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

**William Dunne**  
**Commissioner**

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Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday June 12, 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:

**Full Review Site Plan Review**

**PC2014-012** SEQRA and Final 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

**PC2014-022** SEQRA and Site Plan Review of a proposal to occupy a building with a retail use. Project location is 51 3<sup>rd</sup> Street, a B-4 Zone, ID 101.53-8-9. Applicant is Igor Vamos, 51 3<sup>rd</sup> Street, Troy, NY 12180.

**PC2014-023** SEQRA and Site Plan Review of a proposal to occupy a former restaurant as a barber shop. Project location is 443 5<sup>th</sup> Ave, a B-2 Zone, ID 80.71- 4-15-2. Applicant is Chad LeComb, 901 5<sup>th</sup> Ave, Troy, NY 12182.

**Certificate of Appropriateness**

41 Second Street – Fence Replacement Fran Berman and mark Miller

16 1<sup>st</sup> Street – Windows, Repair Work Jeff Buell

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 # PC2014-023**

**Applicant:** Chad LeCombe

**Project Summary:**

PC2014-023 SEQRA and Site Plan Review of a proposal to occupy a former restaurant as a barber shop. Project location is 443 5<sup>th</sup> Ave, a B-2 Zone, ID 80.71- 4-15-2. Applicant is Chad LeComb, 901 5<sup>th</sup> Ave, Troy, NY 12182.

**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 occupy a vacant restaurant, most recently Obrien's Public House, with a barber shop. No changes to the exterior of the building are proposed. Sidewalks are in good condition. Building occupies 100% of the site. There are no street tree wells on this block of 5<sup>th</sup> Ave.

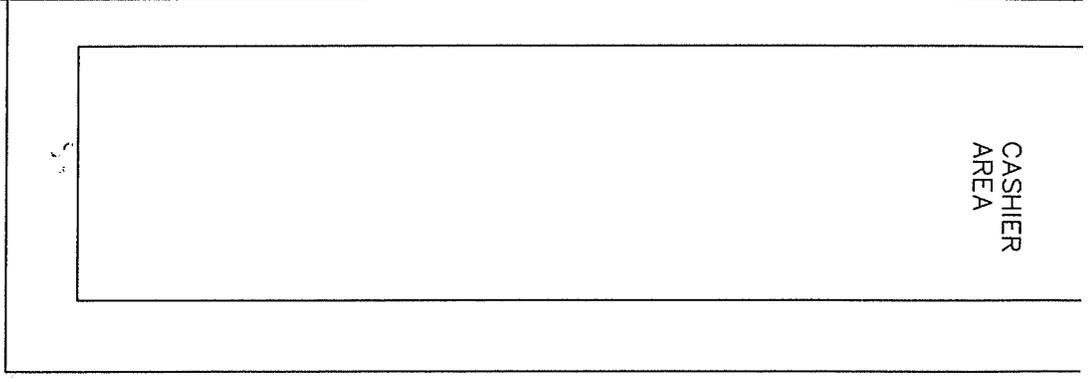
Signage to conform to B-2 Zone.

**Stipulations**

Hours of operation not to exceed 10PM

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

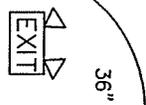
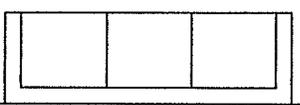
CASHIER  
AREA



