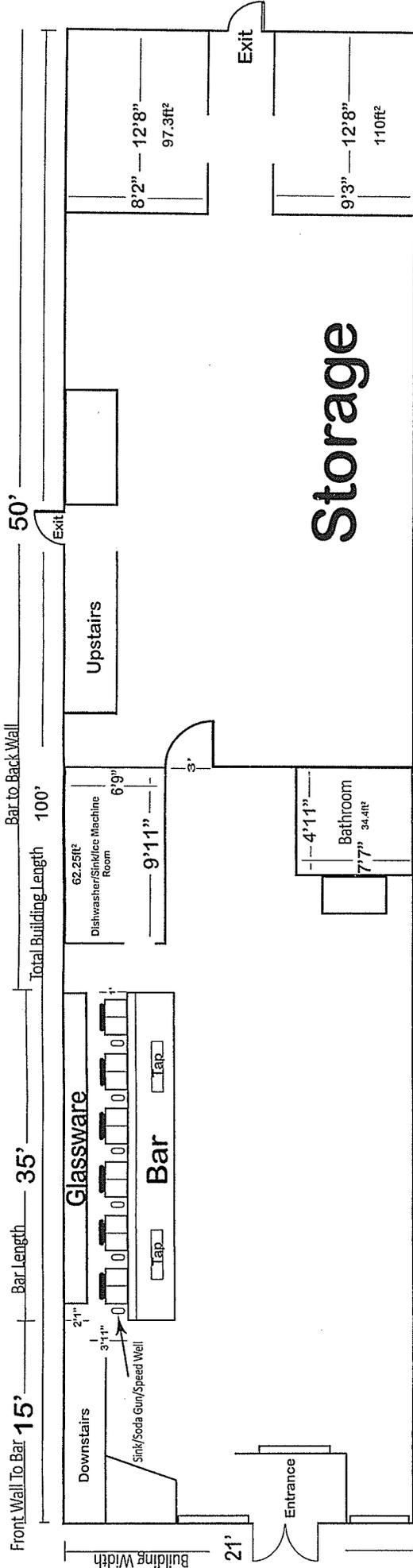
**Site Design Review:**

Applicant proposes to occupy a vacant bar as a bartending school for up to 10 students. There is no liquor license or alcohol on site. "Star Bartending School" hours not to exceed 10 PM  
Applicant proposes to re canvas the existing awning.

**Stipulations**

Exterior improvements including signage to be approved by HRC

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



Exit Doors: 44"  
 Entrance Doors: 88"

# STREET LEVEL

STAR BARTENDING SCHOOL  
 120 4th St., Troy, NY 12180

**Staff Report # PC2014-021**

**Applicant:** Zareh Altounian

**Project Summary:**

**PC2014-021** Site Plan Review of a proposal to construct a residential addition on an existing single family home creating a multifamily home. Project location is 2152 12<sup>th</sup> Street, an R-3 Zone, ID101.47-4-11. Applicant is Tony Trimarchi, 317 Tarquay Blvd, Albany, NY 12203.

**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:**

Applicant proposes to construct an addition to an existing single family home to create a 4 units apartment building. The units will be single bedroom. The structure to be added is 30'x39' 2 story wood frame and meets all setbacks of the R-3 Zone. The front portion of the building is 30'x30' and a second story addition will be added. The applicant proposes to add parking for 6-8 vehicles.

**Stipulations**

Applicant shall submit storm water retention and prevention plan.

