

CITY OF GLENS FALLS
PLANNING BOARD
NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY given that a Public Hearing will be held in the Common Council Chambers at City Hall in the City of Glens Falls, New York on the 8th day of January 2019 at 4:45 p.m. on the following matters before the Planning & Architectural Review Board:

1. Craig Merrill, owner of tax map no. 302.20-28-3, commonly known as 190 Glen Street is requesting an encroachment permit at this location to place tables and chairs for outside dining. Pursuant to zoning chapter 220-48 A (2), this application requires an advisory opinion by the Planning Board to the Common Council.
2. Regan Development, owner of tax map no. 309.11 -5-40, commonly known as 186 Broad Street, is seeking approval for the relocation of two existing curb cuts at this location. Pursuant to city zoning chapter 220 section 220-48A (2), this application requires an advisory opinion by the Planning Board to the Common Council.

Dated: December 26, 2018

DANIEL BRUNO, CHAIRMAN
PLANNING & ARCHITECTURAL REVIEW BOARD
CITY OF GLENS FALLS

Bob Curtis

From: Bob Curtis
Sent: Sunday, December 9, 2018 12:55 PM
To: John Ward; Chris Anderson; Colleen Tarantino
Cc: Mike Mender; Bernie Gray; Charlene Porlier
Subject: FW: Attached Image -Encroachment Permit (Outside Dining) Downtown Social, 190 Glen Street, for Tuesday, January 8, 2019 Planning Board agenda
Attachments: 2900_001.pdf

John, Chris and Colleen:

Attached is an Encroachment Permit application for outside dining for Craig Merrill, Downtown Social, 190 Glen Street, Glens Falls. Mr. Merrill received permission from the Common Council in 2018, following Planning Board advisory opinion okay for outside dining set-up. For this 2019 application, while much of the previous set-up remains the same it appears that Mr. Merrill wants some additional space of outside dining at the back of the building and Exchange Street alley. Any modification to outside dining must go back before the Planning Board.

I will make 18 copies for your agenda needs. Will you please add this to the January 8, 2019 Planning Board agenda.

Thanks,

Bob Curtis
City Clerk

From: device@cityofglensfalls.com <device@cityofglensfalls.com>
Sent: Sunday, December 9, 2018 1:38 PM
To: Bob Curtis <cityclerk@cityofglensfalls.com>
Subject: Attached Image

City of Glens Falls, NY
Application for Encroachment Permit

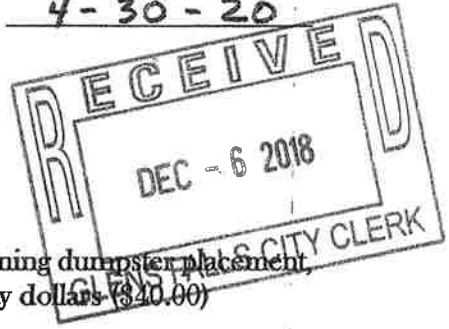
Applicant Downtown Social (Craig Merrell) owner/lessee

(Mailing Address) _____ (Phone Number) _____
Location of Premises 190 Glen Street cell _____
(Number & Street)

Description of requested encroachment: Request for outside dining
Exchange Street 12'-0" wide
Glen Street 8'-0" wide

Requested period of encroachment: Dates: 5-1-19 to 4-30-20

Full description and site sketch are required for approval.
Please Note: Back of form can be used for this purpose.



Fees: (Circle encroachment type that applies.)

- A. The fee for an encroachment permit shall be as follows:
 - 1. Temporary encroachment for sidewalk dining, awning dumpster placement, scaffolding or lift, venting & temporary signs: forty dollars (\$40.00)
 - 2. Curb cut & Sidewalk repair: forty dollars (\$40.00)
 - 3. Street opening: two dollars and fifty cents per square foot (\$2.50)

B. Fees are payable for each year or any portion of a year upon the acceptance thereof or, in the case of renewal permits, on or before the first day of June each year.

In the consideration of and as an expressed consideration of the City's approval of this permit, the application shall, to the fullest extent allowed by the law, indemnify and hold harmless the City of Glens Falls, its Common Council members, its administrative offices, agents and employees against any and all claims, demands suites, actions proceedings loss, attorney's fee, court costs, damages, and any other expenses or liabilities of whatsoever nature arising out of the City's granting of this permit and the applicants project.

All amounts due hereunder, including amounts incurred in the defense of any action, shall be paid to the City of Glens Falls within 30 days after the City submits to the applicant a written statement of the amounts incurred. The applicant's duties hereunder shall commence with the date of the City's approval of this permit and shall survive the applicant's completion of the project under the conditions set forth in Sec. 189 of the Ordinances of the City of Glens Falls and upon any additional conditions set by the Common Council.

