City of Albany
Board of Zoning Appeals
Application

RECEIVED 3/15/13

This application must be filed with the Department of Development and Planning, Land Use Division at 200 Henry Johnson Boulevard, Albany, New York 12206, (518-445-0754). Applications are not considered to be complete until all supplemental documents and fees are received. (See attached instructions.) Planning Office staff shall determine the completeness of applications before scheduling the case before the Board of Zoning Appeals. Notice of public hearing shall be mailed to the applicant, adjacent property owners, and other interested parties. **The applicant or his/her representative shall appear at the public hearing to substantiate the application.**

REGARDING THE PREMISES AT 44 S. Pearl St Albany, NY

APPLICANT Ramona Barry
ADDRESS PO. Box 124 CITY Berlin STATE NY ZIP 12022
PHONE 518-250-8715 EMAIL RBCPlatinum@gmail.com

I, the undersigned **APPLICANT**, hereby state that the information and facts set forth in this application are true to the best of my knowledge and belief.

SIGNED Ramona Barry DATE 3-14-2013

AUTHORIZED AGENT
AFFILIATION
ADDRESS CITY STATE ZIP
PHONE EMAIL

I, the undersigned **APPLICANT**, hereby authorize the agent to bring the application herein before the Board of Zoning Appeals of the City of Albany.

SIGNED DATE

PROPERTY OWNER 40-48 S. Pearl of Albany LLC.
ADDRESS 22 Tallow Wood Dr. CITY Clifton Park STATE NY ZIP 12065
PHONE EMAIL

I, the undersigned **OWNER**, hereby authorize the applicant to bring the application herein before the Board of Zoning Appeals of the City of Albany.

SIGNED Gary DeRamus, Manager DATE 3-14-13

REQUEST:

- ☐ SPECIAL USE PERMIT
- ☐ USE VARIANCE
- ☐ AREA VARIANCE
- ☐ PARKING LOT PERMIT
- ☑ INTERPRETATION
- ☐ ADMINISTRATIVE APPEAL

Is the property within 500 feet of a municipal boundary, State or County property, road, park or facility, or other recreation area? Yes ☐ No ☐ If yes, the submission will require review by the Albany County Planning Board.

Does any state officer or any officer or employee of the City of Albany or County of Albany have any affiliation with or interest in the applicant or this application? Yes ☐ No ☑ If yes, set forth the name, address, and nature and extent of the affiliation or interest of an officer / employee.

City of Albany
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Application

This application must be filed with the Department of Development and Planning, Land Use Division at 200 Henry Johnson Boulevard, Albany, New York 12206, (518-445-0754). Applications are not considered to be complete until all supplemental documents and fees are received. (See attached instructions.) Planning Office staff shall determine the completeness of applications before scheduling the case before the Board of Zoning Appeals. Notice of public hearing shall be mailed to the applicant, adjacent property owners, and other interested parties. **The applicant or his/her representative shall appear at the public hearing to substantiate the application.**

REGARDING THE PREMISES AT 46 & 48 S. Pearl St. Albany, NY.
APPLICANT Ramona Barry
ADDRESS P.O. Box 124 CITY ~~East~~ Berlin STATE NY ZIP 12022
PHONE ~~Berlin~~ 518-250-8715 FAX NUMBER
AUTHORIZED AGENT Colin Clarke
AFFILIATION Manager
ADDRESS P.O. ~~Box~~ 302 CITY Albany STATE NY ZIP 12201
PHONE 518-364-2216 FAX NUMBER
PROPERTY OWNER 46-48 S. Pearl St of Albany LLC,
ADDRESS 22 Tallow Wood Dr CITY Clifton Park STATE NY ZIP 12065
PHONE 518 701-5429 FAX NUMBER
OTHER TO BE NOTIFIED Larry
ADDRESS 22 Tallow Wood Dr CITY Clifton Park STATE NY ZIP 12065
PHONE 518-701-5429 FAX NUMBER

