

**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 573 LIVINGSTON AVENUE  
 APPLICANT HOPE HOUSE, INC.  
 ADDRESS 573 LIVINGSTON AVE CITY ALBANY STATE NY ZIP 12206  
 PHONE 518-482-4673 FAX NUMBER \_\_\_\_\_  
 AUTHORIZED AGENT KEVIN CONNALLY  
 AFFILIATION EXECUTIVE DIRECTOR  
 ADDRESS 573 LIVINGSTON AVE CITY ALBANY STATE NY ZIP 12206  
 PHONE 518-482-4673 FAX NUMBER \_\_\_\_\_  
 PROPERTY OWNER HOPE HOUSE, INC.  
 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 PHONE SAME FAX NUMBER \_\_\_\_\_  
 OTHER TO BE NOTIFIED JOHN MONTAGNE / GPI  
 ADDRESS 80 WOLF ROAD ST 300 CITY ALBANY STATE NY ZIP 12205  
 PHONE 518-453-9431 EXT 207 FAX NUMBER 518-453-9458

REQUEST:  SPECIAL USE PERMIT  INTERPRETATION  
 USE VARIANCE  PARKING LOT PERMIT  
 AREA VARIANCE  OTHER \_\_\_\_\_

ZONING CLASSIFICATION M-1 TAX LOT ID NUMBER SEC 65.10 - BLOCK 1 - PARCEL 4  
 EXISTING USE / # OF UNITS 20 BED ADOLESCENT FACILITY  
 PROPOSED USE / # OF UNITS SECOND 20 BED ADOLESCENT FACILITY & MULTI-PURPOSE BLDG.  
 OCCUPANCY STATUS (FULLY OCCUPIED / PARTIALLY OCCUPIED / VACANT) FIRST BLDG 100% OCCUPIED

REQUESTED PUBLIC HEARING DATE: APRIL 24, 2013  
 PROJECT TIME FRAME: 12 MONTH CONST. TOTAL PROJECT COST: \_\_\_\_\_

Is the property within 500 feet of a municipal boundary, State or County property, road, park or facility, or other recreation area? Yes  No  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  If yes, set forth the name, address, and nature and extent of the affiliation or interest of an officer / employee.

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 4/15/13

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 4/15/13

# USE VARIANCE STANDARDS

Applications for use variances **must** be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be specific to the land or building, NOT personal circumstance, and must not generally apply to land/buildings throughout the neighborhood.

~ When considering a request for a use variance, the Board shall require a showing by the applicant that applicable zoning the regulations have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board that for each and every permitted use under the zoning regulations for the particular district where the property is located:

[1] The applicant cannot realize a reasonable return, provided that lack of return is substantial as **demonstrated by competent financial evidence**.

[2] The alleged hardship relating to the property in question is **unique**, and does not apply to a substantial portion of the district or the neighborhood.

[3] The requested use variance, if granted, **will not alter the essential character of the neighborhood**.

[4] The alleged hardship **has not been self-created**.

## [1] DESCRIPTION OF HARDSHIP

(Describe the features or conditions of the property that restrict reasonable use/return of the property under current zoning regulations)

PLEASE SEE ATTACHED

Please answer the following questions to show that the current property owner is being deprived of all economic use or benefit from the property in question under the applicable zoning regulations. The deprivation must be established by **competent financial evidence**. Please attach supporting documents (i.e. mortgage documents, tax bills, rental agreements, etc).

Estimated cost of the proposed improvements/alterations to the property that necessitates the variance(s)? \$ \_\_\_\_\_  
How was this estimate determined? \_\_\_\_\_

When was the property purchased? \_\_\_\_\_  
Purchase price for the property: \_\_\_\_\_  
What is the present value of the property? \_\_\_\_\_  
Source of Valuation \_\_\_\_\_

PLEASE SEE ATTACHED

Original amount of mortgage(s): \_\_\_\_\_  
Mortgage Holder(s): \_\_\_\_\_  
Interest Rate(s): \_\_\_\_\_  
Term of Mortgage(s): \_\_\_\_\_

