



City of Albany
Board of Zoning Appeals
Application

This application must be filed with the Department of Development and Planning, Land Use Division at 200 Henry Johnson Boulevard, Albany, New York 12206, (518-445-0754). Applications are not considered to be complete until all supplemental documents and fees are received. (See attached instructions.) Planning Office staff shall determine the completeness of applications before scheduling the case before the Board of Zoning Appeals. Notice of public hearing shall be mailed to the applicant, adjacent property owners, and other interested parties. The applicant or his/her representative shall appear at the public hearing to substantiate the application.

REGARDING THE PREMISES AT 340 Western Avenue

APPLICANT Marcus F. Buckley
ADDRESS 430 Western Ave CITY Albany STATE NY ZIP 12203
PHONE 518 454 5212 EMAIL marcus.buckley@strose.edu

I, the undersigned APPLICANT, hereby state that the information and facts set forth in this application are true to the best of my knowledge and belief.

SIGNED [Signature] DATE 4/9/13

AUTHORIZED AGENT John Bryant
AFFILIATION Assistant VP for Facilities
ADDRESS 430 Western Ave CITY Albany STATE NY ZIP 12203
PHONE 518 454 2803 EMAIL john.bryant@strose.edu

I, the undersigned APPLICANT, hereby authorize the agent to bring the application herein before the Board of Zoning Appeals of the City of Albany.

SIGNED [Signature] DATE 4/9/13

PROPERTY OWNER The College of Saint Rose
ADDRESS 430 Western Ave CITY Albany STATE NY ZIP 12203
PHONE [Blank] EMAIL [Blank]

I, the undersigned OWNER, hereby authorize the applicant to bring the application herein before the Board of Zoning Appeals of the City of Albany.

SIGNED [Signature] DATE 4/9/13

- REQUEST: [X] SPECIAL USE PERMIT [ ] PARKING LOT PERMIT
[ ] USE VARIANCE [ ] INTERPRETATION
[X] AREA VARIANCE [ ] ADMINISTRATIVE APPEAL

Is the property within 500 feet of a municipal boundary, State or County property, road, park or facility, or other recreation area? Yes [ ] No [X] If yes, the submission will require review by the Albany County Planning Board.

Does any state officer or any officer or employee of the City of Albany or County of Albany have any affiliation with or interest in the applicant or this application? Yes [ ] No [X] If yes, set forth the name, address, and nature and extent of the affiliation or interest of an officer / employee.

[Blank lines for additional information]

# SPECIAL USE PERMIT STANDARDS

Special permit uses are those that have some special impact or unique form which require a careful case by case review of their location, design, configuration, and impact to determine, against fixed standards, the desirability of permitting their establishment on any particular site.

~ When considering a request for a special use permit, the Board shall take into consideration the following:

[1] Whether the use is **listed as a permitted special use** in the appropriate zoning district.

[2] Will not have an undue adverse effect upon adjacent property, the **character of the neighborhood** and surrounding areas, **traffic conditions, parking, utility facilities** or other matters affecting the public health, safety, welfare or convenience.

[3] Operations in connection with the proposed use will **not be more objectionable** to nearby properties by reason of noise, fumes, vibration, illumination, etc., than the operations of any permitted use **not** requiring a special use permit.

[4] Will be served **adequately by essential public facilities** and services or **that the applicant will be responsible for providing such services.**

## [1] DESCRIPTION OF USE

(Describe the proposed use):

Proposed one story addition: renovation will provide an additional 950 SF and a net gain of three new offices. The property will continue to be utilized for the College's Safety: Security operations.

▪ For commercial establishments, please complete the following:

a) Number of customers per day:

VARIES  
VARIES

b) Number of employees:

c) Days/Hours of operation:

24/7

d) Hours of deliveries:

NA

e) Frequency of deliveries:  Less than once a month  Monthly

Biweekly  Weekly  Several times a week  Daily

**[2] CHARACTER OF NEIGHBORHOOD**

(Please provide evidence/information, which demonstrates that the proposed use will not substantially impact the nature and character of the surrounding neighborhood):

The nature & character of the surrounding neighborhood will not be impacted by a continued use as security operations. The enhancement of this operation will benefit the surrounding area.

**[3] OBJECTIONABLE USES**

(Please explain how the proposed use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking/double parking, utility facilities, and other matters affecting the public health, safety, and general welfare):

No adverse effects are expected from this continued use. The addition will be in-kind with the existing building. No change in parking demand or traffic will be noted. Utilities & other matters will be unaffected.

**[4] OBJECTIONABLE USES**

(Please explain why your proposed use will not be more objectionable than would a use permitted by the Zoning Ordinance. Specifically, will your proposed use create any nuisances by generating noise, odors/fumes, and glare from lighting):

No noise, odors, fumes or glare from lighting will be created.

**[5] ADEQUATE SERVICE OF FACILITIES**

(Please demonstrate to the Board that the proposed use will be adequately served by storm drainage, water, sanitary sewers, off-street parking, access to city streets to handle projected traffic volumes, fire and police protection, schools, and refuse disposal, as these services are relevant to your project):

No substantial increases to these services will be realized. A storm water management plan is currently being reviewed.

## AREA VARIANCE STANDARDS

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building.

- ~ When considering a request for an area variance, the Board shall take into consideration the benefit to the applicant if the variance is granted, as weighted against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider:

[1] Whether an **undesirable change** will be produced in the character of the neighborhood or a **detriment to nearby properties** will be created by the granting of the area variance.

[2] Whether the **benefit sought** by the applicant can be **achieved** by some method feasible for the applicant to pursue, **other** than an area variance.

[3] Whether the requested area variance is **substantial**.

[4] Whether the proposed variance will have an **adverse effect** or **impact** on the physical or environmental **conditions** in the neighborhood or district.

[5] Whether the alleged difficulty was **self-created**, which consideration shall be relevant to the decision of the Board, but shall not necessarily preclude the granting of the area variance.

### [1] DESCRIPTION OF CONDITIONS

(Describe topographic condition or other physical condition of the property and the manner by which this condition restricts use):

Due to the size of the lot, the proposed expansion cannot be achieved without the loss of parking spaces.

**[2] BENEFIT TO APPLICANT**

(Please describe why the proposed project cannot be achieved without an area variance):

The need for increased space for the security operations is best satisfied by expanding this structure.

**[3] SUBSTANTIAL**

(Please describe why you feel the proposed project is not substantial in nature):

The loss of four parking spaces can easily be absorbed into several other general parking areas on the campus.

**[4] CHARACTER OF NEIGHBORHOOD**

(Please describe how the proposed use would be compatible with the existing neighborhood and would not negatively impact traffic patterns, general safety, architectural character, property values, and the atmosphere of the area):

The proposed use will positively impact the neighborhood by enhancing the security operation and keeping consistent with the existing structure.

**[5] SELF-CREATED**

Were you aware of the requirements of the City of Albany Zoning Ordinance at the time of purchase of the property?  Yes  No

If you answered no to this question, did you use the services of an attorney? Yes  No

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies research or other investigations will be undertaken.

