

**CONDITIONAL USE PERMIT APPLICATION**

**Part 1. Application Notes**

A Conditional Use Permit is required for a property with a proposal for a use listed in the Permitted Use Table in Section 375-3(B) as a conditional use for a zone district. Conditional uses are those uses that have potential unforeseen impacts or unique form and require a careful case-by-case review of their location, design, configuration and impact to determine the desirability of permitting their establishment on any particular site.

1. The Planning Board reviews the application and makes its decision based on the standards in Section 375-5(E)(16)(c).
2. The Planning Board may impose conditions to ensure that the proposed use meets these standards and any other applicable provisions of the USDO.
3. A public hearing is required for all conditional use permit applications.
4. If approved, the conditional use is approved only for the portions of the property specified in the application.
5. In addition to meeting the requirements of the USDO, the proposal may be subject to other City ordinances, including but not limited to Chapter 133 (Building Construction), and may be subject to disapproval if not proposed in compliance with these articles.

*Note: A pre-application meeting is available upon request prior to submitting this application.*

**Part 2. General Information**

Proposed Conditional Use: Craft Beer Retail - Small Bar and Bottle Shop

Building Area to be Occupied (sq. ft.): 1,050

Outdoor Site Area to be Occupied (sq. ft.): N/A

Other Uses at the Site: Small Food Menu

Has any portion of the land been the subject of a conditional use permit previously?  Yes  No  
 If yes, state the case number(s) of the conditional use approval(s):

**Part 3. Project Description**

Project Description (*Describe what the proposed use is and how it will operate, including hours and days of operation, number of employees, number of clients, parking and loading requirements, etc.*):  
 Pint Sized, currently just a bottle shop located at 209 Lark Street, is looking to expand its operation by moving to 250 Lark Street to add a bar element to its business model.

Number of Employees: 5

Maximum Occupancy: Less than 50

Hours of Operation:	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	12 PM - 9 PM	12 PM - 12 AM	12 PM - 12 AM	12 PM - 12 AM	12 PM - 12 AM	12 PM - 12 AM	12 PM - 12 AM

County Permit(s) Required:

State Permit(s) Required: New York State Liquor License, Eating and Drinking Establishment Health and Safety Inspection

Federal Permit(s) Required:

#### Part 4. Consistency with Neighborhood and Development Pattern

A. Describe why the proposed location was chosen for the establishment of the conditional use being sought:  
Pint Sized is looking to expand based on the success of its second location in Saratoga Springs where patrons can enjoy craft beer on-site or carry out to-go. Currently the Albany location is only carry out.

B. Describe how the proposed use is consistent with the existing and planned development within the immediate area:  
250 Lark is located in a MUNC zoning which allows for a business of my kind with a conditional use permit. Lark Street is home to a pleathora of eating and drinking establishments including restaurants, bars, and taverns.

#### Part 5. Fiscal and Environmental Impacts

A. Describe the nature, scope and duration of work to be undertaken in order to establish the use:  
Pint Sized is hoping to operate sometime in March 2018. The project took a little under two months to get set in Saratoga Springs and this is an exact replica of that model.

B. Describe any impacts the proposed conditional use will have upon the adjacent properties, and if and how they will be mitigated:  
There will be no impact to the surrounding properties.

C. Indicate any of the following operational characteristics (from Section 375-4(J)(1), Operating Standards) that will be generated by the proposed use (check all that apply):

<input type="checkbox"/> Electromagnetic radiation	<input type="checkbox"/> Emissions	<input type="checkbox"/> Glare
<input type="checkbox"/> Hazardous materials	<input type="checkbox"/> Materials and waste handling	<input type="checkbox"/> Noise
<input type="checkbox"/> Odors	<input type="checkbox"/> Vibration	<input type="checkbox"/> Smoke
		<input checked="" type="checkbox"/> N/A

For all checked boxes please describe the source, and explain how it will be mitigated as part of this application.

D. Describe the volume of refuse expected to be generated by the use, and the means of storage and disposal:  
Refuse will be minimal. The food element satisfies the minimum requirement required by the State Liquor Authority and yield minimal waste based off of the Saratoga location. Waste will be kept in sealed bins in the basement and brought up to street level once a week for pickup.

E. Are there any public funds from any source being used to improve the site or for the operation of the conditional use?  
N/A

F. Are any unplanned public infrastructure or service improvements required as a result of an approval of the proposed conditional use (e.g., street repaving, sewer upgrade, storm drainage improvements, etc.)?  
N/A

G. Indicate whether there is an increase or decrease in impervious surface area as a result of the proposal:  
N/A

#### Part 6. District and Use Standards

A. Explain how the proposed conditional use is consistent with the purposes and objectives of the zone district in which it is located:  
Pint Sized attracts a mature demographic seeking out niche craft beer that are offered everywhere. Based off of the Saratoga model the location attracts an older crowd. This is consistent with the maturation of the Lark Street neighborhood.

B. Describe how the use complies with the Use Specific Standards applicable to that use, as enumerated in Section 375-3(C) of the USDO:  
250 Lark is located in a MUNC zoning which allows for a business of my kind with a conditional use permit. Lark Street is home to a pleathora of eating and drinking establishments including restaurants, bars, and taverns.

## Part 7. Public Impact

A. Will the proposed use generate any unique or elevated need for police, fire or emergency services?  
Based off the Saratoga location there will be no needs from the services listed above.

B. Describe the type of traffic the use is expected to generate and indicate which days and between what hours the peak period of use occurs.  
Based off the Saratoga location no excess traffic that Lark Street is not used to will occur.

C. Describe if the use will be served by commercial delivery vehicles, the anticipated number of deliveries per day and where the vehicles will park:  
Based off our current location at 209 Lark Street we typically get 2-4 deliveries per week. Deliveries are efficient and will take place along side Lark Street similar to other establishments in the neighborhood.

D. Indicate the type of parking facilities available to the use and if off-site, the distance from the property:  
Patrons will use street parking on Lark Street and the neighboring areas like Washington Park.

E. Describe any proposed changes to curb cuts, streets, sidewalks and connections to public spaces (e.g., removal of curb cuts, improving crosswalks, installation of wider sidewalks, removal of any sidewalk, etc.):  
We plan on having sidewalk cafe seating similar to Savoy Taproom, Mariachi Tapas, etc that complies with the cities needs for traffic and wheelchair accessibility. The shop hopes to have a narrow area on both sides of the building for cafe seating. Since the establishment is not a full scale restaurant there are no need for large tables that would protrude out into the sidewalk.

F. Describe how building entrances are connected to sidewalks, parking areas, and other pedestrian facilities:  
There are two entrances on the Lark Street.

G. Describe any changes that are required to bring the property into compliance with the ADA Standards for Accessible Design:  
N/A - No building changes are being made to the space. Since 250 Lark Street is a historic property the current setup is considered pre-existing and does not require any changes for ADA standards.

H. Are there any planned changes to utility provisions (water, sewer, electric, etc.)?  
N/A

## Part 8: Necessity and Desirability of Service

A. Describe how the proposed use is the use in the interest of the public convenience:  
Based off of neighborhood feedback at 209 Lark, people in the neighborhood are looking for a bar with an elevated tap list so they dont have to go to other neighborhoods like Downtown (City Beer Hall), the Warehouse District (Lost and Found), New Scotland (Albany Ale and Oyster), etc.

B. Describe any similar or identical uses in the area, their size and location:  
The new project Delaware Supply by the Spectrum is the closest example.

C. Please indicate any positive public health and safety impacts or improvements of the proposed use:  
N/A