Is your property currently for sale?  
Yes No (If No, please continue with question k)

1. How long has the property been for sale? \_\_\_\_\_
2. How has it been advertised? \_\_\_\_\_
3. How many offers have been made for the property and for how much?  
\_\_\_\_\_
4. Is the property listed with a realtor? Yes No  
If Yes, please name the realtor: \_\_\_\_\_

Have you previously tried to sell your property?  
Yes No (If No, please continue with question l)

1. How much were you asking for the property? \_\_\_\_\_
2. How long was the property for sale? \_\_\_\_\_
3. How was it advertised? \_\_\_\_\_
4. How many offers were made for the property and for how much?  
\_\_\_\_\_
5. Was the property listed with a realtor? Yes No  
If Yes, please name the realtor: \_\_\_\_\_

Explain how you would be negatively affected in an economic or financial way if you did not obtain the variances requested. Please *do not comment on your personal financial situation*. Your answer must address economic circumstances related to the property and its present inability to provide you with a **reasonable** financial return under the present zoning regulations.

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**STATEMENT OF INCOME AND EXPENSE**

**ANNUAL INCOME:**

Use	Unit Size (sq.ft; # of bedrooms)	Monthly Rent	Annual Rent
501c3			
NOT FOR PROFIT			

Total Annual Income   
 Less (8%) Vacancy   
 Adjusted Gross Income

**ANNUAL EXPENSES:**

**Fixed Expenses:**

Taxes   
 Insurance   
 Average Annual Interest (on mortgage, over next five years)

**Operating Expenses:**

Heat   
 Electric   
 Sewer/Water   
 Advertising   
 Other:

**Maintenance Expenses:**

Repairs (attach list)   
 General Building Maintenance   
 Other:

Total Annual Expenses

Profit or (Loss)

**TOTAL INVESTMENT:**

Down Payment   
 Capital Improvements (attach list)   
 Principal paid (original mortgage less current principal balance)

Total Investment

**RATE OF RETURN:**

(Profit of Loss divided by Total Investment)

**[2] UNIQUENESS**

(Please describe how the alleged hardship is unique to the property in question and does not apply to a substantial portion of the district or neighborhood)

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SEE ATTACHED

**[3] 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)

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SEE ATTACHED

**[4] 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

Did you obtain a copy of the Certificate of Occupancy or Letter of Zoning Compliance prior to your purchase of the property? Yes No

Did you use the services of an attorney? Yes No

**USE VARIANCE STANDARDS:**

**1) Description of Hardship**

Prior to Hope House Incorporated purchase of the property at 573 Livingston Avenue, the prior owners of the property had listed the property for sale for industrial/manufacturing purposes in excess of six years. The prior owners had actively listed the property with real estate brokers specializing in the sale of commercial/industrial properties and advertised the listing in numerous trade journals and flyers. The following information is provided as requested:

a) Estimated cost of the proposed improvements/alterations to the property that necessitates the variance(s)?

The property was vacant and currently is only partially utilized for the first Hope House building. No retro-fitting is necessary to use the property for the planned purpose. The planned investment in the proposed residential project is estimated at \$4,000,000.

The property had been listed for sale for in excess of six (6) years. The property remains underutilized and Hope House wishes to expand its current operations to include a second 20 bed facility and an ancillary multi-purpose recreation building.

b) How was this estimate determined?

The construction costs for the planned project were developed for the NYS Office of Alcoholism and Substance Abuse Services (OASAS) by Lammon Architects, Inc. as a part of an expansion feasibility study.

c) When was this property purchased?

According to the prior owners the property was purchased sometime in 1988 at an approximate cost of \$400,000. A small portion of the original site was sold for \$100,000. HOPE House Inc. purchased the property for in 2008 after receipt of the first variance noted above.

d) What was the purchase price of the property?

Hope House purchased the property in 2008 for \$399,000.

e) What is the present value of the property?

Property values in the area have stayed relatively flat for the past four years. The current property value of the land remains roughly the same as the prior sale price above and with the prior improvements were valued at 2,000,000.

