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SPECIAL USE PERMETS

TOWN OF GUILDERLAND ZONING BOARD OF APPEALS

NUMBER 33-74

APPLICANT Augustus Domenico	•						Å.
ADDRESS 4 Fuller Road, Albany, N.Y.	12203				:		
GRANTED 11-8-74	DENIED		·		1. je		
WHEREAS, a public hearing to contised and held on 10/11. 10/25. and 11/8 to obtain a Special Use Permit to use ex	/71	to cor	nsider	plan	ייות פ	nronoge	7
for a dentist office and a real estate	office. Pro	perty	is i n		Zone,		
for a dentist office and a real estate Code 79A.	office. Pro	perty	is in		Zone,		

WHEREAS, it was determined that the various conditions of the Ordinance (have) (NAMEXMEN) been met.

In reaching its decision, the Board made the following findings of fact and conclusions of law: in approving SUP for real estate and dental office.

- 1. Property rezoned to B-1 and sustains applied for use.
- 2. Resolution by Zoning Board to overide Albany County Planning Board disapproval passed 6-0 vote.
- 3. Green area meets Zoning requirements.
- 4. 18 Parking spaces more than adequate for Zoning requirements.
- 5. Objections from public were considered and resolved.
- 6. Use approved conforms with intent of Master Plan.

NOW, THEREFORE, the requested permit was (GRANTED subject to the following special conditions) (MEXICO).

Special conditions:

- (a) No sign will be installed without prior approval of the Zoning Board of Appeals and without having obtained appropriate permit from the Zoning Administrative Officer.
- (b) All trash shall be stored in a refuse room, dumpster or compactor and none left or burned outside of buildings.
- •(c) Premises shall be maintained in a clean and orderly manner and no equipment or vehicles or machinery stored or displayed outside of premises without specific approval.
- (d) Granting of permit is made expressly subject to necessary approvals of any federal, state, or county department or agency or other departments of the Town and to all other provisions of the Zoning Law and other applicable laws and regulations.
- (e) Exterior lighting shall be shielded so as not to affect adversely adjoining properties or users of abutting highways.
- (f) There shall be no display of banners, posters or other devices of a sales promotion character, without prior approvals of the Zoning Board of Appeals.
- (g) That appropriate foundation plantings, buffer zones or fencing as established by the Zoning Board of Appeals will be installed and maintained.
- (h) That if premises are to be used for commercial food preparation, an appropriate filter device will be installed on all outside vents to avoid emission of cooking odors. If device used is not adequate, the Zoning Board will require system to comply to an odor-free condition.
- (i) No change in the use for which this Special Use Permit was granted shall be made without approval of the Zoning Board of Appeals.
- 1. 18 Parking spaces must be provided and striped per approved plans.
- 2. Blacktop parking area to be done in 1975 as early as weather permits.
- 3. Parking area will be graveled at once until #2 above is completed.
- 4. Barrier will be maintained on border of 15' easement on east side of property.
- 5. Traffic flow and safety signs to be erected per approved plans.

APPLICANT Augustus Domenico

No. 33-74

AN ENGINEERING CERTIFICATION MAY BE REQUIRED BY THE BUILDING DEPARTMENT DURING CONSTRUCTION AND PRIOR TO FINAL INSPECTION AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY (OR USE) PURSUANT TO GUILDERLAND TOWN RESOLUTION OF JUNE 12, 1973.

An engineering certification may be required by the Building Department during construction and prior to final inspection and/or issuance of certificate of occupancy (or use) pursuant to Guilderland Town Resolution of June 12, 1973.

All representations made by the applicant, his attorney, or other representatives in his behalf, and all plans, renderings and other materials submitted in support of the application are incorporated in this Special Use Permit and shall be deemed made for the purpose of inducing the Zoning Board of Appeals decision in this matter.

If this Special Use Permit is not exercised (a building permit granted pursuant thereto) within one year of date of issuance, said Special Use Permit is hereby declared to be null and void and revoked in its entirety.

BY ORDER OF THE ZONING BOARD OF APPEALS.

Dated: November 8, 1974

/s/ Paul A Empre so