ENVIRONMENTAL ASSESSMENT

- |     |  |                              |  |
|-----|--|------------------------------|--|
| 1.  | Will the project result in a large physical change to the project site or physically alter more than 10 acres of land?.....  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2.  | Will there be a major change to any unique or unusual landform found on this site?.....  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3.  | Will project alter or have a large effect on an existing body of water?.....   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4.  | Will project have a potentially large impact on groundwater quality?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5.  | Will project significantly affect drainage flow or air quality?.....   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6.  | Will project affect any threatened or endangered plant or animal species...  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7.  | Will project result in a major adverse impact on air quality?.....   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8.  | Will project have a major effect on visual character of the community or scenic views or vistas known to be or important to the community?...  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9.  | Will project adversely impact any site or structure of historic, prehistoric or paleontological importance or any site designated as a critical environmental area by a local agency?.....   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. | Will project have a major effect on existing or future recreational opportunities?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. | Will project result in major traffic problems or cause a major impact on existing transportation systems?.....   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 12. | Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbances as a result of the project's operation?.....   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. | Will project have any impact on public health or safety?.....  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 14. | Will project affect the existing community by directly causing a growth? in permanent population of more than 5% over a one-year period <u>or</u> have a major negative effect on the character of the community or neighborhood?..... | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. | Is there any public controversy concerning the project?.....   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

PREPARER'S SIGNATURE: [Signature] TITLE: VP Finance: Administration  
REPRESENTING: THE COLLEGE of Saint Rose DATE: 4/9/13



GERALD D. JENNINGS  
MAYOR

CITY OF ALBANY  
DIVISION OF BUILDINGS & REGULATORY COMPLIANCE  
CITY HALL – ROOM 303  
ALBANY, NEW YORK 12207  
PHONE (518) 434-5995 FAX (518) 434-6015  
WWW.ALBANYNY.ORG

JEFFERY V. JAMISON  
COMMISSIONER

April 1, 2013

The College of Saint Rose  
Attn: Marcus F. Buckley  
432 Western Avenue  
Albany, NY 12203

Office of the  
VP F&A

Office of the  
VP F&A  
APR 03 2013  
Received

APR 03 2013

Re: [unclear]

**RE: 340 Western Avenue**  
**Application Number: 66605**

Dear Sir:

On **March 22, 2013**, you made an application for work at the above referenced property involving:  
**Construction of a 950+/- square foot addition to the existing security building for The College of Saint Rose.**

This property is located in an area which is zoned **R-2B**.

This Application has been examined for compliance with the applicable provisions of the Zoning Ordinance of the City of Albany, NY.

That review has revealed that the proposed work will require

- Lot Consolidation
- Parking Lot Permit (375-174)
- Site Plan Approval (375-33)
- Special Use Permit (375-27)
- Approval by Historic Resources Commission (42-83)

Therefore, your application of 3/22/13 cannot be granted at this time until the approvals indicated above have been granted and all zoning issues are resolved.

Application for the required review(s) may be made on forms available from the Office of Planning & Neighborhood Development, 200 Henry Johnson Blvd. *Applications for the required review(s) must be filed completely with the Office of Planning and Neighborhood development within thirty (30) days of the date of this letter. Upon successful approval(s) required above, a full set of construction documents prepared by a NYS licensed architect or engineer may be required to be submitted to this office prior to a Building Permit being issued.*

For the Commissioner,

Vincent DiBiase  
Deputy Chief Inspector

cc: Planning Office



GERALD D. JENNINGS  
MAYOR

CITY OF ALBANY  
DIVISION OF BUILDING & REGULATOR COMPLIANCE  
CITY HALL – ROOM 303  
ALBANY, NEW YORK 12207  
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[WWW.ALBANYNY.ORG](http://WWW.ALBANYNY.ORG)

JEFFERY V. JAMISON  
COMMISSIONER

April 1, 2013

The College of Saint Rose  
Attn: Marcus Buckley  
432 Western Avenue  
Albany, NY 12203

**Re: 340 Western Avenue**  
**Application Number: 66605**

Dear Sir:

On **March 22, 2013**, you made an Application for work at the above referenced property involving:  
**Construction of a 950+/- square foot addition to the existing security building for The College of Saint Rose.**

The property is located in an area which is zoned **R-2B**.

This Application has been examined for compliance with the applicable provisions of the Zoning Ordinance of the City of Albany.

That review revealed that the proposed work will not comply with the following provisions of the Zoning Ordinance: **REQUIRES AREA VARIANCE. 375-185 Parking Requirements. Proposed addition does not provide the required number of off street parking spaces.**

Therefore, your Application of 3/22/13 is hereby **DENIED** pursuant to Sections 375-59 and 375-9(d) of the Zoning Ordinance.

These objections may be addressed by filing revised plans reflecting conditions which comply with the requirements of the Zoning Ordinance. In the alternative, this Denial may be appealed to the Board of Zoning Appeals on forms available from the Office of Planning and Neighborhood Development, 200 Henry Johnson Blvd. *This appeal must be filed completely with the Office of Planning and Neighborhood development within thirty (30) days of the date of this letter. **Should this cause of Denial be resolved by successful Appeal, a full set of construction documents prepared by a NYS licensed architect or engineer may be required to be submitted to this office prior to a Building Permit being issued.***

For the Commissioner,

Vincent DiBiase  
Deputy Chief Inspector

cc: Planning Office

**City of Albany**  
**Board of Zoning Appeals Application**  
**Narrative**

**340 Western Avenue**

As permitted by City code, The College of Saint Rose is seeking an expansion/alteration of an existing special use permit and a parking related area variance for the existing R2B property located at 340 Western Avenue.

On June 28, 2006, the property was granted a special use permit and area variance (case #6-06, 1250) to allow for the original addition that did not meet the minimum front yard setback. The College's Safety and Security department has been housed there since completion of those alterations.

The proposed one (1) story addition and renovation will provide an additional 950 square feet and a net gain of three (3) new offices. Renovation of the existing structure will include finish upgrades and minor wall relocations. The addition will be built in kind with the existing building, including the brick exterior and asphalt shingles. The completed structure with addition will total 3575 square feet.

A maximum of six (6) full time administrative employees and various shift supervisors and security officers would occupy the property at any one time. No additional staff are currently planned as part of this renovation. The renovations are simply to better accommodate the existing staff. The hours of operation would continue to be 24/7 due to the nature of the operation.

The site work will include the reduction of the parking lot from 14 to 10 parking spaces and therefore does not provide the required number of off street parking spaces (14). The original structure at 2625 square feet required 10 parking spaces. No additional parking would be required because there will be no additional employees, therefore no intensification of use. The lost parking will be absorbed into several other general parking spaces available on campus. General parking as well as bicycle parking is available campus wide. There will be no notable change in overall parking demand or traffic.

Site work will also include minor landscaping, a reduction in paving, a new sidewalk to the entry and some new grass areas. The existing lighting will remain. All landscaping, lighting, signage etc. will continue to be managed by the College and maintained in accordance with College standards.

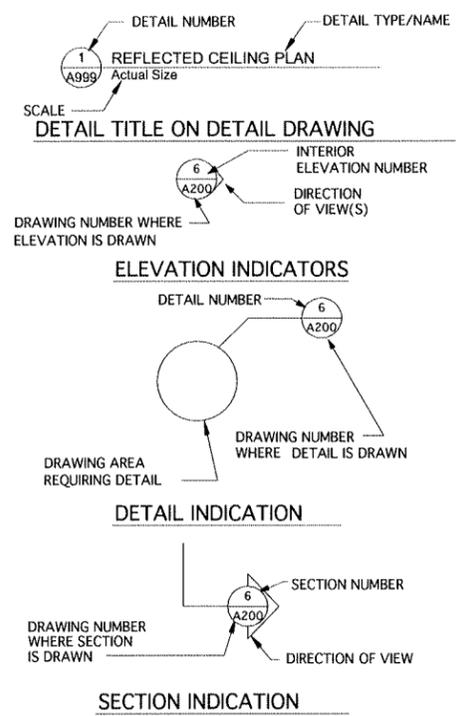
Storage and removal of waste and/or recyclables will continue to be managed by the College not on this specific site.

