

Christopher M. Martell

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July 7, 2021

VIA EMAIL

City of Albany Board of Zoning Appeals
200 Henry Johnson Boulevard
First Floor, Suite 3
Albany, New York 12210

Re: Application AV#0079

Members of the Board of Zoning Appeals:

I am writing to respond to a certain letter dated June 23, 2021 (the "Letter") that was submitted to the City of Albany Zoning Board of Appeals (the "ZBA") by DuCharme Clark LLP on behalf of its client, Surpass Chemical ("Surpass").

From my perspective, the Letter adequately describes the history of issues between Druthers Brewing Company ("Druthers") and Surpass. In short, Surpass takes issue with the way that Druthers' customers park on both sides of Bridge Street, as this type of parking (both legal and illegal) narrows the width of Bridge Street and makes it more difficult for Surpass' large trucks to operate on Bridge Street. I agree with Surpass' assessment.

The application submitted by Druthers calls for three things: (i) the elimination of all parking in front of Druthers on Bridge Street, (ii) the construction of a 5-foot wide sidewalk along Druthers so that customers visiting Druthers have no reason to walk in or across Bridge Street, and (iii) the construction of an exterior deck measuring 13' x 110'. The first two elements of the proposal make Bridge Street safer for the entire community. The third element allows Druthers to attract customers who are interested in outdoor dining. The increase in revenue from outdoor dining will enable Druthers to pay for the proposed safety initiatives.

Please note that to make the parking-related proposals a reality, Druthers is renting a parking lot off-Broadway at the cost of \$1,000 per month (70-car capacity) and constructing a sidewalk that will cost Druthers in excess of \$65,000.

By opposing the referenced application, Surpass is arguing to maintain the status quo. Given the lengths Surpass has gone to in the Letter to describe just how bad the parking situation is and demonstrate how dangerous current conditions are, I find Surpass' resistance to the referenced application confusing.

Please do not hesitate to contact me with any comments, questions, or concerns.

Kindest regards,



Christopher Martell