

original mailed 12-9-74

SPECIAL USE PERMITS

TOWN OF GUILDERLAND
ZONING BOARD OF APPEALS

NUMBER 33-74

APPLICANT Augustus Domenico

ADDRESS 4 Fuller Road, Albany, N.Y. 12203

GRANTED 11-8-74 DENIED _____

WHEREAS, a public hearing to consider applicant's request was duly advertised and held on 10/11, 10/25, and 11/8/74 to consider plans or proposal to obtain a Special Use Permit to use existing one family house at above address for a dentist office and a real estate office. Property is in B-1 Zone, Area Map Code 79A.

WHEREAS, it was determined that the various conditions of the Ordinance (have) ~~(DENIED)~~ 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 override 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) ~~(DENIED)~~.

SPECIAL USE PERMIT (pg. 3)

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. Empire
Chairman