Investigation into the necessity of a storm water detention tank is currently underway and will be included in the design if required. No additional impacts, including environmental, noise, traffic, glare and/or dust will be generated by this proposed change.



**SYMBOLS**

' FEET    " INCHES	6	INTERIOR WINDOW TYPE
Room Name	Z	EXTERIOR WINDOW TYPE
Room Number	1	REVISION NUMBER
101	N1	KEY NOTE NUMBER
A	1	WALL / PARTITION TYPES
DOOR NUMBERS	FVC	FIRE VALVE CABINET
COLUMN NUMBERS	FD	FLOOR DRAIN
HO	TRENCH DRAIN	
HOLD OPEN	E	WALL BRACKET FOR FIRE EXTINGUISHER
CLR	FEC	FIRE EXTINGUISHER W/ RECESSED OR SEMI-RECESSED CABINET
CLEAR DIMENSION FROM FINISH MATERIAL		
00.00		
ELEVATION TARGET		
ACCESSIBLE SPACE FOR THE DISABLED		
		NOTE: FIRE EXTINGUISHERS ONLY PROVIDED BY OWNER.
		EXISTING TO BE REMOVED, HIDDEN OBJECTS OR CONSTRUCTION ABOVE VIEW OF DRAWING
		EXISTING WALL/PARTITION
		NEW STUD WALL/PARTITION CONSTRUCTION AS INDICATED IN PLAN
		NEW CMU WALL/PARTITION CONSTRUCTION AS INDICATED IN PLAN
		NEW CONCRETE WALL/PARTITION CONSTRUCTION AS INDICATED IN PLAN



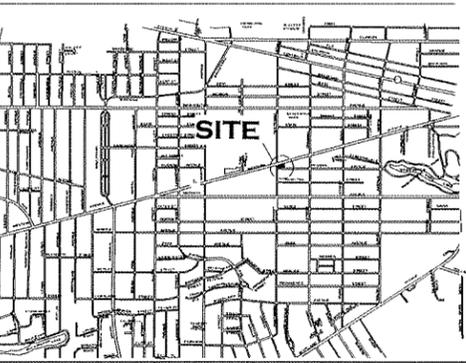
**ABBREVIATIONS**

ACCESS ACCESSIBLE	EC ELECTRICAL CONTRACTOR	ID INSIDE DIAMETER	RLE RELOCATED EXISTING
ACOUST ACUST	EHD ELECTRIC HAND DRYER	IN INCH	RM ROOM
ACT ACOUSTICAL CEILING TILE	EIFS EXTERIOR INSULATION & FINISH SYSTEM	INSUL INSULAT(E, D, ION)	RND ROUND
AD AREA DRAIN, ACCESS DOOR	EJ EXPANSION JOINT	INT INTERIOR	RO ROUGH OPENING
ADD'L ADDITIONAL	ELEV ELEVATION	INV INVERT	RSD RECESSED SOAP DISPENSER
ADJ ADJACENT	ELEC ELECTRICAL	JT JOINT	RTU ROOF TOP UNIT
AFF ABOVE FINISHED FLOOR	ELEVTR ELEVATOR	KPL KICKPLATE	ROW RIGHT OF WAY
AHU AIR HANDLING UNIT	EMER EMERGENCY	L LENGTH, LONG	SC SOLID CORE
ALT ALTERNATE	ENCL ENCLDS(E, SURE)	LAM LAMINATE(D)	SCHED SCHEDULE(D)
ALUM ALUMINUM	EQ EQUAL	LAV LAVATORY	SD SOAP DISPENSER
ANOD ANODIZED FINISH	EQPT EQUIPMENT	LP LOW POINT	SECT SECTION
APPROX APPROXIMATE	ETR EXISTING TO REMAIN	LVR LOUVER	SE SQUARE FEET
ARCH ARCHITECTURE(URE,URAL)	ETRO EXISTING TO BE REMOVED	MAG MAGNETIC	SIM SIMILAR
ASPH ASPHALT	ETRL EXISTING TO BE RELOCATED	MAS MASONRY	SPEC SPECIFICATIONS
ASSOC ASSOCIATED	EW EACH WAY	MAT MATERIAL	SQ SQUARE
BD BOARD	EWC ELECTRIC WATER COOLER	MECH MECHANICAL	SR SEMI-RECESSED
BET BETWEEN	EXH EXHAUST	MFR MANUFACTURER	SS STAINI FSS STFFI
BLDG BUILDING	EXIST EXISTING	MH MANHOLE	SSM SOLID SURFACE MATERIAL
BLKG BLOCKING	EXP EXPOSED	MIL MILLIMETER(S)	STD STANDARD
BM(S) BEAM(S)	EXT EXTERIOR	MIN MINIMUM OR MINUTES	STL STEEL
BOT BOTTOM	FAI FRESH AIR INTAKE	MLD MOULDING	STOR STORAGE
BRG BEARING	FCU FAN COIL UNIT	MO MASONRY OPENING	STRUCT STRUCTURAL
BRK BRICK	FDN FOUNDATION	MTD MOUNTED	SUSP SUSPENDED
BRKT BRACKET	FE FIRE EXTINGUISHER	MTG MOUNTING	T TREAD
BSMT BASEMENT	FEC FIRE EXTINGUISHER CABINET	MTL METAL	T/C TOP OF CURB
BUR BUILT-UP ROOF	FF FINISHED FLOOR	MTL METAL	TEL TELEPHONE
CAB CABINET	FH FIRE HYDRANT	NIC NOT IN CONTRACT	TEMP TEMPERATURE
CB CATCH BASIN	FIN FINISH(ED)	NO # NUMBER	T2ZO TERRAZZO
CJ CAST IRON	FL, FLR FLOOR	NTS NOT TO SCALE	T/F TOP OF FRAME
CJ CONTROL JOINT	FLUOR FLUORESCENT	OA OVERALL	THD THREAD(ED)
CL CENTER LINE	FND FEMININE NAPKIN DISPOSAL	OC ON CENTER	THR THRESHOLD
CLNG CEILING	FNV FEMININE NAPKIN VENDER	OFCI OWNER FURNISHED, OWNER INSTALLED	TOIL TOILET
CLL CONTRACT LIMIT LINE	FDN FOUNDATION	OFCI OWNER FURNISHED, CONTRACTOR INSTALLED	TOS TOP OF SLAB
CLOS CLOSET	FPW FOLDING PARTITION WALL	OD OUTSIDE DIAMETER	LOW TOP OF WALL
CLR CLEAR(ANCE)	F.R.P. FIBERGLASS REINFORCED PLASTIC	OH OVERHEAD	TPH TOILET PAPER HOLDER
CMU CONCRETE MASONRY UNIT	FRT FIRE RETARDANT TREAT(ED, MENT)	OPG OPENING	T/S TOP OF STEEL
CO CLEAN OUT	FT FEET, FOOT	OPP OPPOSITE	TV TELEVISION
COL COLLUM	FTG FOOTING	OZ OUNCE	TYP TYPICAL
CONC CONCRETE	FUR FURRING, FURRED	PC PLUMBING CONTRACTOR	UH UNIT HEATER
CONN CONNECTION	FURN FURNITURE	PCC PRECAST CONCRETE	UL UNFINISHED
CONST CONSTRUCTION	GAGE GAGE	PL PLATE	UNO UNLESS NOTED OTHERWISE
CONT CONTINU(OUS, ATION)	GAL GALLON	PLAM PLASTIC LAMINATE	UTIL UTILITY
CONTR CONTRACTOR	GALV GALVANIZED	PLAS PLASTER	UV UNIT VENTILATOR
COORD COORDINATE	GB GRAB BAR	PLMBG PLUMBING	V VINYL
CPT CARPET	GC GENERAL CONTRACTOR	PLYWD PLYWOOD	VB VAPOR BARRIER
CRS COURSE	GL GLASS/GLAZING	PNL PANEL	VCT VINYL COMPOSITION TILE
CT CERAMIC TILE	GND GROUND	PNT PAINT(ED)	V1 VINYL COMPOSITION TILE
DA DOUBLE ACTING	GWB GYPSUM WALL BOARD	PTD PAINTED	VERT VERTICAL
DBL DOUBLE	GYP GYPSUM	PTD PAINTED	VEST VESTIBULE
DEMO DEMOLISH	H HIGH	PT PRESSURE TREATED	VIF VERIFY IN FIELD
DET DETAIL	HC HOLLOW CORE	PTN PARTITION	VTR VENT THROUGH ROOF
DF DRINKING FOUNTAIN	HD HEAVY DUTY	Q1 QUARRY TILE	VWC VINYL WALL COVERING
DI DUCTILE IRON, DROP INLET	HDR HEADER	R RISER, RADIUS	W/D WASHER/DRYER
DIA DIAMETER	HDW HARDWARE	RD ROOF DRAIN	W/W WIDE, WIDTH, WATER
DIAG DIAGONAL	HDWD HARDWOOD	REFG REFRIGERATOR, ANT, ATION)	W/ WITH
DIM DIMENSION	HM HOLLOW METAL	REF REFLECTED	WC WATER CLOSET
DISP DISPENSER	H-O HOLD-OPEN	REINF REINFORCE(ED, MENT)	WD WOOD
DIV DIVISION	HUR HUNGRIAL	REQD REQUIRED	WP WATERPROOF / WORKING POINT
DL DEAD LOAD	HP HIGH POINT	RES RESILIENT	WR WATER RESISTANT
DN DOWN	HR HANDRAIL/HOUR		WRBBS WATER RESISTANT TILE BACKER BOARD
DR DOOR	HT HEIGHT		WSCOT WAINSCOT
DW DISHWASHER	HTG HEATING		WT WEIGHT
DWG DRAWING	HTR HEATER		WWF WELDED WIRE FABRIC
	HVAC HEATING, VENTILATING, AIR CONDITIONING		