If a professional appraisal has been done of the property, what is the appraised value?

An appraisal has not been completed for the property as it exists after construction of building number 1.

f) What are the monthly/annual expenses for the property?

i) Monthly mortgage: \$0.00

- ii) Monthly heat/electric: \$2,772.00
- iii) Monthly sewer/water: \$571.00
- iv) Yearly Taxes: Tax Exempt
- v) Yearly Insurance: \$7,510.96
- vi) Other: N/A

g) Amount of outstanding debts against the property per, month? \$0 ..

h) How much income is generated from the property per month? \$0

i) What is the nature of this income (rent, sales, etc.)? N/A

j) Is your property currently for sale? No

(if no, then continue with question I)

How much were you asking for the property?

How long was the property for sale?

How was it advertised?

How many offers were made for the property and for how much? No offers have been received

Was the property listed with a realtor? Yes No

If Yes, then please list the realtor:

K) Explain how you would be negatively affected in an economic or financial way if you did not obtain the variances requested. Please do not comment on your personal financial situation. Your answer must address economic circumstances in relation to the property and its present inability to provide you with a reasonable financial return under the present zoning regulations.

The prior property owner was unable to sell the property for over 6 years with an MI classification. The current owner has now rehabilitated the property, bringing it back into use with added value to the neighborhood however the property remains underdeveloped and Hope House is in need of additional space. Hope House owns the property and if the variance is not granted Hope House would need to find additional property within the city to accomplish its needed expansion. Land acquisition costs and operational logistics would greatly impact the economic viability of the planned expansion should Hope House need to find an alternate site for this needed expansion.

## 2) Uniqueness

This project site is unique in that it is not large enough to accommodate most industrial/manufacturing uses and was previously granted a use variance to allow for the construction of the first Hope House facility currently in use on the property. The site is directly adjacent to the R-3A district and the LC District making industrial development problematic. Development as a residential use will protect the character of the neighborhood and adjoining uses.

Subsurface condition on the site (uncontrolled fill) does not provide a sound structural base for many industrial uses. Prospective industrial/manufacturing uses seek other sites to minimize site development costs. Use of the site for residential purposes as proposed eliminates the need for significant geotechnical stabilization methods.

We are not aware of sites within the district with similar constraints.

### 3) Character of Neighborhood

The requested variance will not have a detrimental impact to the character of the community. As noted, land use in the neighborhood is a mix of industrial and residential uses, gradually migrating to more of a residential structure. Directly adjacent to the site is the Tivoli Apartment complex. The West Hill neighborhood is predominantly residential. The proposed project will provide needed residential rehabilitation facilities to strengthen the community. The planned use will have minimal impact on traffic and safety.

### 4) Self-Created

The hardship is not self-created. The prior owners of the property had diligently attempted to market the site for uses allowed within the MI District with no success. The current property owners only purchased the property once the existing 20 bed facility had received a use variance.

**NOTIFICATION OF LOCAL ACTION**  
**DECISION OF THE CITY OF ALBANY BOARD OF ZONING APPEALS**

► **Important Note:** This is **not** a building permit. All building permits must be approved and issued by the Division of Building & Codes prior to the start of any construction.

ADDRESS OF SUBJECT PROPERTY: 573 Livingston Ave.

IN THE MATTER OF: A use variance and parking lot permit to allow for the construction of a 20-bed community treatment residence, which is not a permitted use in the district, and an accompanying 25-space parking lot.

APPLICANT: Hope House Inc.

ADDRESS: 517 Western Ave., Albany, NY 12203

CASE NUMBER: 8-07, 1438

DATE APPLICATION RECEIVED: 7/25/07

DATE OF HEARING: 8/29/07

DATE OF DECISION: 8/29/07

WARD: 5<sup>th</sup>

DECISION: Approved w/ Conditions

N.A.: West Hill

HISTORIC/ SPECIAL DISTRICT(S): N/A

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The request is Approved, by the following vote:

For: 6	Apostol: Y	O'Connor: Y	Viele: Y
Against: 0	Cronin: Y	Ray: Y	
Abstain: 0	Moran: NIA	Tucker-Ross: Y	

**Findings**

The site in question is located on the north side of Livingston Avenue between Quail Street and Manning Boulevard in an M-1 General Industrial zoning district. The applicant requested a use variance and parking lot permit pursuant to Sections 375-26, 375-76A and 375-174 of the City of Albany Zoning Ordinance to allow for the construction of a 20-bed community treatment residence and an accompanying 25-space parking lot.

