

2016

PROJECT NARRATIVE
Special Use Permit
Promenade at University Place

120,000
106,000 ← This
14,000 → to
be
determined
Health
related -
the
14,000
60-65%
Private

Promenade Senior Living LLC is proposing to purchase the existing Best Western Sovereign Hotel and adjoining restaurant. The purchase will convert both to a 200 bed, "Residential Care Facility, Assisted Living".

The project parcel (Tax # 63.08-4-5) is located in a GB, General Business Zoning District. By Town Code (2016) Sections 280-21D (1) and 280.20D (15), the proposed use is permitted/ authorized by Special Use Permit. The total site is 6.13 acres of which 5.8 acres is in the Town of Guilderland and the remainder in the City of Albany.

Consistent with the Town's zoning definition of a "Resident Care Facility, Assisted Living", the proposed use will be:

1. Licensed by NYS Department of Health and all 200 beds classified as "adult home/assisted living residence".
2. Designed for residents with limited acuity requiring housing, 3 meals per day, personal care services, and non-nursing level monitoring.
3. Provided with private and semi-private resident rooms complete with full bath (no in-room cooking).

Additional, we would note the following:

- Staffing levels at peak hours will be around 35-40.
- The facility will operate and be staffed 24:7 with peak traffic hours being mid-afternoon.
- Because of resident acuity levels, few if any residents will drive.
- Dietary, laundry, and housekeeping services will be prepared and/ or provided in-house and deliveries will be related primarily to product re-stocking and trash removal.
- Traffic impact will be substantially reduced from the current hotel use (primarily visitor and staff only with shift changes off-peak to traditional business hours).
- On-site noise levels will be reduced as a result of the proposed use, occupant age, and reduced on-site traffic.

With respect to any proposed site and/ or building changes, we would note the following:

1. The existing site layout will remain essentially unchanged.
 - The existing (2) curb cuts onto Western Ave will remain as is.
 - The existing port-cohere drop off area will remain unchanged.
 - The existing number of striped parking spaces and additional unstriped asphalt to the southwest will be reduced slightly to provide for additional landscaping and for resident patios and activity areas (refer to drawing for new parking capacity).
 - The building footprint will remain unchanged (no expansion).

2. The existing 5 story building exterior will remain essentially unchanged other than the possibility of the following:

- Window replacement if necessary for energy efficiency and to ensure proper window operation.
- Shift location of main entry door to align with existing lobby.

A proposal for signage will be submitted at a later date, but will generally utilize the existing monument and building locations reduced to exclude the restaurant identification.

As a proof of pending purchase and sale of the property, we've attached Exhibit A, Purchase Agreement (limited to applicable sections).

Gmail

COMPOSE

Bes

Inbox (29)

Chats

Sent Mail

Drafts (2)

All Mail

Spam (76)