**MATERIAL INDICATIONS**

[Symbol]	EARTH
[Symbol]	GRANULAR FILL
[Symbol]	BRICK
[Symbol]	CONCRETE
[Symbol]	CONCRETE MASONRY UNITS
[Symbol]	GYPSUM WALLBOARD OR GROUT
[Symbol]	ROUGH WOOD BLOCKING
[Symbol]	FINISH WOOD
[Symbol]	PLYWOOD
[Symbol]	BATT INSULATION
[Symbol]	RIGID INSULATION AT ROOF
[Symbol]	RIGID INSULATION AT WALL
[Symbol]	STONE (CUT OR CAST)

**SITE LOCATION MAP**



# ALTERATION AND ADDITION TO THE COLLEGE OF SAINT ROSE SECURITY BUILDING

## 340 WESTERN AVENUE

### The College of Saint Rose

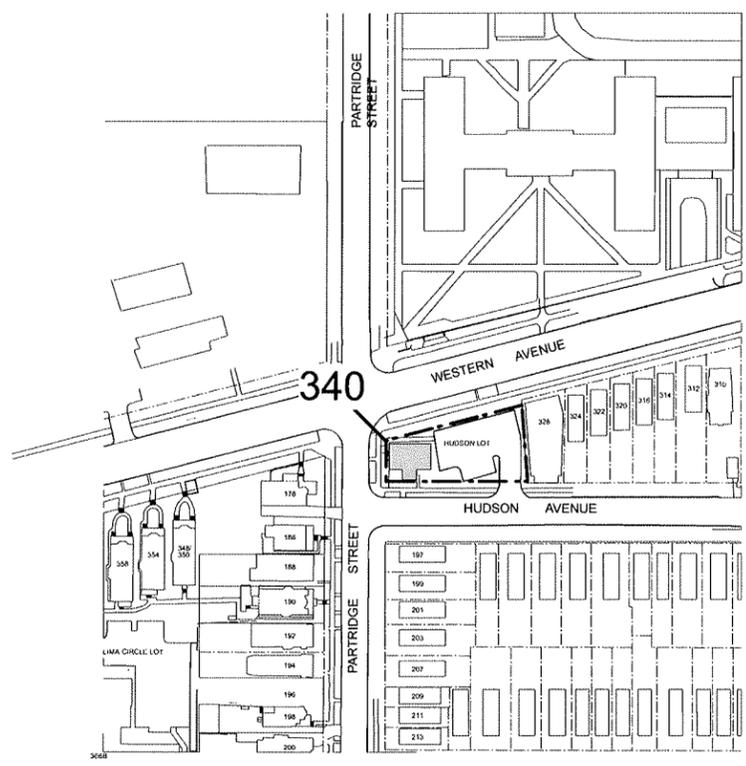
Albany, New York  
**McKinney MacDonald Architects, PC**  
 Architecture, Planning, Interior Architecture  
 11 BRITISH AMERICAN BOULEVARD, LATHAM, NY 12110  
 PHONE: 518-783-8933 FAX: 518-783-9577

**INDEX TO DRAWINGS**

T001	ABBREVIATIONS / LEGEND
L100	OVERALL PROPOSED SITE PLAN
<b>ARCHITECTURAL</b>	
AD100	DEMO PLANS AND NOTES
A100	FIRST FLOOR PLAN
A200	ELEVATIONS
A201	ELEVATIONS