The applicant proposed to purchase a parcel of vacant land at 573 Livingston Avenue on which it would construct a 9,800 square foot single-story building and 25 accessory parking spaces. The site is bordered by Tivoli Park to the north, Two Cousins Fish Market to the west, Tivoli Park Apartment Complex to the East and a mix of industrial and residential uses to the South.

The current property owners had listed the property for sale for more than six years. The applicant had a purchase agreement to acquire the property and described the property as unique because of its inability to accommodate most industrial uses as well as its proximity to R-3A and LC (Land Conservation) zoned districts. Additionally, the subsurface conditions of the site, consisting largely of filled material, would not provide a sound structural base for most industrial uses.

The applicant, Hope House, Inc., is a not-for-profit organization providing rehabilitation services to substance dependent youth. Hope House operates a facility near the Albany Airport in the Town of Colonie, which it sought to upgrade and relocate to the Livingston Avenue site. The facility would be operated in coordination with the Dormitory Authority of New York State and the Office of Alcoholism and Substance Abuse Service, and would have a full time staff of twelve employees. The individuals to be housed in the facility would rarely leave the complex and would be supervised when

this opportunity presented itself.

The Board finds that, in accordance with §375-26(B)(2)(a), the variance granted is the minimum necessary, and that:

1. The applicant has demonstrated an unnecessary hardship, in that he cannot realize a reasonable return with a permitted use of the building.
2. This hardship is unique to this property.
3. Granting the variance will not alter the essential character of the neighborhood.
4. The hardship was not self-created.

The Board finds that, in accordance with §375-174:

The requested parking lot permit will not have a negative impact on adjacent properties or the surrounding neighborhood.

### **CONDITIONS**

- **The applicant shall receive Site Plan Approval from the City Planning Board.**

The Board hereby issues a negative declaration under SEQR for this unlisted action, as the proposed construction will not result in any significant adverse environmental impacts.

I, G. Michael Apostol, representing the Board of Zoning Appeals of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Board made at a meeting thereof duly called and held on **August 29, 2007**.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

► **Important Note:** Unless otherwise specified by the Board, this decision shall expire and become null and void if the applicant fails to obtain any necessary zoning, building, or other permits or comply with the conditions of such decision within six (6) months of the date of signature.

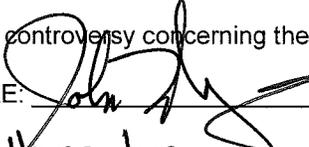
SHORT ENVIRONMENTAL ASSESSMENT FORM

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:  TITLE: Asst VP-GPI.

REPRESENTING: HOPE HOUSE, INC. DATE: 4/



GERALD D. JENNINGS  
MAYOR

CITY OF ALBANY  
DIVISION OF BUILDINGS & REGULATORY COMPLIANCE  
CITY HALL ROOM 303  
ALBANY, NEW YORK 12210  
PHONE (518) 434-5995 FAX (518) 434-6015

JEFFERY JAMISON  
COMMISSIONER

April 4, 2013

Hope House Inc.  
Attn: Kevin Connally  
573 Livingston Avenue  
Albany, NY 12206

Re: 573 Livingston Avenue  
Application Number: 66583

Dear Sir:

On **March 20, 2013**, you made an Application for work at the above referenced property involving: **Construction of two (2) new buildings 1.) a three story 20 bed community treatment residence and 2.) a one story multi-purpose recreation building for indoor activities with a storage area.**

The property is located in an area which is zoned **M-1**.

