

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: Bar / Tavern

Building Area to be Occupied (sq. ft.): 2000 sq.

Outdoor Site Area to be Occupied (sq. ft.): 500 sq.

Other Uses at the Site: Apartment upstairs

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): #11-08,16

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.):

Bar / Tavern
M - S
4pm - 2am

Number of Employees: 4

Maximum Occupancy: 155

Hours of Operation:	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<u>4pm - 2am</u>	<u>4pm - 2am</u>	<u>4pm - 2am</u>	<u>4pm - 2am</u>	<u>4pm - 2am</u>	<u>4pm - 2am</u>	<u>4pm - 2am</u>

County Permit(s) Required: Health Department

State Permit(s) Required: SLA

Federal Permit(s) Required: None

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:

Previously Bar/Tavern Turn key Establishment in a mixed use walkable Neighborhood.

B. Describe how the proposed use is consistent with the existing and planned development within the immediate area:

Major Commercial Street. Turn key Establishment in a mixed used walkable Neighborhood

Part 5. Fiscal and Environmental Impacts

A. Describe the nature, scope and duration of work to be undertaken in order to establish the use:

None

B. Describe any impacts the proposed conditional use will have upon the adjacent properties, and if and how they will be mitigated:

None

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):

- Electromagnetic radiation
- Emissions
- Glare
- Hazardous materials
- Materials and waste handling
- Noise
- Nuclear Radiation
- Odors
- Vibration
- Smoke
- 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:

Normal Amount. Approximately 10 yards of Refuse Per week in a 14 yard dumpster with Contracted Removal service (WM)

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

None

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.)?

None

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

None

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:

As a bar/Tavern. We will be providing an environment that is sortout by ~~at~~ the City as a Conditional use in the zoning District

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:

Bar/Tavern is a Conditional use in Zone MU-MC

Part 7. Public Impact

A. Will the proposed use generate any unique or elevated need for police, fire or emergency services? *WE do not expect unique or elevated need for these services. WE will employ trained professional security to be responsible for our patrons both inside the establishment and after they leave into the neighborhood*

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.
Mostly foot traffic on the weekends

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:
Next to building. Delivery two to three times a week. Delivery vehicles will use drive way off street.

D. Indicate the type of parking facilities available to the use and if off-site, the distance from the property:
Driveway available for deliveries

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.):
None

F. Describe how building entrances are connected to sidewalks, parking areas, and other pedestrian facilities:
Abbeys the sidewalk

G. Describe any changes that are required to bring the property into compliance with the ADA Standards for Accessible Design:
None

H. Are there any planned changes to utility provisions (water, sewer, electric, etc.)?
None

Part 8: Necessity and Desirability of Service

A. Describe how the proposed use is in the interest of the public convenience:
People can walk to the bar. The establishment will provide safe friendly place for people to eat and socialize with friends outside their homes.

B. Describe any similar or identical uses in the area, their size and location:
*Juniper Restaurant - Madison Ave - 150sq.
Casey Finn's Pub Grill - Yates Street 900sq*

C. Please indicate any positive public health and safety impacts or improvements of the proposed use:
Walkable Neighborhood and less driving to the pub

Part 9: Submittal Requirement Checklist

	Required Documents	Hard Copies	Electronic Copies	Electronic Submission (.pdf) (Required Document Name)
A. Required for All Conditional Use Permit Applications				
<input type="checkbox"/>	Master Application	0	1	Master Application
<input type="checkbox"/>	Conditional Use Permit Application	0	1	CUP
<input type="checkbox"/>	Color photographs of the property in context with surrounding properties	1	1	Photos
<input type="checkbox"/>	Site plan on 24" x 36" sheet and drafted at a scale that best conveys any proposed changes to the site (1"=50', 1"=100', or 1"=200')	1	1	Site Plan [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Floor Plans, drawn to scale	0	1	Floor Plan [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Elevations for all new buildings and additions, drawn to scale	0	1	Elevations [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Short or Full Environmental Assessment Form as required by SEQR	0	1	Short or Full EAF
<input type="checkbox"/>	Application fee as established in the Albany Fee Schedule -- Payable to <i>The City of Albany Treasurer</i> Conditional Use Permit: \$250 Per Additional Permit: \$100			
B. Voluntary or Upon Request				
<input type="checkbox"/>	Project Narrative	0	1	Project Narrative
<input type="checkbox"/>	Business Plan	0	1	Business Plan
<input type="checkbox"/>	Water/Sewer Engineering Report	0	1	Water Sewer Report
<input type="checkbox"/>	Stormwater Management Report	0	1	Stormwater Report
<input type="checkbox"/>	Traffic Study	0	1	Traffic Study
<input type="checkbox"/>	Federal, state, county, or local licensing paperwork	0	1	Licensing Paperwork
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	0	1	[Document Name]
Electronic document submissions shall be sent via email to planningboard@albanyny.gov , USB Flash Drive, or by another medium approved by the City of Albany Planning Staff. CD and DVD submissions are <u>not</u> accepted.				