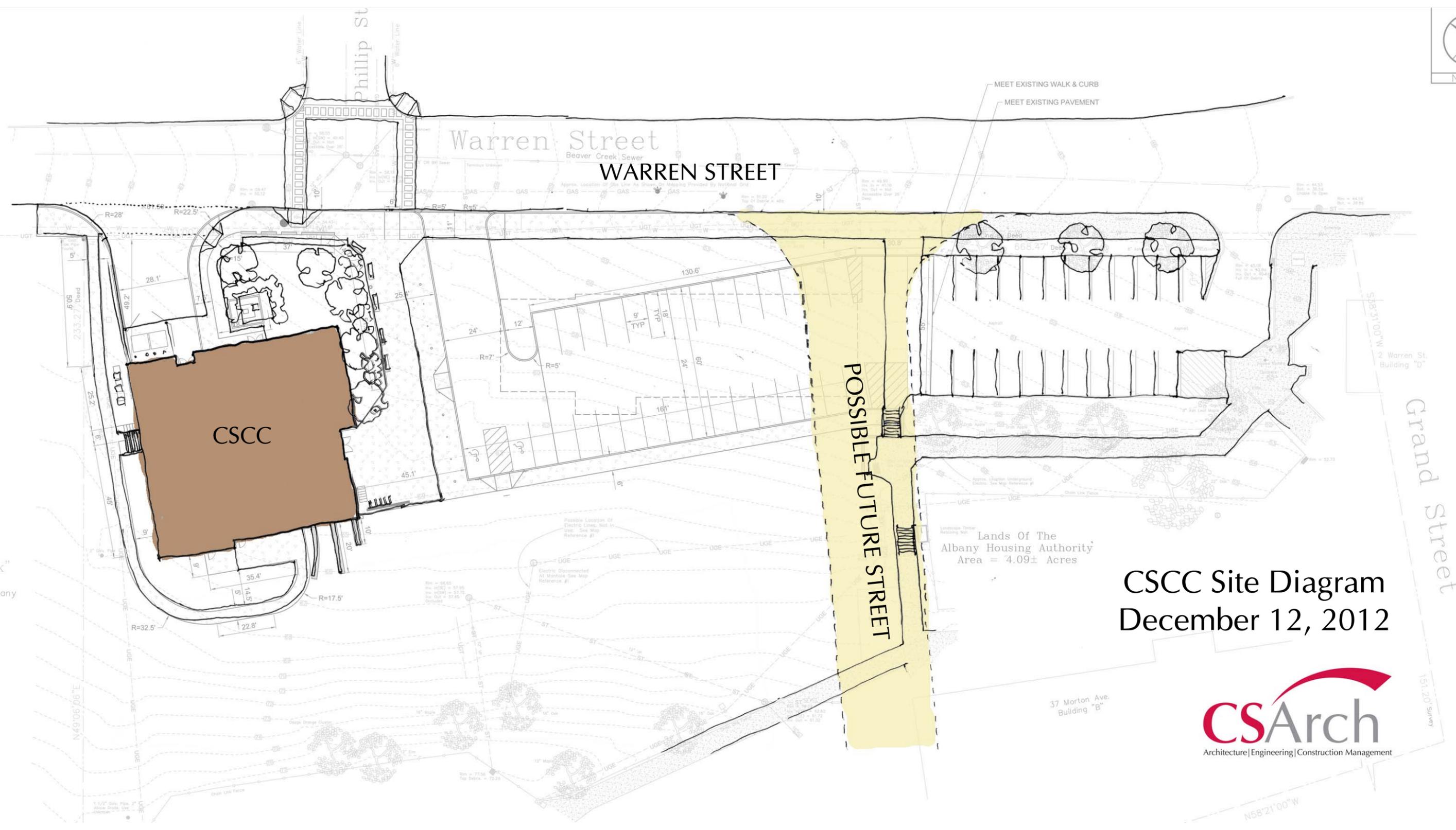


The following is a summary of the proposed modifications to the CSCC BZA Approval of 07/11/12:

1. Parking: Reduce proposed parking by 35 spaces. Proposed facility will utilize existing 22 vehicle parking lot currently on property for employees and teachers / instructors. The student population to be served by this facility is local. Most students are within walking distance of the building. Public transportation will also be encouraged. There are currently +/- 70 underutilized parallel parking spaces along Warren street. It is anticipated that the few students who do drive will have ample opportunity to park on Warren Street.