**MEP**

**LOCATION PLAN**



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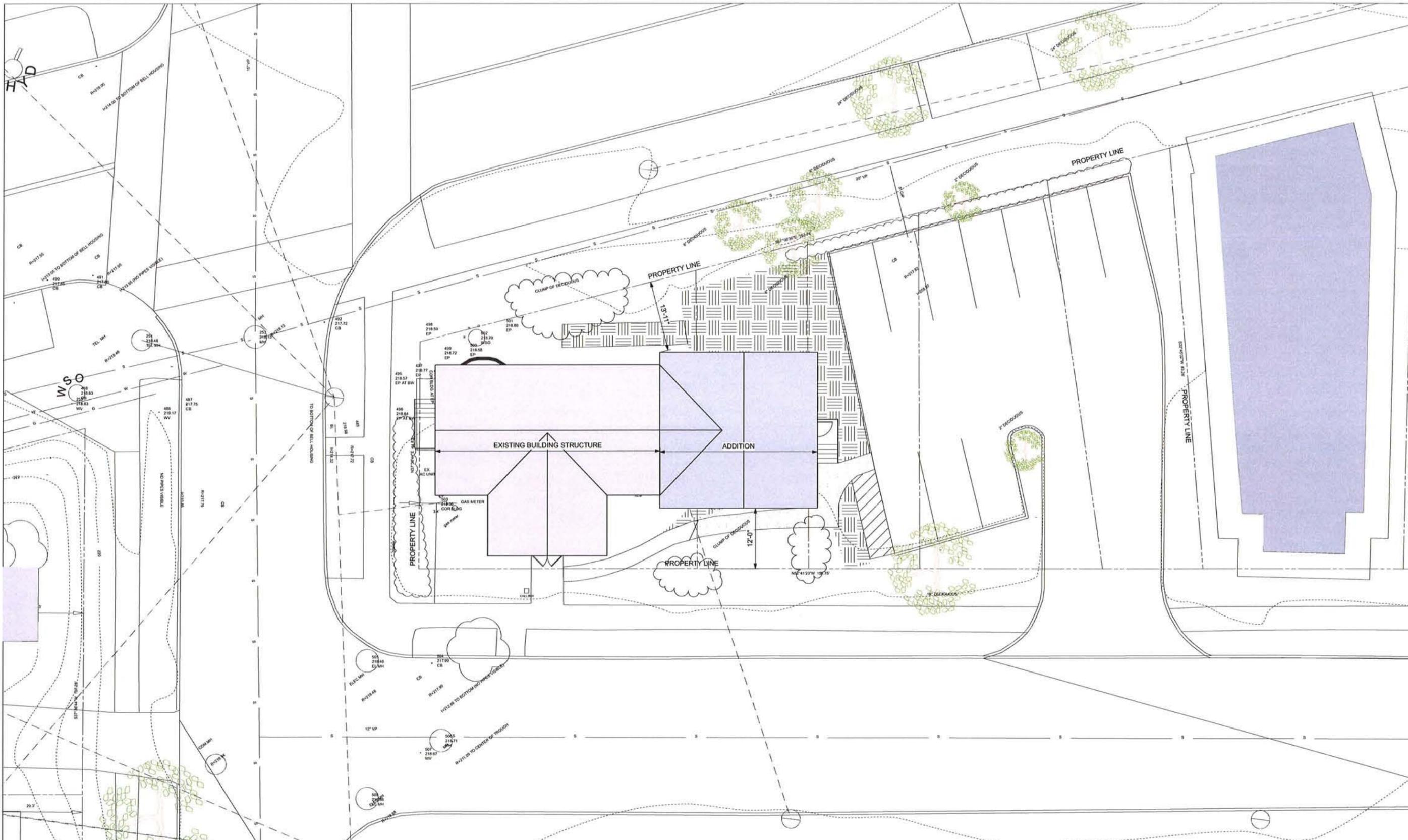
No.	Revisions/Submissions	Date
1		
2		
3		
4		

**McKinney MacDonald Architects, LLC**  
 11 British American Blvd. Latham, NY 12110 Phone: 518.783.8933 Fax: 518.783.9577

**COVER SHEET**  
 Alterations and Addition to:  
**The COLLEGE OF SAINT ROSE SECURITY BUILDING**  
 THE COLLEGE OF SAINT ROSE  
 340 WESTERN AVENUE  
 ALBANY, NEW YORK

Seal  
**REVIEW PRINT**

Designed JMCK	Project No. 2211001
Drawn PCH	Scale:
Checked JMCK+GMAC	Drawing No. <b>T001</b>
Date 04/09/2013	OF



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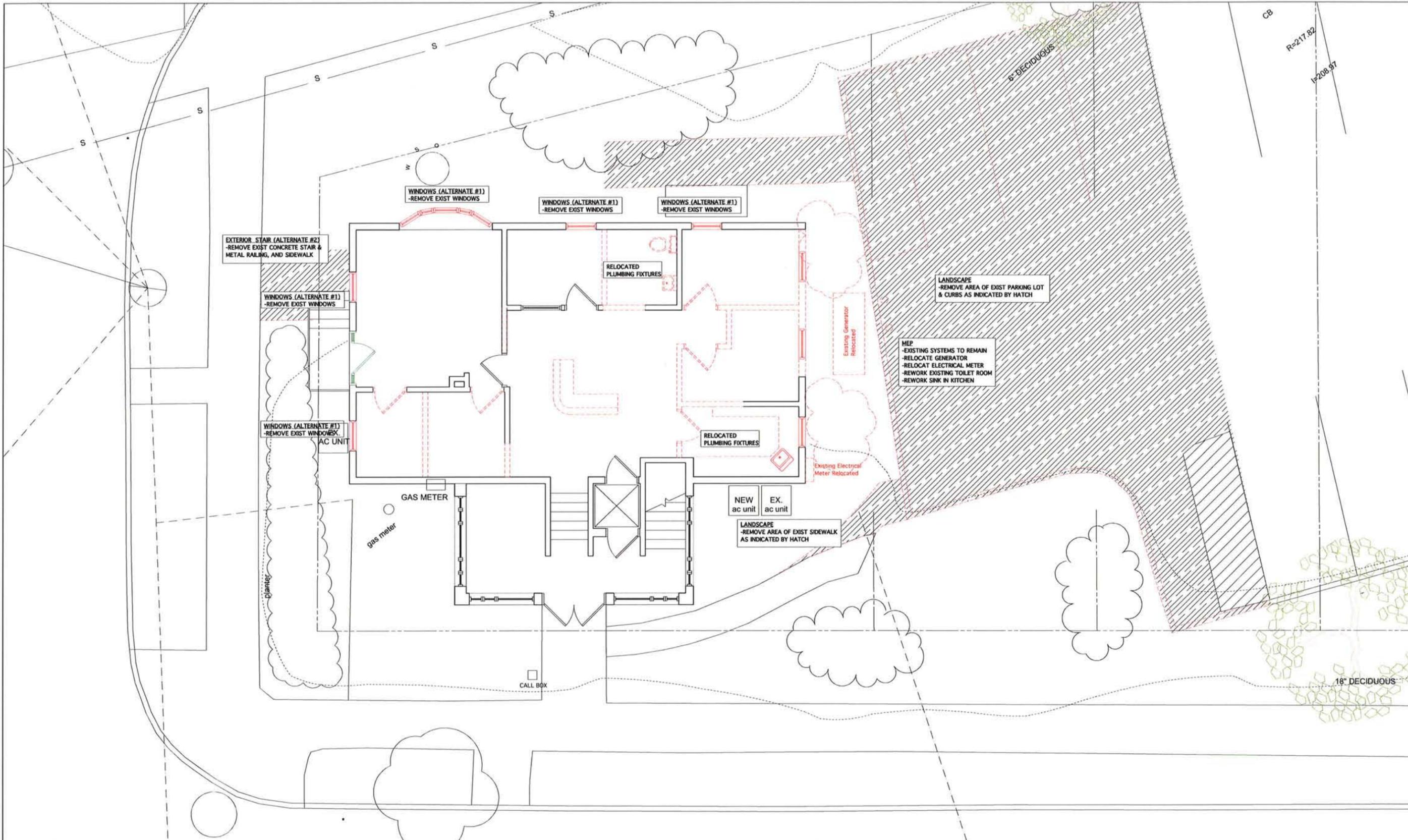
No.	Revisions/Submissions	Date
1		
2		
3		
4		

**McKinney MacDonald Architects, LLC**  
 11 British American Blvd. Latham, NY 12110 Phone: 518.783.8933 Fax: 518.783.9577

**OVERALL PROPOSED SITE PLAN**

Alterations and Addition to:  
**The COLLEGE OF SAINT ROSE SECURITY BUILDING**  
 THE COLLEGE OF SAINT ROSE  
 340 WESTERN AVENUE  
 ALBANY, NEW YORK

Seal	Designed JMCK	Project No. 2211001
REVIEW PRINT	Drawn PCH	Scale:
	Checked JMCK+GMAC	Drawing No. <b>L100</b> OF
	Date 04/09/2013	



