

1415 WASHINGTON AVENUE

SITE DEVELOPMENT REVIEW

NARRATIVE DESCRIPTION

Site Address – 1415 Washington Avenue (TID #53.00-1-25)

Applicant 1415 Washington Avenue, LLC

Site Design Professional: - Daniel R. Hershberg, P.E. & L.S.
Hershberg & Hershberg
Consulting Engineers & Land Surveyors
18 Locust Street
Albany, NY 12203
(518) 459-3096

Existing Site Zoning: - MU-CU – (Mixed Use – Community Urban)
HR-O (Historic Resources Overlay)

Description of Existing Site Usage: The site is occupied by 95 Room hotel (Cresthill Suites) with 95 Parking Spaces.

Description of Proposed Development: Applicant proposes to demolish the existing hotel and construct new dormitory. The new building will have 240+/- dwelling units being a mixture of 1, 2 & 4 bedroom units. The total number of beds would be 560 +/- beds. The building will be 5 stories or 4 stories over parking. There will be two levels of parking over a portion of the building footprint and the total parking for 207+/- cars is proposed. The gross SF of the building will be 414,580 +/- SF. In addition to indoor amenity spaces, there will be an 8,000+/- SF Community Courtyard/Amphitheater and an 8,300 SF Plaza. Bike storage and bike racks will be provided.

These units are targeted for rental to students or staff of SUNYA but may also attract students of other colleges or universities in the area. The required parking is 0.5 parking space per unit. With 240 units the required parking is 120 spaces. The maximum permitted parking is 115% of required spaces or 138. In order to better serve the maximum occupancy of 551+/- people the Applicant is requesting an area variance to permit 207 parking spaces or 0.370 space per bed which is supported by market demand.

Landscaped green areas are shown on the floor plans as an 8,000+/- SF Community Courtyard/Amphitheater and an 8,300 SF Plaza.

Regarding storm water, the Applicant's engineer is familiar with the underlying soils and believes that porous asphalt pavement and subsurface infiltration galleries would allow all stormwater to be absorbed into the groundwater. An existing sanitary sewer and water main traverse the site. The water main is part of a system which will have pressure enhanced by a booster station currently being activated. A flow test will be requested and an additional hydrant will be added for fire protection. The I-90 Pump Station connection to the Patroon Creek Trunk Sewer was recently enlarged to provide additional capacity to the pump station.