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 Use Variances: 375-76A Principal Permitted Uses. Proposed 20 bed community treatment residence and a multi-purpose recreation activity building are not listed principal permitted uses in an M-1 zoning district.**

Therefore, your Application of 3/20/13 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, 21 Lodge Street. *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



GERALD D. JENNINGS  
MAYOR

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

JEFFERY V. JAMISON  
COMMISSIONER

April 4, 2013

Hope House, Inc.  
Attn: Kevin Connally  
573 Livingston Avenue  
Albany, NY 12206

**RE: 573 Livingston Avenue**  
**Application Number: 66583**

Dear Sir:

On **March 20, 2013**, you made an application for work at the above referenced property involving:  
**Construction of two (2) new buildings 1.) a three story 20 bed community treatment residence and 2.) a one story multi-purpose recreation building for indoor activities with a storage area.**

This property is located in an area which is zoned **M-1**.

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

- Common Council Approval (375-186)
- 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 3/20/13 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

OFFICIAL USE ONLY

Appl. #  
Fee  
Date  
Rec'd by  
Parcel #  
Rev'd By  
Reg. No.  
Zon. Dist.

City of Albany  
Division of Buildings & Regulatory Compliance  
Room 303 - City Hall  
24 Eagle Street  
Albany, NY 12207  
Phone (518) 434-5165  
Fax (518) 434-6015



**Application for Building and Zoning Permit**

**THIS SECTION MUST BE COMPLETED:**

Is Building Vacant? YES  NO  If vacant, is building currently registered? YES  NO   
Does building contain rental units? YES  NO  If yes, is it currently registered? YES  NO   
If building contains rental units, are all ROP's current? YES  NO  Mail Permit  Pick-up Permit

- Address of Work: 573 Livingston Avenue, Albany, NY 12206
- Permit Applicant: Hope House, Inc., Kevin Connally, Executive Director  
Address: 573 Livingston Avenue, Albany, NY Zip: 12206  
Phone: (518) 482-4673
- Property Owner's Name: Hope House Inc., Kevin Connally, Executive Director  
Address: 573 Livingston Avenue, Albany, NY Zip: 12206  
Phone: (518) 482-4673
- Architect or Engineer of Record: Lammon Architects, LLP  
Address: 12 Excelsior Avenue, Troy, NY Zip: 12180  
Phone: (518) 274-4326
- General Contractor/Construction Manager: TBD  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: ( )

General Construction Cost: \$ \_\_\_\_\_

- Additional Contractors (where applicable) - \* **Mechanical Contractors must be licensed in the City of Albany** \*  
Electrical: TBD Cost: \$ \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Plumbing: TBD Cost: \$ \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
HVAC: TBD Cost: \$ \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Sprinkler: TBD Cost: \$ \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Elevator: TBD Cost: \$ \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Other: \_\_\_\_\_ Cost: \$ \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

- Commercial (3 or more units)  Mixed Project Cost Total: \$ \_\_\_\_\_  
# Residential Units \_\_\_\_\_ # Non-Residential Units \_\_\_\_\_  
 Three Family  Two Family  Single Family

- Proposed Work to Be Done: Please describe in detail work to be done including the **Prior/Current Use** and if applicable the **Proposed Use** SEE ATTACHED



## **Hope House Inc., Project Narrative**

Hope House Inc., Adolescent Program proposes to construct Building Two, a new 20 Bed Adolescent Facility at 573 Livingston Avenue, Albany, New York, which would be a facility for chemical dependent youths who are in need of highly structured addiction treatment and prevention services. This building will be the second building, and similar to the first building with minor changes. In addition to the new Building No.2, a new Multi-Purpose Recreation Building is proposed for indoor activity (basketball/exercise) with an indoor storage area. The second 20 Bed Adolescent Facility will be located to the northwest of the first building at 573 Livingston Avenue. The new Multi-purpose Recreation Building will be located between the existing Building One and new Building Two but set back in a subordinate fashion.

The New York State Office of Alcoholism and Substance Abuse Services (OASAS) will license, provide regulations, and fund this project. Besides funding, OASAS will also assist in the overview of the education and prevention programs at the facility. Hope House, through The Roman Catholic Diocese of Albany, supports this program and "out reaches" to those individuals through their chemical dependency programs for youth.