12-1-18
Date

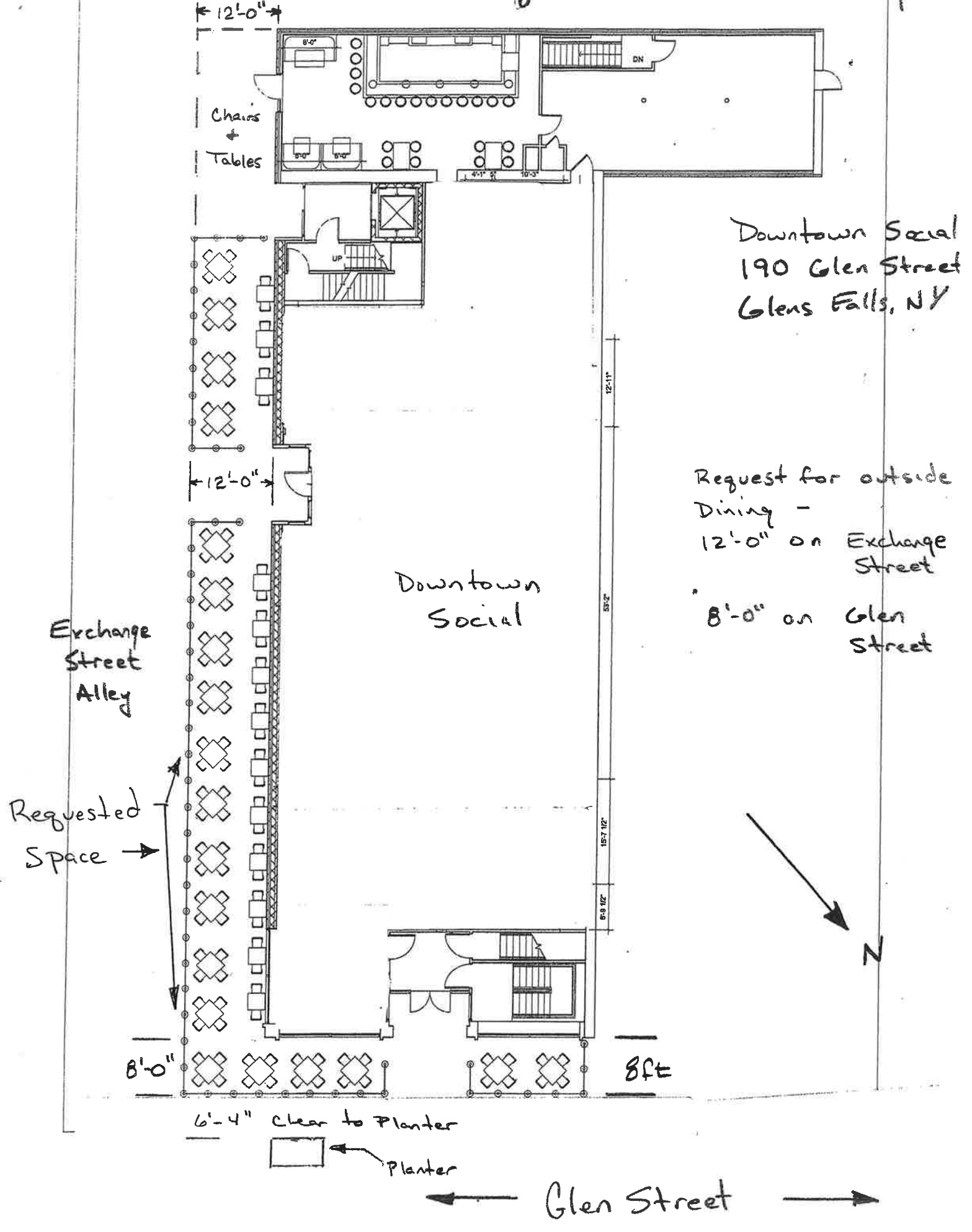
Craig Merrell
Applicant

Approved By: Mayor: _____ Date: _____

Common Council Res.# _____ Date: _____

over please

Downtown Social Request for Outside Dining



Downtown Social
190 Glen Street
Glens Falls, NY

Request for outside
Dining -
12'-0" on Exchange
Street
8'-0" on Glen
Street

Exchange
Street
Alley

Requested
Space

Downtown
Social

8'-0"