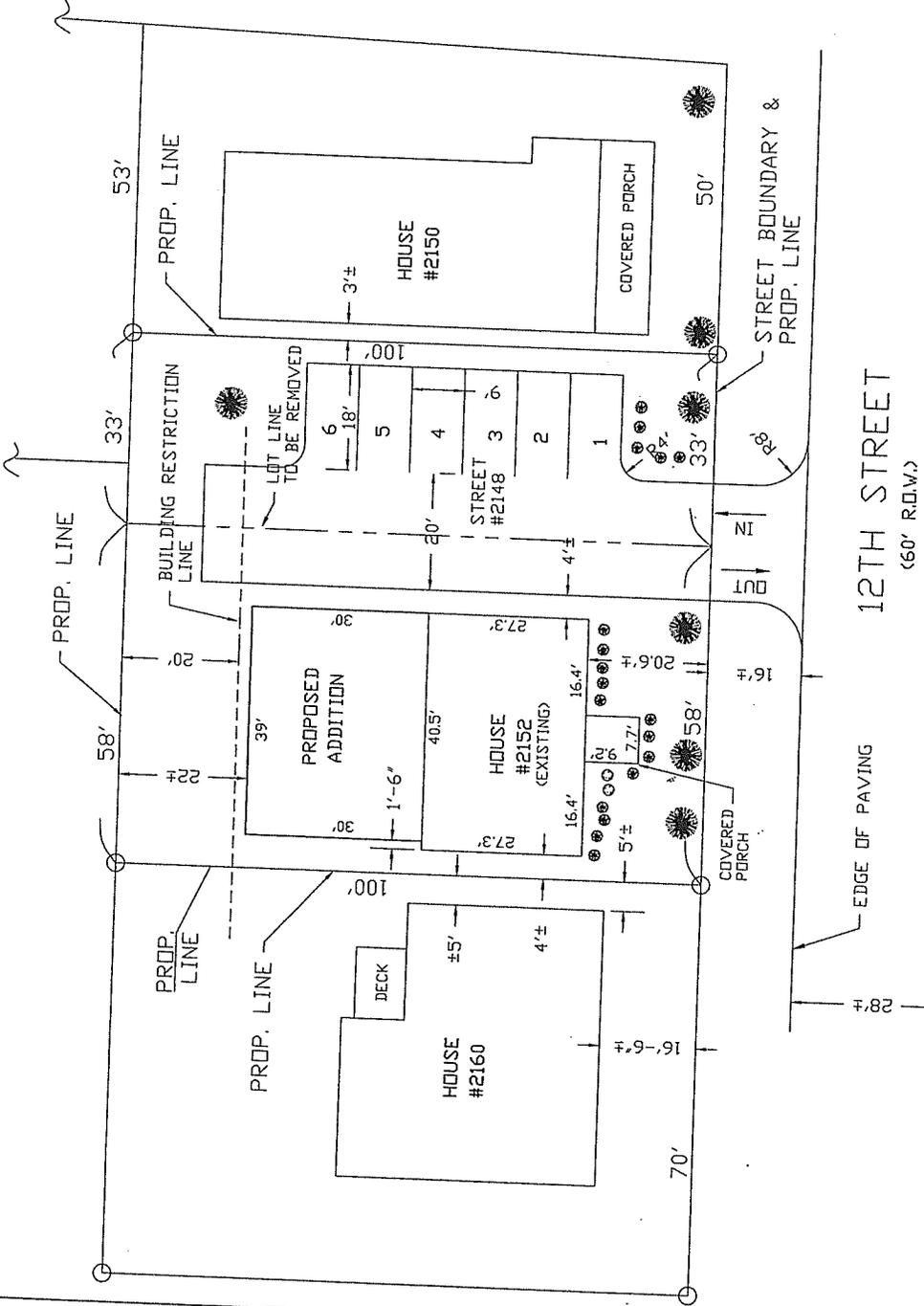
*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

**NOTES:**

- 1- TAX MAP NO. 101.47-4-11 AND 101.47-4-10
- 2- DEED: BOOK 4979, PAGE 123
- DEED: BOOK 6529, PAGE 144
- 3- TOTAL AREA: 9,100 S.F.



PEOPLES AVE. (80' R.O.W.)



12TH STREET (60' R.O.W.)

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1248-12TH-STREET-SURVEY

LAND SURVEYOR ZAREH ALTOUNIAN 10 BURTON LANE LOUDBOROUGH, N.Y. 12211	TITLE MADE FOR XAVIER LUNA	SITE PLAN	
DRAWN BY KEN REILLY	ADDRESS 2152 12TH STREET	CITY/TOWN/VILLAGE TROY	COUNTY RENSSELAER
SURVEY PARTY CHIEF ANTONIO TRIMARCHI TELEPHONE & FAX NUMBER (518) 869-4687	SCALE 1"=20'-0"	REV. 1	DATE 3-4-14
REV. 1	4-18-14	REV. 0	DATE 3-4-14