"City Park"  
Lands Of  
The City Of Albany



CSCC Site Diagram  
December 12, 2012





**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: **201 Warren St. AKA 1-2 Lincoln Sq.**

IN THE MATTER OF: **Special Use Permits, an Area Variance and a Parking Lot Permit to allow for the construction of a three (3)-story, 17,000 +/- square foot educational campus center, child care facility, accommodations for Senior Service’s Meals-on-Wheels program, and a 58-space accessory parking area.**

APPLICANT: **Capital South, LLC c/o CSArch**

ADDRESS: **40 Beaver St., Albany, NY 12207**

CASE NUMBER: **6-12, 3071**

DATE APPLICATION RECEIVED: **5/30/12**

DATE OF HEARING: **6/27/12**

DATE OF DECISION: **Approved**

WARD: **2**

DECISION: **7/11/12**

N.A.: **South End; Mansion**

HISTORIC/ SPECIAL DISTRICT(S): **N/A**

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The request is **Approved**, by the following vote:

For: 4	Apostol: Y	Ray: NIA
Against: 0	Cronin: Y	Tucker-Ross: Y
Abstain: 0	Moran: Y	Viele: NIA

**Site Description**

The property in question is located on the south side of Warren Street between Grand and Eagle Streets in an R-4 High-Rise Residential zoning district. The 4.10-acre site is improved with two, twelve (12)-story, 77-unit residential high-rises a single eight (8)-story, 37-unit residential high-rise and various parking and open areas. The approximately 1.03-acre portion of the site to be affected is currently improved with a 25-space parking area.

**Relevant Considerations**

The applicant is seeking to construct a 17,000 square foot, multi-use building in an R-4 zoning district. Among the uses proposed are an educational campus center (colleges or universities), a child care facility (day-care center) and accommodations for Senior Service’s Meals-on-Wheels program (charitable institution), all special permit uses in the applicable district.

The application details the project as follows:

*“The Capital South Campus Center represents Phase I of a larger redevelopment plan for Lincoln Square Homes, a 4.5-acre superblock in the City of Albany’s South End into a mixed-use educational campus. The Capital South Campus Center will be located where the first of four housing high-rises was demolished several years ago. The vision for an educational campus stems from the City of Albany’s 2007 Capital South Plan: SEGway to the Future, a comprehensive revitalization plan created by a broad cross section of community stakeholders...*

*...The Campus Center will be a hub of activity, hosting training, education and community functions, while incorporating child care and youth programming for the purpose of stabilizing disadvantaged families today and positioning them for the employment opportunities of tomorrow.*

*The facility will contain classrooms, including a dual purpose lab for certified nursing and urban agriculture including a greenhouse; offices for intake, assessment and early intervention counseling; a multipurpose computer lab; drop-in daycare; offices for SUNY Albany's Promise program and a student café and commons. All of these program spaces will surround a large, light filled two-and-a-half story atrium. In addition the building will be the new home of the Senior Services of Albany's Meals-On-Wheels kitchen and delivery origination facility, allowing Senior Services to better provide for the needs elderly population. The kitchen will also be used as classroom space for Schenectady County Community College's culinary arts program."*

The cumulative use of the property requires the provision of 99 parking spaces. An existing parking lot at the site consists of 25 parking spaces and will be expanded to accommodate 58 vehicles. The applicant requires an Area Variance to exempt it from having to provide the additional 41 parking spaces that are required. The applicant cites an abundance of on-street capacity within the immediate area that is currently underutilized. A Parking Lot Permit is also required for the construction of the lot in excess of four vehicles, per the City Zoning Ordinance:

*§ 375-174 Development and maintenance of parking and loading areas.*

*Authorization of the Board shall be required for parking, storage or garaging for more than four vehicles. Every parcel of land used in whole and in part as a public or private parking area or loading area, including a commercial parking lot and automobile or trailer sales lot, shall be developed and maintained in accordance with this article.*

The project will be constructed on the same tax parcel as the existing high-rise residential buildings.

### **Findings**

The Board finds that the special uses are in accordance with the following standards set forth in §375-27(B)(1):

- a. Are permitted special uses in the appropriate zoning district, as determined by the administrator.
- b. Will conform to the standards and conditions specified in §375 for that use.
- c. Will not have an undue adverse affect 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.
- d. Operations in connection with the proposed uses 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.
- e. Will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed uses will provide adequately for such additional services as the board deems appropriate.
- f. Comply with all additional requirements imposed on it by the provisions of §375.
- g. Will be in harmony with the applicable zoning district and will not adversely affect the neighborhood and the surrounding areas.

The Board finds that, in accordance with §375-26(B)(1)(a), the variance granted is the minimum necessary, and that:

- h. No undesirable change will be produced in the character of the neighborhood nor will a detriment to nearby properties be created.
- i. The benefit sought cannot be achieved by some method feasible to the applicant other than the granting of the variance.
- j. The requested variance is not substantial.

- k. Granting the variance will not have an adverse impact on the physical or environmental conditions in the neighborhood.
- l. The hardship may have been self-created, but this does not preclude the granting of the area variance in this circumstance.

The Board authorizes the Parking Lot Permit, as per §375-174.

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 **July 11, 2012**.

Signed: G. Michael Apostol Date: 7/11/12

► **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.