The total gross site area is approximately 6.54 acres. The building footprint coverage area for the new Building Two is 5,273 square feet and the building footprint coverage for the Multi-purpose Recreation Building is 4,800 square feet. (The building footprint coverage area for existing Building One is 4,862 square feet.)

The property is located in the City of Albany's Zoning District- General Industrial M1. In order to accommodate the proposed health care land use, the applicant was granted a Use Variance from the Board of Zoning Appeals (ZBA) on August 29, 2007. The Use Variance was granted specifically for the construction of Building One, a single building that would be up to 9,800 sf in size constructed in a two story configuration with a finished basement. Allowed uses under the variance included living space for 20 adolescents, classrooms, support facilities and an administrative suite. The site and building were to be residential in appearance, be landscaped and screened from adjacent properties and include twenty six parking spaces.

When reviewing and establishing the variance the ZBA granted the minimum acceptable relief needed to advance the proposed project. To accomplish this, the ZBA approved a use variance that covers Building One. To expand the use of the site for additional structures and additional adolescent residents it may be necessary to apply for a second use variance.

Surrounding land uses currently include a mix of residential apartments and commercial buildings. Main entry to the site and the building will be via double entry drives to the parking areas. The building will "setback" approximately 90 feet from the front property line, similar to Building One and the adjacent Tivoli apartments. This will form a "streetscape" to match the neighborhood as desired by the City of Albany.

Pedestrian sidewalks will be provided along Livingston Avenue and from required building exits. An existing storm water management basin is located on the northeast side of existing Building One. New storm water management facilities including water quality measures and a second basin will be located to the northeast of the proposed multipurpose building.

All new service utilities will be underground. These include all major utilities such as sanitary sewer, domestic and separate fire suppression water, storm water, telephone, natural gas, electric power, and communication services.

Hope House, Inc. 573 Livingston Avenue, Albany, NY 12206 - Board of Zoning Appeals – Use Variance Request



Photo #1 - Existing Facility, South Elevation



Photo #2 - Existing Facility, South and East Elevations



Photo #3 - Proposed Location of Second Facility



Photo #4 – Proposed Development Area East of Existing Parking lot

**SITE PLAN NOTES:**

**GENERAL CONSTRUCTION:**

- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
- ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
- NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
- NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
- ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE. REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