REQUEST:
__SPECIAL USE PERMIT
__USE VARIANCE
__AREA VARIANCE
✓INTERPRETATION
__PARKING LOT PERMIT
__OTHER

ZONING CLASSIFICATION C-3. TAX LOT ID NUMBER
EXISTING USE / # OF UNITS
PROPOSED USE / # OF UNITS
OCCUPANCY STATUS (FULLY OCCUPIED / PARTIALLY OCCUPIED / VACANT)

REQUESTED PUBLIC HEARING DATE:
PROJECT TIME FRAME: TOTAL PROJECT COST:

Is the property within 500 feet of a municipal boundary, State or County property, road, park or facility, or other recreation area? Yes No If yes, the submission will require review by the Albany County Planning Board.

Does any state officer or any officer or employee of the City of Albany or County of Albany have any affiliation with or interest in the applicant or this application? Yes No If yes, set forth the name, address, and nature and extent of the affiliation or interest of an officer / employee.

I, the undersigned owner, hereby authorize the applicant to bring the application herein before the Board of Zoning Appeals of the City of Albany.

SIGNED Anna de Thomasis, executrix DATE 04-13-13

I, the undersigned applicant, hereby state that the information and facts set forth in this application are true to the best of my knowledge and belief.

SIGNED Ramona Barry DATE 4-15-13

01-26-12

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DIVISION OF BUILDINGS & REGULATORY COMPLIANCE
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015
WWW.ALBANYNY.ORG

JEFFERY V. JAMISON
COMMISSIONER

March 13, 2013

Ramona Barry
PO Box 124
Berlin, NY 12022

RE: 44 South Pearl Street aka 40
Application Number: 66485

Dear Sir:

On **March 4, 2013**, you made an application for work at the above referenced property involving: **Conversion to a Platinum Pub/Tavern**.

This property is located in an area which is zoned **C-3**.

This Application has been examined for compliance with the applicable provisions of the Zoning Ordinance of the City of Albany, NY.

That review has revealed that the proposed work will require

- ☐ Common Council Approval (375-186)
- ☐ Parking Lot Permit (375-174)
- ☐ Site Plan Approval (375-33)
- ☒ Special Use Permit (375-27)
- ☐ Approval by Historic Resources Commission (42-83)

Therefore, your application of 3/4/13 cannot be granted at this time until the approvals indicated above have been granted and all zoning issues are resolved.

Application for the required review(s) may be made on forms available from the Office of Planning & Neighborhood Development, 200 Henry Johnson Blvd. *Applications for the required review(s) must be filed completely with the Office of Planning and Neighborhood development within thirty (30) days of the date of this letter.* ***Upon successful approval(s) required above, a full set of construction documents prepared by a NYS licensed architect or engineer may be required to be submitted to this office prior to a Building Permit being issued.***

