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October 13, 2020

Mr. Luis Rodan
Senior Planner
Department of Development & Planning
200 Henry Johnson Blvd
Albany, NY 12210

**RE: 1415 Washington Avenue
H&H File No. 2020-0015**

Dear Mr. Rodan:

In furtherance of the application for an area variance regarding exceeding the maximum front setback, I forward herewith an addendum addressing this issue,

If you require any additional information please feel free to contact me at your convenience

Sincerely yours,
HERSHBERG & HERSHBERG

Daniel R. Hershberg, P.E & L.S.

Enclosures

Ec: Bradley Glass, Planning Director
Evan Podob

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1415 WASHINGTON AVENUE STUDENT HOUSING
NARRATIVE IN SUPPORT OF
AN AREA VARIANCE FOR EXCEEDING THE
MAXIMUM SETBACK OF 10 FEET

Public Benefits of the Proposed Project

Replacing a underperforming hotel with a vibrant student community

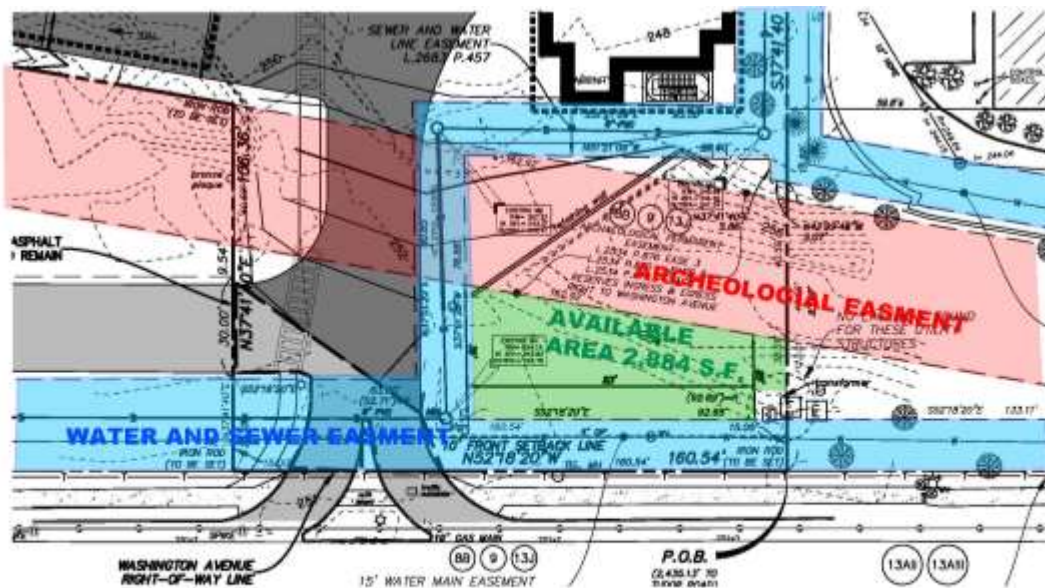
The 95 room Cresthill Suites which has recently housed students from SUNYA will be replaced with a vibrant student community for up to 560+/- students or staffs from SUNYA or other colleges and universities in the Albany Area. In addition to indoor amenity spaces, there will be an 8,000+/- SF Courtyard/Amphitheater and an 8,300 SF Plaza. Bike storage and bike racks will be provided to encourage the use of bicycles by the residents.

Participation in the 2019 – Washington Avenue/Patroon Creek Corridor Study

The 2019 – Washington Avenue/Patroon Creek Corridor Study provides a variety of solutions including pedestrian and bicycle improvements. The Applicant would be the first participant in the private-public partnership to partially fund solutions identified in this study.

Consideration of Compliant Plan

While a fully compliant plan is impossible on this site since there is a 15 foot wide sewer easement across the frontage of this site which would not allow the maximum of 10 foot front setback. In order to explore a “nearly compliant” plan the below was prepared:



**PLAN SHOWING AVAILABLE LOCATION
FOR COMPLIANT BUILDING
1415 WASHINGTON AVENUE EXTENSION**

This plan identifies an area of 2,884 SF which would be buildable near the front line. There is no use compatible with the student housing which could be constructed in an economically feasible manner on this site. It is separated from the proposed buildings

by the Mohawk & Hudson Railroad Bed Archaeological Easement. Developing this area would be costly on a per square foot basis and would not be in keeping with the secure site planning of the proposed student housing. This would create a financial hardship as well as a practical difficulty.

Consideration of Character of the Neighborhood

The proposed setback of 107 feet is certainly not unique to this project. The front setbacks of buildings in the vicinity of the site from 1365 to 1475 are listed below and average 105.4 feet.:

FRONT SETBACKS OF BUILDINGS ALONG WASHINGTON AVENUE

Address	Use	Setback from ROW Line
1365	Office	203.0
1375	Office	141.3
1379	Former Town Place Suites	97.8
1383	Former Fairfield Inn	76.3
1385	Auden - Student Housing	50.0
1389	Hilton Garden Inn	225.0
1395	Extended Stay America	103.0
1415	Cresthill Suites	127.0
1425	Dunkin'	72.0
1455	Marriot	99.0
1465	Sunoco	65.0
1475	1475 - Student Housing	5.0
Total		1264.4
Average Setback		105.4
PROPOSED SETBACK 1415		107.0

Substantiality of this Request

The numerical difference between 10 feet and 107 feet is substantial. Part 6 of the Variance Application states: "Indicate why the requested variances is not a substantial or contextually significant deviation from the prevailing regulation:" (Emphasis added) In context as indicated above the requested variance from 10 feet to 107 feet is not a contextually significant deviation.