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No.	Revisions/Submissions	Date
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3		
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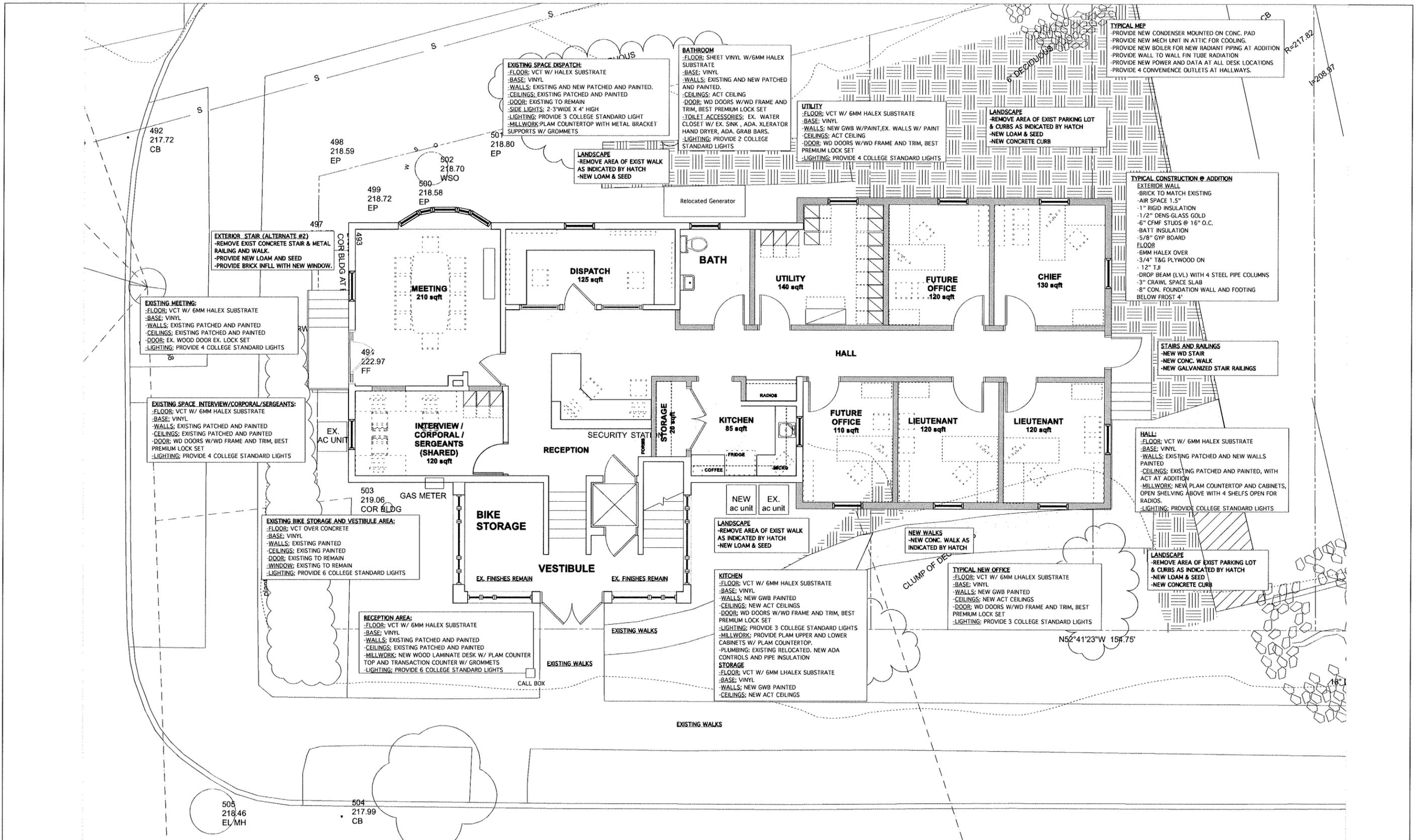
**McKinney MacDonal Architects, LLC**  
 11 British American Blvd. Latham, NY 12110 Phone: 518.783.8933 Fax: 518.783.9577

**DEMO FLOOR PLAN**

Alterations and Addition to:  
**The COLLEGE OF SAINT ROSE SECURITY BUILDING**  
 THE COLLEGE OF SAINT ROSE  
 340 WESTERN AVENUE  
 ALBANY, NEW YORK

Seal  
**REVIEW**  
**PRINT**

Designed JMCK	Project No. 2211001
Drawn PCH	Scale:
Checked JMCK+GMAC	Drawing No. <b>AD100</b>
Date 04/09/2013	OF



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No.	Revisions/Submissions	Date
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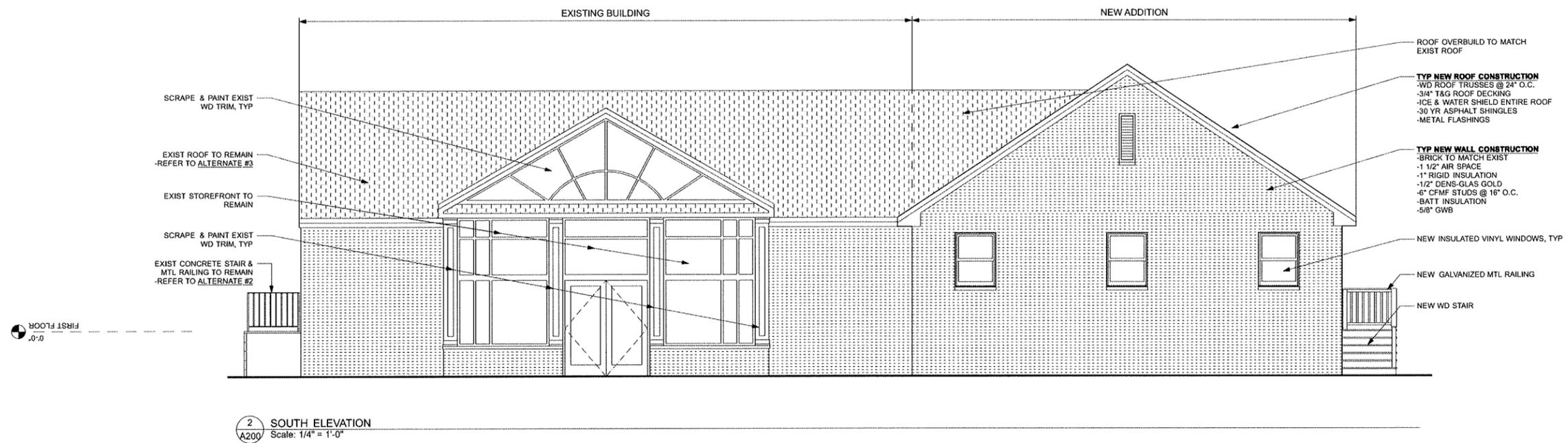
**McKinney MacDonald Architects, LLC**  
 11 British American Blvd. Latham, NY 12110 Phone: 518.783.8933 Fax: 518.783.9577