**LAYOUT:**

- BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

**PAVING:**

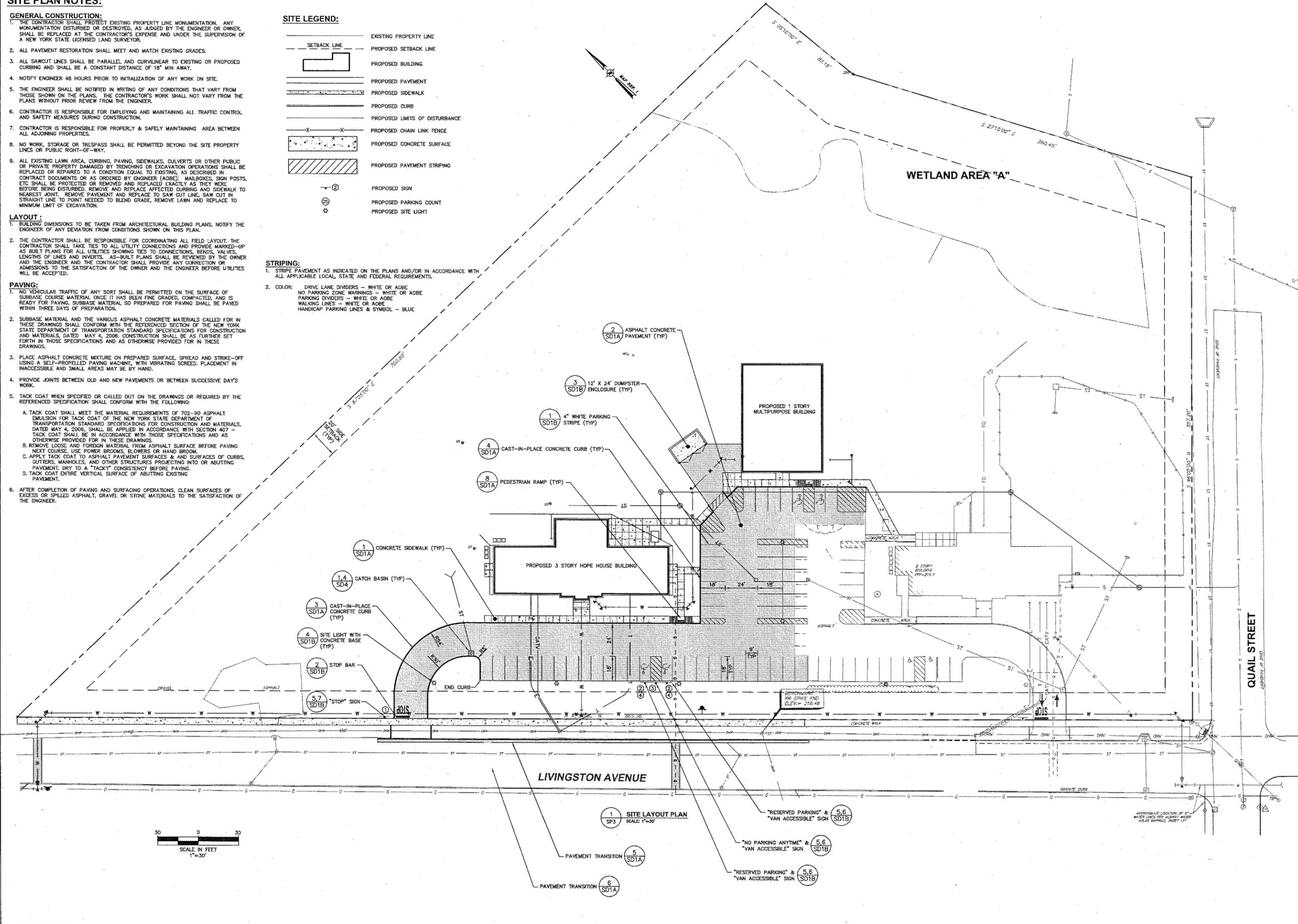
- NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
- SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 4, 2006. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE. SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
- PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS WORK.
- TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
  - TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 4, 2006. SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
  - REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
  - APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & SURFACES OF CURBS, CUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
  - TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
- AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

**SITE LEGEND:**

- EXISTING PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE SURFACE
- PROPOSED PAVEMENT STRIPING
- PROPOSED SIGN
- PROPOSED PARKING COUNT
- PROPOSED SITE LIGHT

**STRIPING:**

- STRIPED PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- COLOR:
  - DRIVE LANE DIVIDERS - WHITE OR AOE
  - NO PARKING ZONE WARNINGS - WHITE OR AOE
  - PARKING DIVIDERS - WHITE OR AOE
  - WALKING LINES - WHITE OR AOE
  - HANDICAP PARKING LINES & SYMBOL - BLUE



**LAMON ARCHITECTS, LLP**  
 ARCHITECTURE and PLANNING  
 12 EXCELSIOR AVENUE TROY, NEW YORK 12180  
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A CONSULTING ENGINEER'S SEAL OR A LICENSED ARCHITECT'S SEAL OR THE NEW YORK STATE EDUCATION LAW.

**GPI**  
 GREENMAN-PEDERSEN INC.  
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 89 ALBANY, NY 12205  
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CONSULTANT:  
 NEW 20 BED ADOLESCENT HOME  
 HOPE HOUSE, INC. PHASE II  
 573 LIVINGSTON AVENUE  
 ALBANY, NEW YORK

SCALE: AS NOTED  
 DATE: March 14, 2018  
 PROJECT # 12-08

SHEET TITLE  
 SITE LAYOUT PLAN  
 DESIGN DEVELOPMENT PHASE

REVISIONS:  
 SHEET No. **SP3**