

APPLICANT: RICK RAPP

ADDRESS: 2500-2502 WESTERN AVE. & 3 HAGUE DR. ALTAMONT, NY 12009

GRANTED: OCTOBER 18, 2017

WHEREAS, a public hearing to consider the applicant’s request was duly noticed and held before the Zoning Board of Appeals on several evenings to consider:

Special Use Permit Request No. 4621

Request of **Rick Rapp** for a Special Use Permit under the Zoning Law to permit: **the demolition of an existing day care center and the construction of an 23,250sf mixed use building with 11 apartments and 8,720sf of commercial space.**

Per Articles **III & V** Sections **280-20, 280-40 & 280-52** respectively

For property owned by **Western Hague LLC**

Situated as follows: **2500-2502 Western Ave and 3 Hague Dr Altamont, NY 12009**

Tax Map #s **39.00-3-3, 39.00-3-4 & 39.00-3-5** Zoned: **LB**

In rendering this decision, the Board makes the following findings of fact:

- A public hearing was duly noticed and held on April 5, 2017 and continued to this evening. 21 people provided oral comments regarding the application with various concerns and questions. The applicant has addressed these issues.
- The Board adopted a negative declaration under SEQRA by a unanimous vote.
- Parking on site is sufficient for the intended use as proposed.

Based on these findings, I move that the Board **grant** the special use permit with the following conditions:

- Adherence to the plans and application as submitted and all representations made here tonight and at the previous meeting to the Board.
- Monitoring of the work as it progresses by the TDE concerning, but not limited to, storm water issues.
- Consultation with and approval of the Guilderland Fire Department including, but not limited to, sprinkler connection location.
- Maintenance of the trees and shrubs to be installed.

- Maintenance of the storm water system.

The Zoning Administrator is hereby authorized to take the necessary actions to implement this decision.

Upon compliance with all other requirements of the Town Law and other applicable laws and regulations, this resolution was adopted by a 5 – 0 (Cupoli absent, Reese alternate) vote of the Zoning Board of Appeals.

BY ORDER OF THE ZONING BOARD OF APPEALS

Dated: 10/19/17

Thomas Lennert (db)
CHAIRMAN

ATTEST: Laura Berschinger
SECRETARY