For The Commissioner,

Vincent DiBiase
Deputy Chief Inspector

cc: Planning Office

RBC PATINUM LLC
RAMONA BARRY
PO BOX 124
BERLIN, NY 12022
518-250-8715

3/14/2013

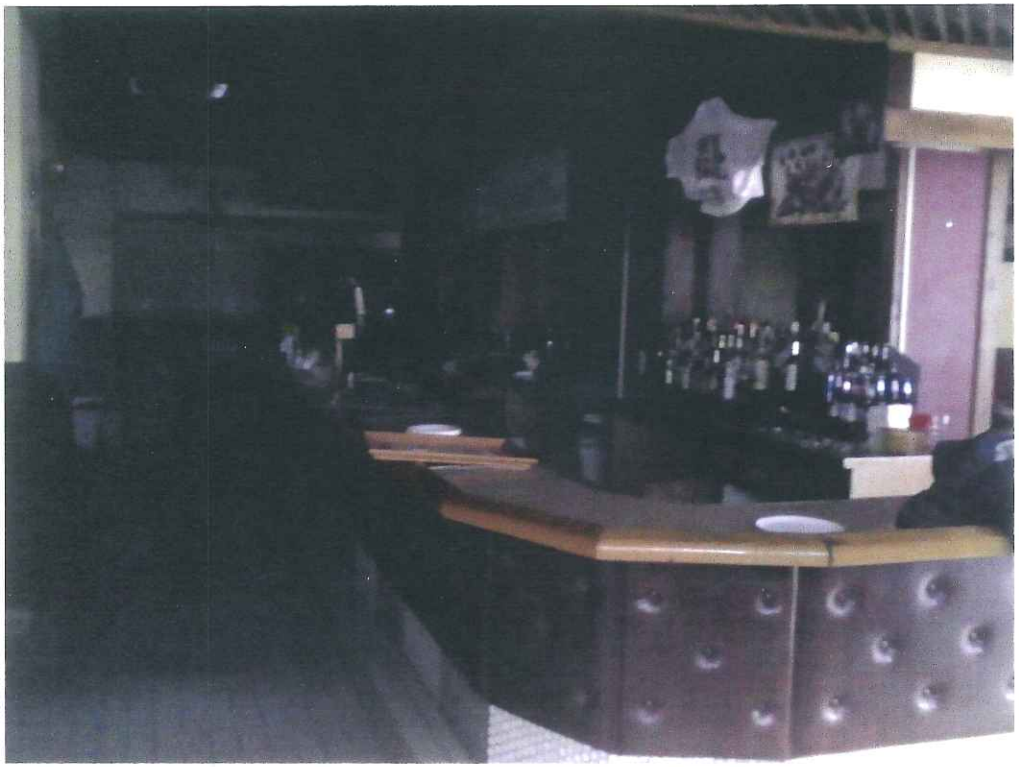
To Whom it May Concern:

I am seeking an interpertation the the denial of 2 building permits filed with the City of Albany's Division of Buildings & Regulatory Compliance. On Feb 2nd I filed an application number 66360 for a building permit to reopen the above address, as RBC PLATINUM LOUNGE AND RESTAURANT. On February 13. I received a letter stating I was denied and needed special use permit. After meeting with Bradley Glass of Planning I learned that Chapter 375 allowed me to amend my original application, as he couldn't understand why I would need a special use permit. After reading the city's definitions, I realized a Tavern was what I was opening as "lounge" was not defined in the terms. On Monday February 18, I amended my application. Since then I have been calling Vince DiBiase and trying to get my permit, thus allowing me to turn on the power. On March 1st a representative for myself went in the office and was told by Vince DiBiase that the amended application was denied. When asked for a denial letter he was told NO. When he questioned the denial he was told by Vince that he was not going to review it that it was just denied.

On March 4th I refiled a new building permit application number 66485, on this appliction I called it PLATINUM TAVERN/PUB as the term tavern is in Chapter 375. The area is zoned C-3 in which a tavern or pub is allowed. The address held a tavern/restaurant for more then a decade. Since its closing it has been empty. I am not asking to open it for anything other then the zoning allows, therefore there is no reason for the denial. Please see attached a copy of the building permit application #66485 I ask you is there any legal reason why I am denied? The only thing that will be changed on the building is the sign and the inside will be painted and cleaned.

I would like to thank you in advance for your time and consideration on this matter.

Please feel free to call me at the above number if there are any questions.



OFFICIAL USE ONLY
Appl. # 16485
Fee 125
Date 3/4/13
Rec'd by
Parcel # 08909
Rev'd By
Reg. No.
Zon. Dist.