BARBER  
STATION

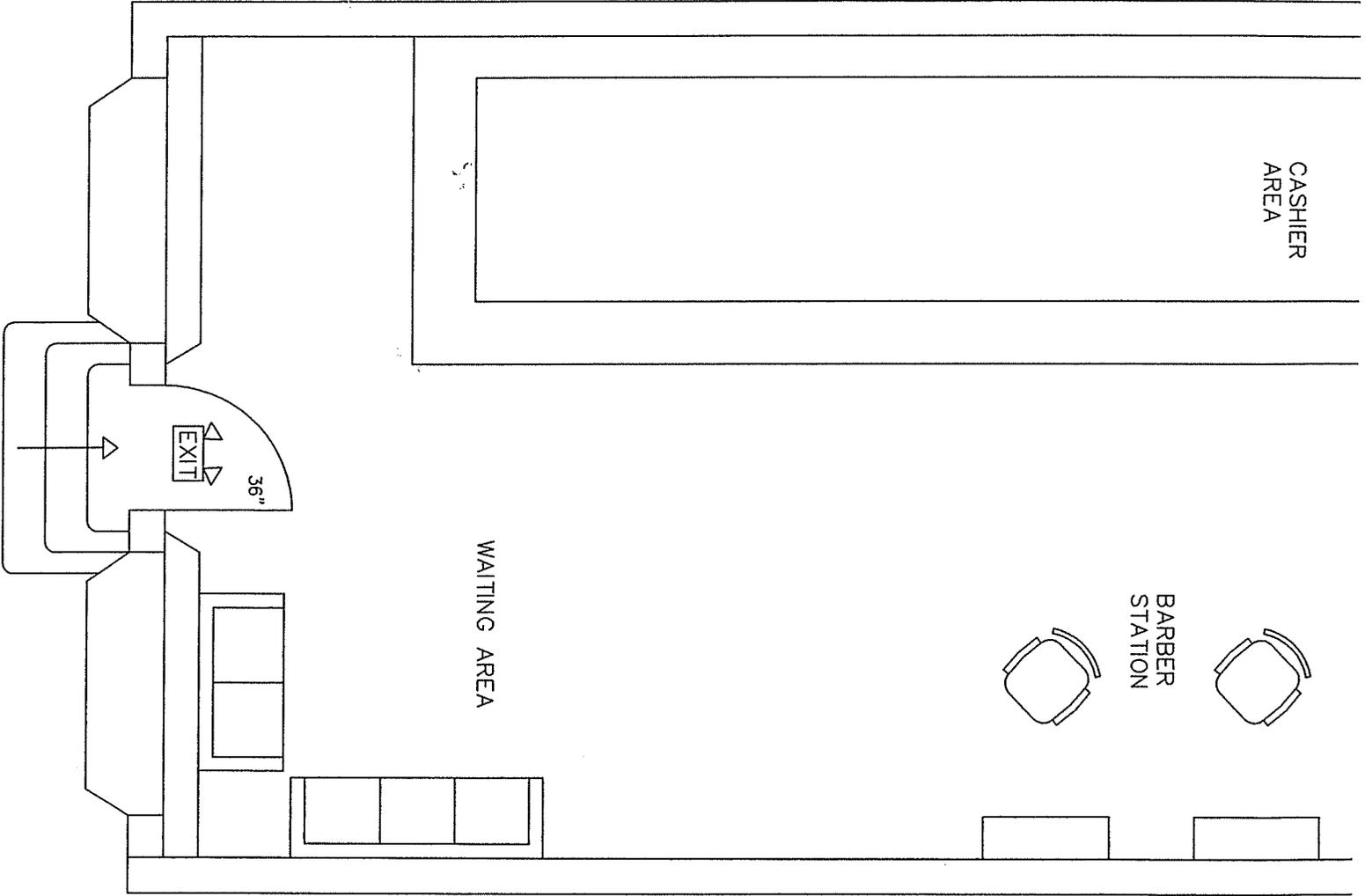


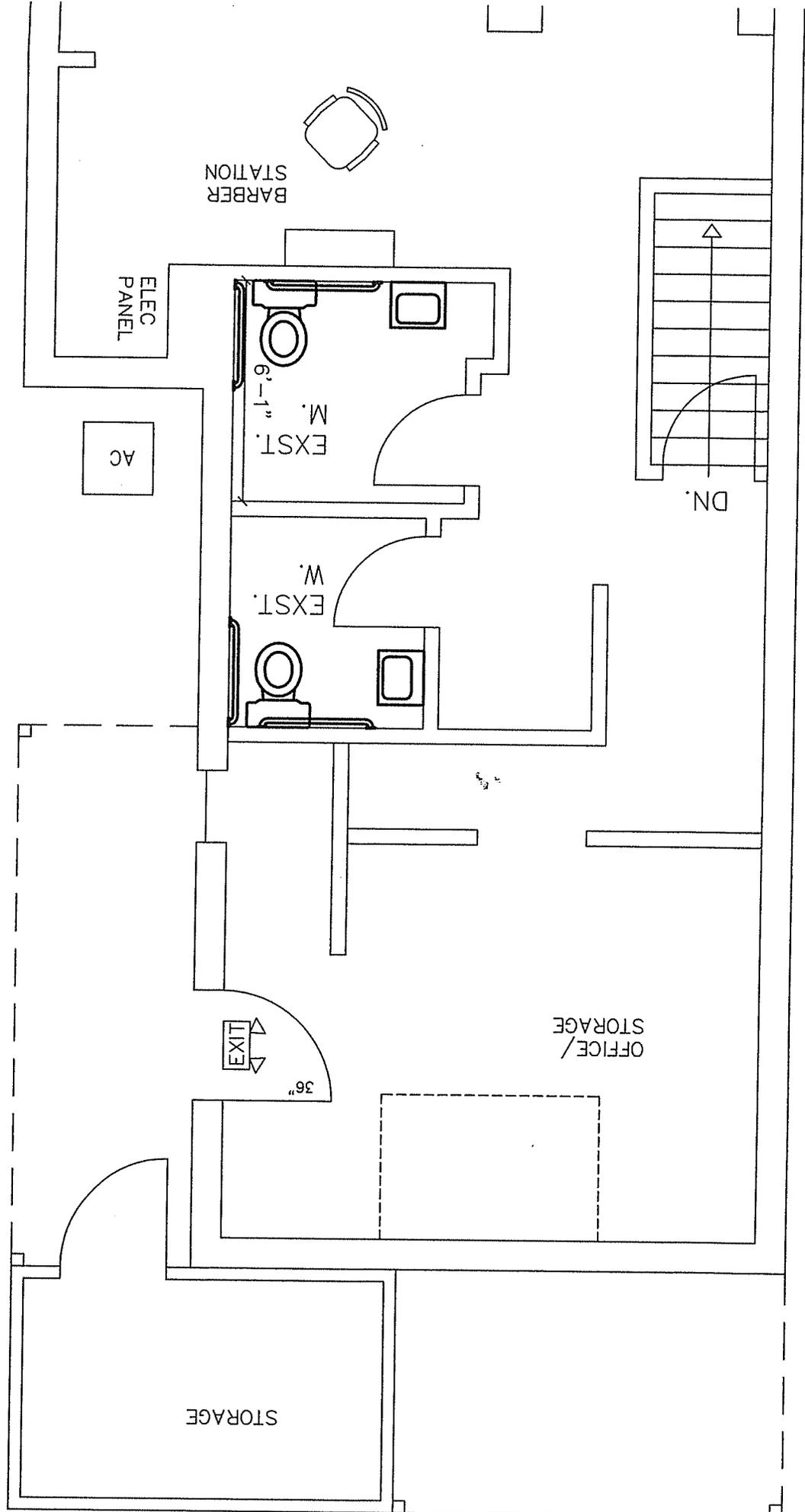
WAITING AREA



36"

11D







**Staff Report # PC2014-022**

**Applicant:** Igor Vamos

**Project Summary:**

PC2014-022 SEQRA and Site Plan Review of a proposal to occupy a building with a retail use. Project location is 51 3<sup>rd</sup> Street, a B-4 Zone, ID 101.53-8-9. Applicant is Igor Vamos, 51 3<sup>rd</sup> 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:**

Applicant proposes to occupy the first floor of a multiuse building with a retail art store. No parking is proposed and none is required. Sidewalks are in good condition and street tree is present.

**Stipulations**

Any exterior renovations / signage require approval of the HRC  
Hours of operation ?