**FLOOR PLAN**

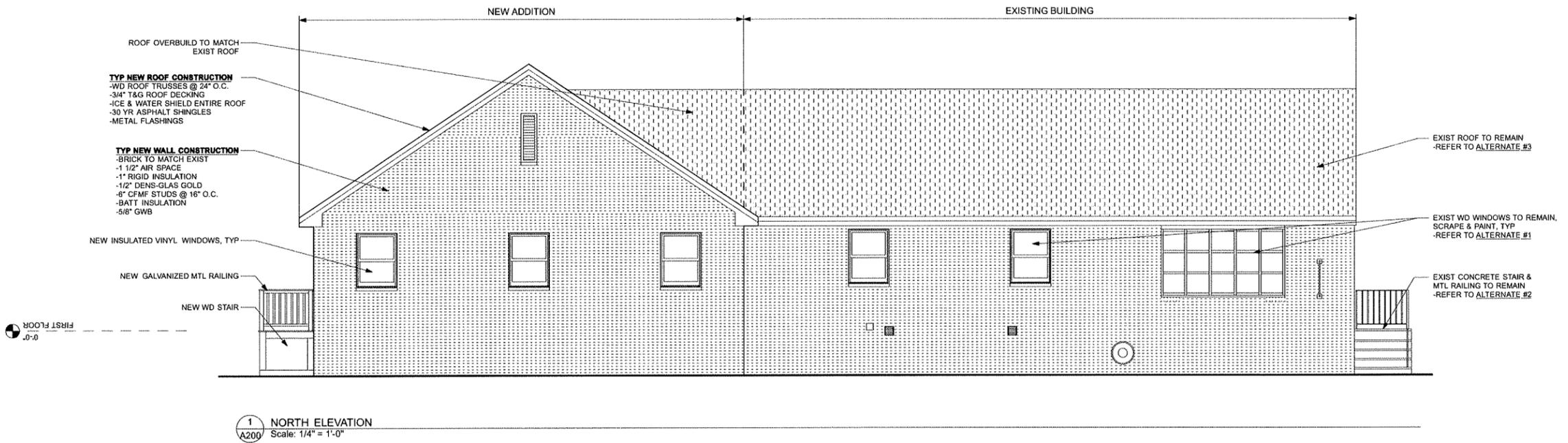
Alterations and Addition to:  
**The COLLEGE OF SAINT ROSE SECURITY BUILDING**  
 THE COLLEGE OF SAINT ROSE  
 340 MADISON AVENUE  
 ALBANY, NEW YORK

Seal  
**REVIEW PRINT**

Designed JMCK	Project No. 2211001
Drawn PCH	Scale:
Checked JMCK+GMAC	Drawing No. <b>A100</b> OF
Date 03/20/2013	



2 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"

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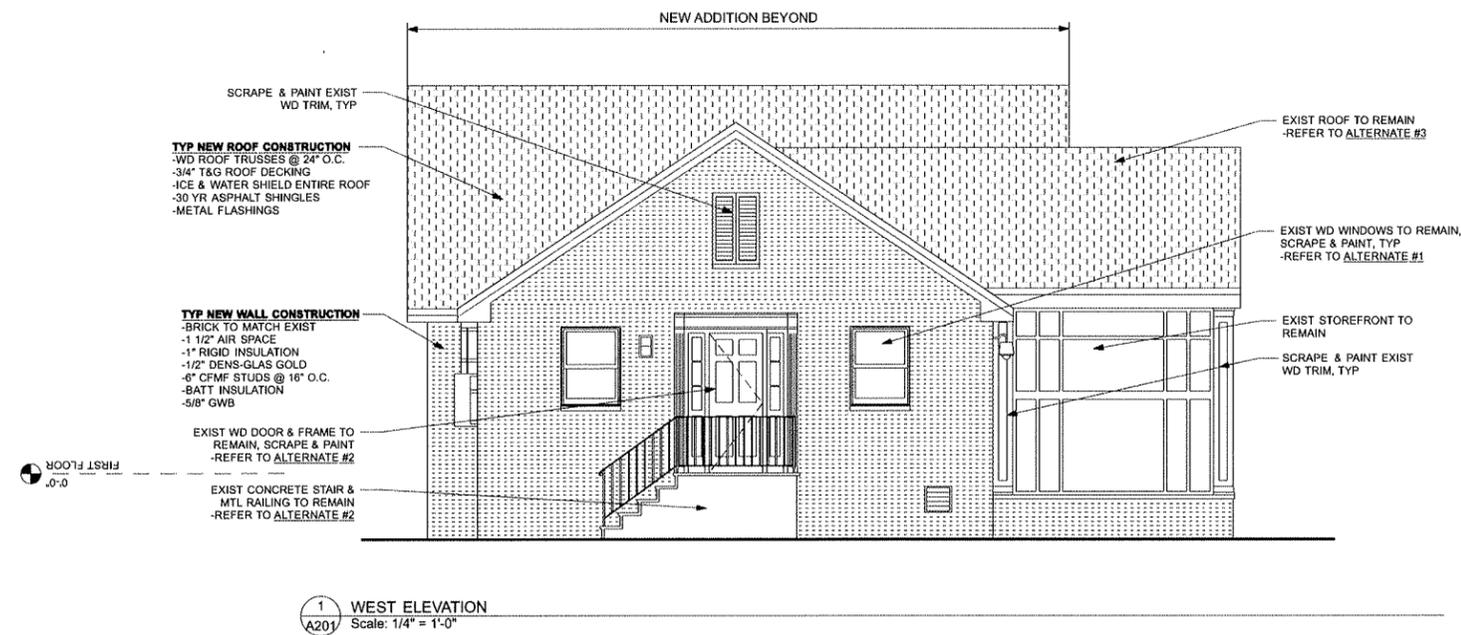
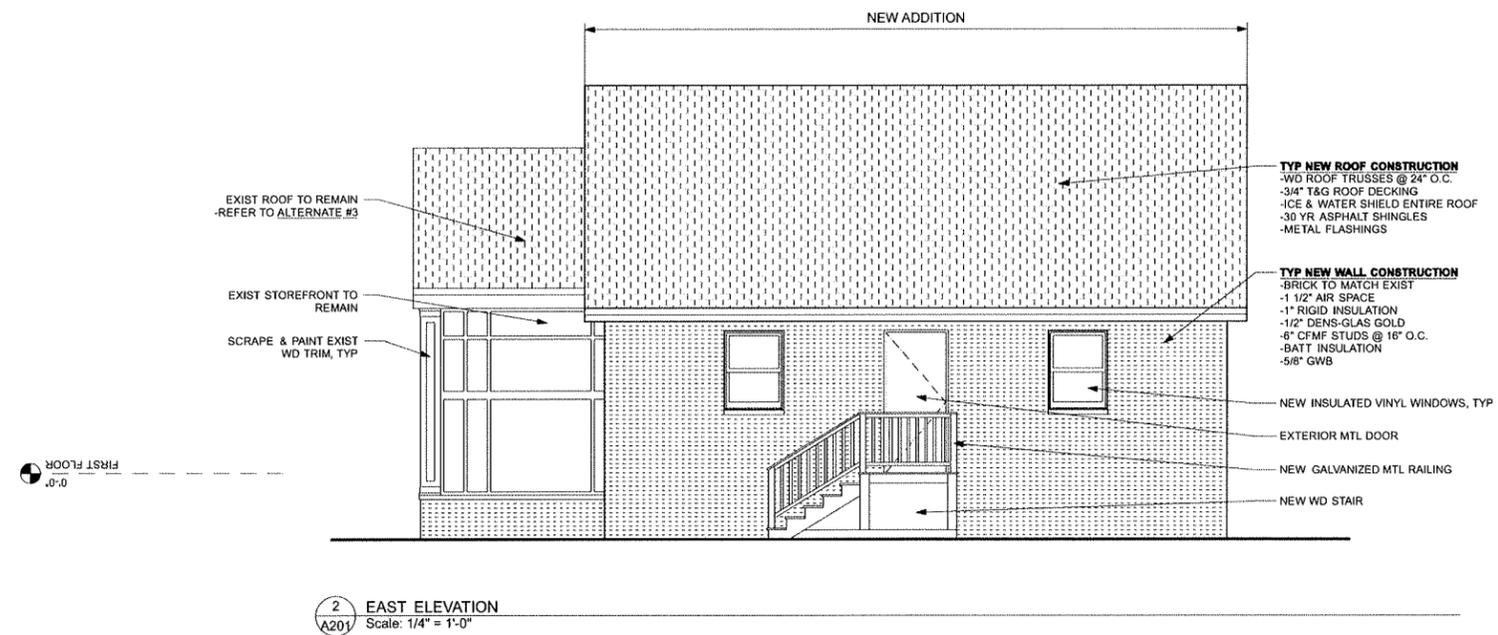
No.	Revisions/Submissions	Date
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**McKinney MacDonal Architects, LLC**  
11 British American Blvd. Latham, NY 12110 Phone: 518.783.8933 Fax: 518.783.9577