City of Albany
Department of Buildings & Regulatory Compliance
Room 303 - City Hall
24 Eagle Street
Albany, NY 12207
Phone (518) 434-5165
Fax (518) 434-6015

Application for Building and Zoning Permit

THIS SECTION MUST BE COMPLETED:

Is Building Vacant? YES ☑ NO ☐ *If vacant, is building currently registered?* YES ☐ NO ☐
Does building contain rental units? YES ☐ NO ☑ *If yes, is it currently registered?* YES ☐ NO ☐
If building contains rental units, are all ROP's current? YES ☐ NO ☐ *Mail Permit* ☐ *Pick-up Permit* ☑

1. Address of Work: 44 South Pearl St. Albany N.Y (AKA 40)
2. Permit Applicant: Ramona Barry
   Address: P.O. Box 124 Berlin NY Zip: 12022
   Phone: (518) 250-8715
3. Property Owner's Name: 40-48 S Pearl of Alb. LLC.
   Address: 22 Tallow Wood Dr. Clifton Park Zip: 12065
   Phone: ( )
4. Architect or Engineer of Record:
   Address: Zip:
   Phone: ( )
5. General Contractor/Construction Manager:
   Address: Zip:
   Phone: ( )

   General Construction Cost: $
6. Additional Contractors (where applicable) - * ***Mechanical Contractors must be licensed in the City of Albany*** *

   Electrical: Cost: $
   Address: Phone: ( )
   Plumbing: Cost: $
   Address: Phone: ( )
   HVAC: Cost: $
   Address: Phone: ( )
   Sprinkler: Cost: $
   Address: Phone: ( )
   Elevator: Cost: $
   Address: Phone: ( )
   Other: Cost: $
   Address: Phone: ( )
7. ☐ Commercial (3 or more units) ☐ Mixed **Project Cost Total:** $
   ____ # Residential Units ____ # Non-Residential Units
   ☐ Three Family ☐ Two Family ☐ Single Family
8. Proposed Work to Be Done: *Please describe **in detail** work to be done including the **Prior/Current Use** and if applicable the **Proposed Use*** Platinum Pub / Tavern.
   Work to be done - cleaning + painting.
   Hours of ops. M-Thurs 11:00 Am - 1 Am.
   Fri & Sat - 5pm - 4 Am. Sun. Closed.

*** ***APPLICANT MUST SIGN APPLICATION & ANSWER QUESTIONS ON REVERSE*** ***

GERALD D. JENNINGS
MAYOR

CITY OF ALBANY
DIVISION OF BUILDINGS & REGULATORY COMPLIANCE
CITY HALL – ROOM 303
ALBANY, NEW YORK 12207
PHONE (518) 434-5995 FAX (518) 434-6015
WWW.ALBANYNY.ORG

JEFFERY V. JAMISON
COMMISSIONER

February 13, 2013

Colin Clarke/Ramona Barry
PO Box 302
Albany, NY 12201

RE: 44 South Pearl Street
Application Number: 66360

Dear Sir:

On **February 4, 2013**, you made an application for work at the above referenced property involving: **Conversion to a lounge & restaurant.**

This property is located in an area which is zoned **C-3**.

This Application has been examined for compliance with the applicable provisions of the Zoning Ordinance of the City of Albany, NY.

That review has revealed that the proposed work will require

- ☐ Common Council Approval (375-186)
- ☐ Parking Lot Permit (375-174)
- ☐ Site Plan Approval (375-33)
- ☒ Special Use Permit (375-27)
- ☐ Approval by Historic Resources Commission (42-83)

Therefore, your application of 2/4/13 cannot be granted at this time until the approvals indicated above have been granted and all zoning issues are resolved.

Application for the required review(s) may be made on forms available from the Office of Planning & Neighborhood Development, 200 Henry Johnson Blvd. *Applications for the required review(s) must be filed completely with the Office of Planning and Neighborhood development within thirty (30) days of the date of this letter.* ***Upon successful approval(s) required above, a full set of construction documents prepared by a NYS licensed architect or engineer may be required to be submitted to this office prior to a Building Permit being issued.***

For The Commissioner,

Vincent DiBiase
Deputy Chief Inspector

cc: Planning Office