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

# GENERAL NOTES:

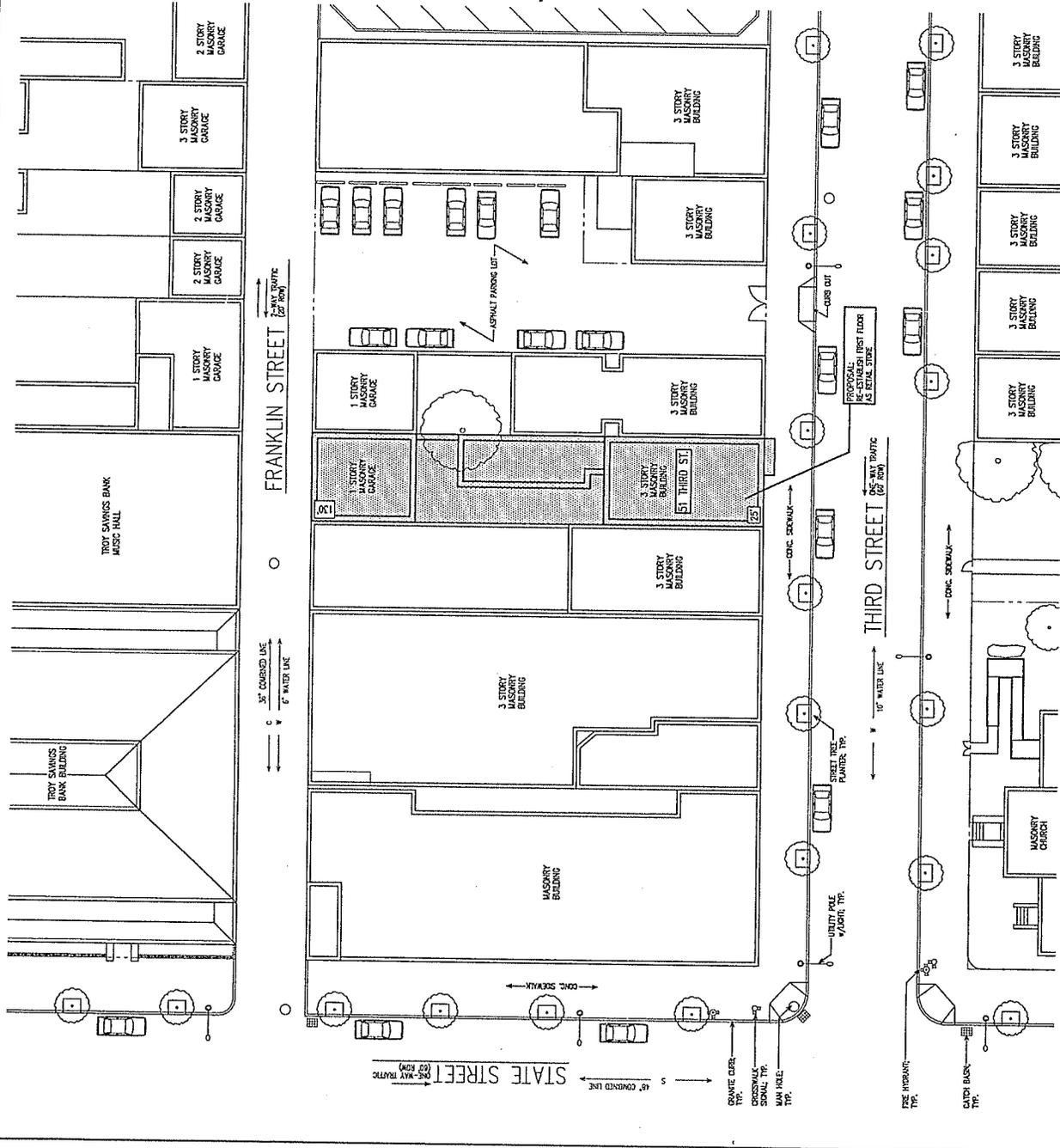
**Property:** 51 Third Street  
 Troy, NY 12180  
**Applicant:** Igor Vamos  
 51 Third Street  
 Troy, NY 12180  
**Owner:** Same as applicant  
**Tax Map #:** 101.53-8-9  
**Zoned:** B4 - Central Commercial  
**Lot Characteristics:** N-130', S-130', E-25', W-25'  
**Lot Area:** 3,250 SF +/- (.07 Acres)

Setbacks:	Required	Existing
Front	N/A	0'
Rear	20'-0"	0'
Sides	N/A	0'
Max. Lot Area:	N/A	3,250 SF
Min. Lot Width:	N/A	25'
Max. Lot Coverage %:	80%	77%

**Building Type:** 3-story brick building  
**Current Property Use:** Vacant  
**Proposal:** Re-establish first floor as retail store  
**Parking:** On-street parking: None required  
 Off-street parking: None required  
**Garbage Removal:** City of Troy  
**Surface Drains:** Existing  
**Signage:** None proposed  
**Lighting:** Existing building mounted  
**Hours of Operation:** Private

All new taps into City water and sewer lines are to be done by City personnel using approved materials supplied by the applicant. The applicant will reimburse the City for labor and equipment costs associated with the utility taps.

This plan is based on information provided by the applicant, available Sonborn maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.



**SITE PLAN**  
 SCALE: 1:30

TITLE: SITE PLAN  
 SCALE: 1"=30'-0"

PROJECT: PLANNING APPLICATION FOR:  
 51 THIRD STREET  
 TROY, NY 12180  
 CLIENT: IGOR VAMOS

DATE: 5/19/14  
 DRAWN BY: EC  
 REVISIONS:

TROY ARCHITECTURAL  
 PROGRAM, PC  
 210 RIVER ST.  
 TROY, NY 12180  
 (518) 274-3650

SHEET:  
**SPI**  
 JOB: 143,032