**FLOOR PLAN**  
Alterations and Addition to:  
**The COLLEGE OF SAINT ROSE SECURITY BUILDING**  
THE COLLEGE OF SAINT ROSE  
340 WESTERN AVENUE  
ALBANY, NEW YORK

Seal  
**REVIEW**  
**PRINT**

Designed JMCK	Project No. 2211001
Drawn PCH	Scale:
Checked JMCK+GMAC	Drawing No. <b>A200</b> OF
Date 04/09/2013	



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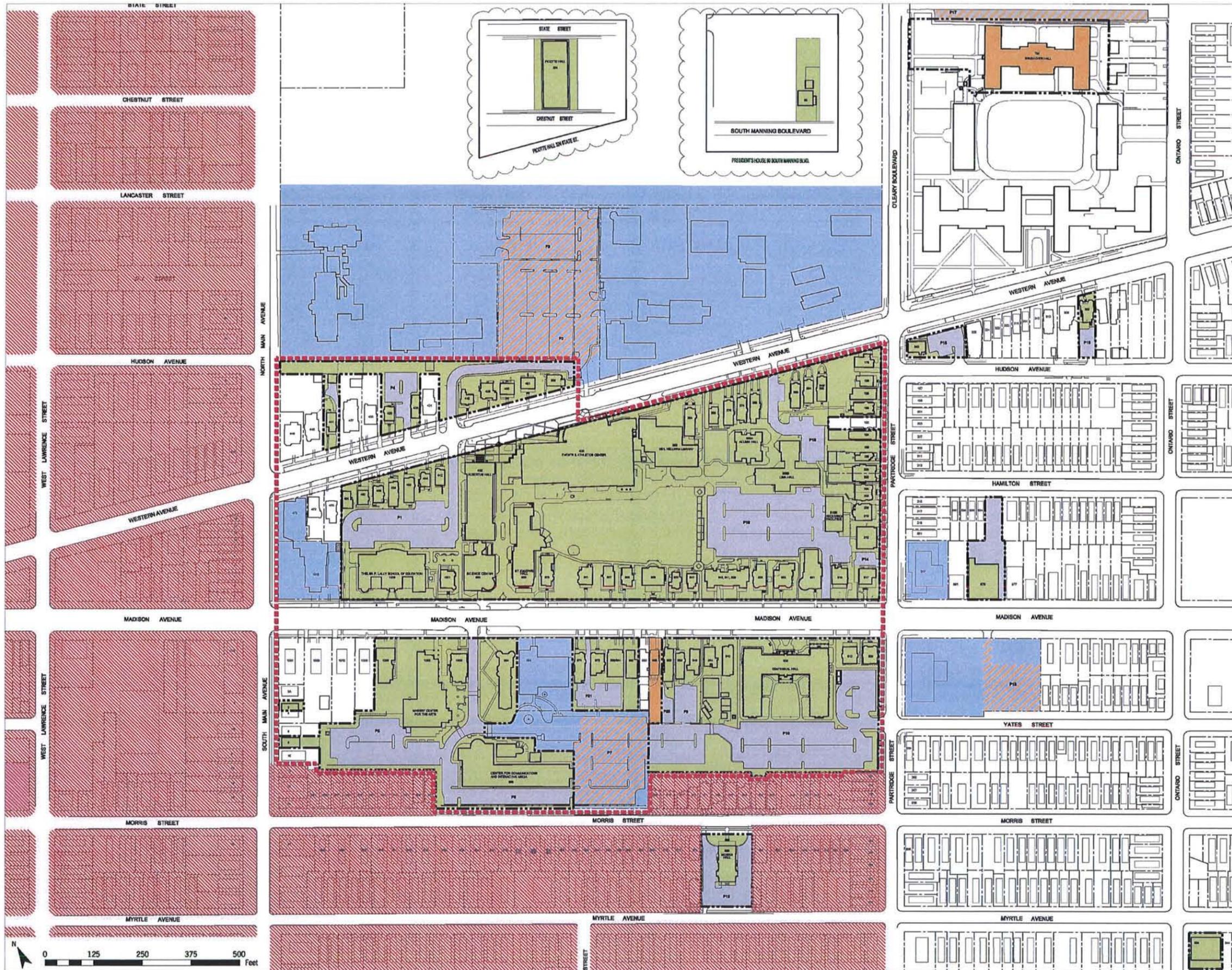
No.	Revisions/Submissions	Date
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**McKinney MacDonald Architects, LLC**  
11 British American Blvd. Latham, NY 12110 Phone: 518.783.8933 Fax: 518.783.9577

**FLOOR PLAN**  
Alterations and Addition to:  
**The COLLEGE OF SAINT ROSE SECURITY BUILDING**  
THE COLLEGE OF SAINT ROSE  
340 WESTERN AVENUE  
ALBANY, NEW YORK

Seal  
**REVIEW  
PRINT**

Designed JMCK	Project No. 2211001
Drawn PCH	Scale:
Checked JMCK+GMAC	Drawing No. <b>A201</b> OF
Date 04/09/2013	



# PROPERTY DESIGNATION

The College of Saint Rose  
Property Ownership Update  
July 2012

## KEY

- OWNED BY COLLEGE
- NOT OWNED BY COLLEGE
- LEASED BY COLLEGE
- COLLEGE PARKING AREA
- CHURCHES, SCHOOLS, AND INSTITUTIONS
- CURRENT CAMPUS PERIMETER
- NON EXPANSION AREA

PROJECT # 04079.30  
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S:\2004\04079E-CAD-GIS\04079BASE07.26.12.DWG

## SARATOGA ASSOCIATES

Landscape Architects, Architects,  
Engineers, and Planners, P.C.  
NEW YORK CITY > SARATOGA SPRINGS > SYRACUSE

The College of Saint Rose

# The College of Saint Rose

432 Western Avenue, Albany, NY 12203-1490

1.800.637.8556

www.strose.edu

**VICE PRESIDENT FOR FINANCE AND ADMINISTRATION**

ph (518) 454.5216

fax (518) 454.2018

April 10, 2013

City of Albany  
Department of Development & Planning  
Land Use Division  
200 Henry Johnson Boulevard  
Albany, NY 12206

**HAND DELIVER**

Re: 340 Western Avenue – Special Use Permit and Area Variance

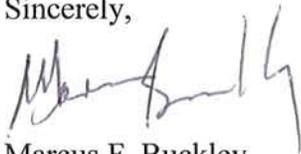
To whom it may concern:

Enclosed, please find one original print copy of the following material related to the above-mentioned property:

- Cover Page - Board of Zoning Appeals Application
- Standards Evaluation Form - Special Use Permit and Area Variance
- Environmental Assessment Form
- Referral Letters
- Narrative
- Photographs
- Site Plan/Floor Plans/Building Elevations
- Supporting Documentation - Campus Map
- Application Fee - in the amount of \$400.00

One copy of all application documents in electronic format has also been submitted via email to [glassb@ci.albany.ny.us](mailto:glassb@ci.albany.ny.us). Should you require any additional information, please feel free to contact me. Thank you.

Sincerely,



Marcus F. Buckley  
Vice President of Finance and Administration

Enc.

cc: John Bryant