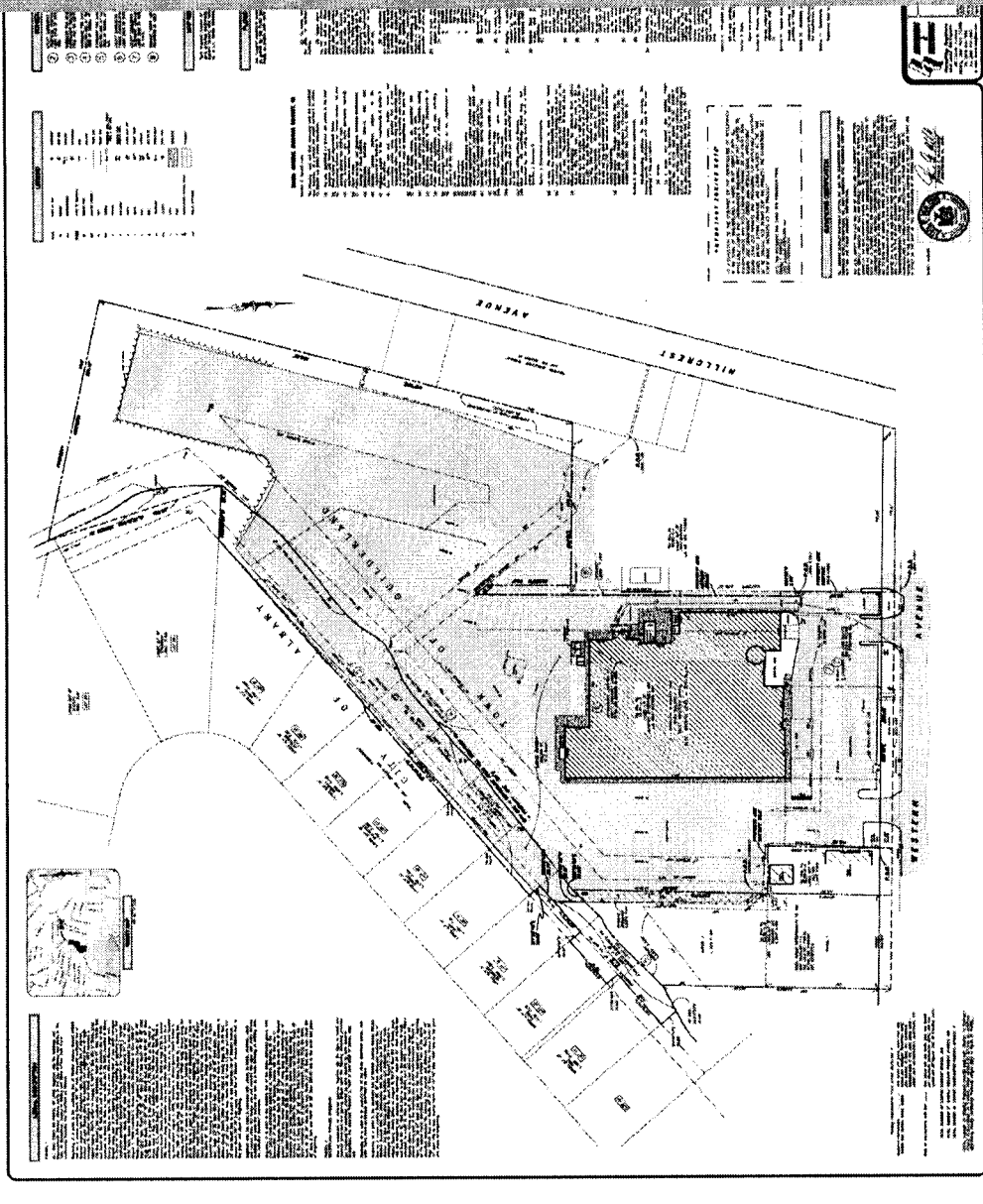
Trash

More labels

Donald

No recent chats

Start a new one



Gmail

COMPOSE

Bes

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Chats

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More labels

Donald

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Start a new one

SUBMISSION FOR SPECIAL USE PERMIT & PLANNING APPRO PROMENADE AT UNIVERSITY PLACE PROPOSED 200 BED ASSISTED LIVING FACILITY

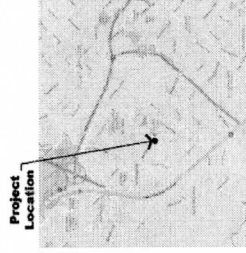
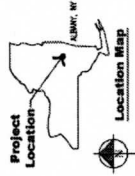
1228 WESTERN AVENUE
ALBANY, NEW YORK 12203 TOWN OF GUILDERLAND, ALBANY COUNTY

Schopfer Architects

Project No. 1666 Date: 11/23/16

List of Drawings

- T1.0 — TITLE SHEET
- T1.1 — EXISTING BUILDING PHOTOGRAPHS
- L1.0 — EXISTING SURVEY
- L1.1 — PROPOSED SITE PLAN & DETAILS



Zoning Summary:			
EXISTING BUILDING AREA			
Code	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1. Existing	11,452	11,452	11,452
2. New	0	0	0
3. Replacement	0	0	0
4. Addition	0	0	0
5. Detached	0	0	0
6. Attached	0	0	0
7. Other	0	0	0
8. Total	11,452	11,452	11,452
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