8ft

6'-4" clear to Planter



Glen Street

Bob Curtis

From: Bob Curtis
Sent: Sunday, December 9, 2018 1:28 PM
To: John Ward; Chris Anderson; Colleen Tarantino; Steve Gurzler; Sheila Mender (smender@cityofglensfalls.com); James Schrammel
Cc: Mike Mender; Bernie Gray; Charlene Porlier; 'Alison Yovine'
Subject: Encroachment Permit-Relocation of 2 existing curb cuts - Regan Development- for Tuesday, January 8, 2019 Planning Board agenda
Attachments: encpermitregandevlopment01082018.pdf; 186 Broad St Existing Conditions.pdf; 186 Broad St Site Plan.pdf

John, Chris and Colleen:

Attached is an Encroachment Permit application from Regan Development for planned relocation of 2 existing curb cuts, including replacement of 131 lf of curb and associated sidewalk for 186 Broad Street project for the next Planning Board meeting agenda. I have copied City Engineer Steve Gurzler and Fire Chief James Schrammel on this email so that they may review (and comment, if necessary) on the proposed Encroachment Permit.

By reading this email, Regan Development will be aware that it will be necessary to have a representative attend the 4:45 p.m. Planning Board meeting on Tuesday, January 8, 2019. If Planning Board issues an Advisory Opinion asking the Common Council to look with favor on the request, the proposed Encroachment Permit will be included for the Tuesday, January 22, 2019 Common Council agenda at 7:30 p.m. in the Common Council Chambers, 3rd floor, City Hall.

I will make 18 copies for your agenda needs. Please add this to the January 8, 2019 Planning Board agenda.

Thanks,

Bob Curtis
City Clerk

City of Glens Falls, NY
Application for Encroachment Permit

Applicant Regan Development
1055 Saw Mill Parkway Ardsley NY 10502 owner/lessee (under contract)

(Mailing Address)

(Phone Number)

Location of Premises 186 Broad Street

(Number & Street)

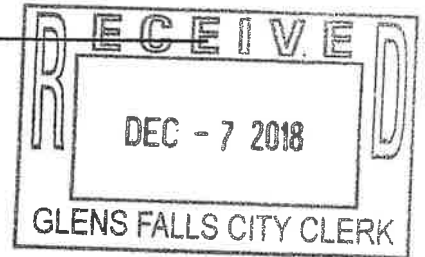
Description of requested encroachment:

Relocation of 2 existing curb cuts. Construction will include the replacement
of approx. 131 LF of curb and associated sidewalk.

Requested period of encroachment: Dates: N/A to _____

Full description and site sketch are required for approval.

Please Note: Back of form can be used for this purpose.



Fees: (Circle encroachment type that applies.)

A. The fee for an encroachment permit shall be as follows:

1. Temporary encroachment for sidewalk dining, awning dumpster placement, scaffolding or lift, venting & temporary signs: forty dollars (\$40.00)
2. Curb cut & Sidewalk repair: forty dollars (\$40.00)
3. Street opening: two dollars and fifty cents per square foot (\$2.50)

B. Fees are payable for each year or any portion of a year upon the acceptance thereof or, in the case of renewal permits, on or before the first day of June each year.

In the consideration of and as an expressed consideration of the City's approval of this permit, the application shall, to the fullest extent allowed by the law, indemnify and hold harmless the City of Glens Falls, its Common Council members, its administrative offices, agents and employees against any and all claims, demands, suits, actions, proceedings, loss, attorney's fee, court costs, damages, and any other expenses or liabilities of whatsoever nature arising out of the City's granting of this permit and the applicants project.

All amounts due hereunder, including amounts incurred in the defense of any action, shall be paid to the City of Glens Falls within 30 days after the City submits to the applicant a written statement of the amounts incurred. The applicant's duties hereunder shall commence with the date of the City's approval of this permit and shall survive the applicant's completion of the project under the conditions set forth in Sec. 189 of the Ordinances of the City of Glens Falls and upon any additional conditions set by the Common Council.

12/5/18

Date

[Signature]
Applicant

Approved By: Mayor: _____ Date: _____

Common Council Res.# _____ Date: _____

over please

1533 Crescent Road, Clifton Park, NY 12065
 Phone: [REDACTED] / Fax: [REDACTED]

LETTER OF TRANSMITTAL

Date:	MJ #:	Contract:
12/6/18	972.27	N/A-
Attention:		PIN:
Robert Curtis		N/A
Project:		
RE: Encroachment Permit		

TO:
 City Clerk
 42 Ridge St
 Glens Falls, NY 12801

- WE ARE SENDING:**
- Shop Drawings
 - Attached
 - Separate Cover
 - via regular mail the following items:
 - Copy of Letter
 - Prints
 - Plans
 - Samples
 - Specifications
 - Change Order
 - CD
 - Other See Below

Copies	Date	No.	Description
1	12/5/18		Encroachment Permit
1			Plans – Existing Conditions, Layout Plan (11x17)
1			Check \$40.00

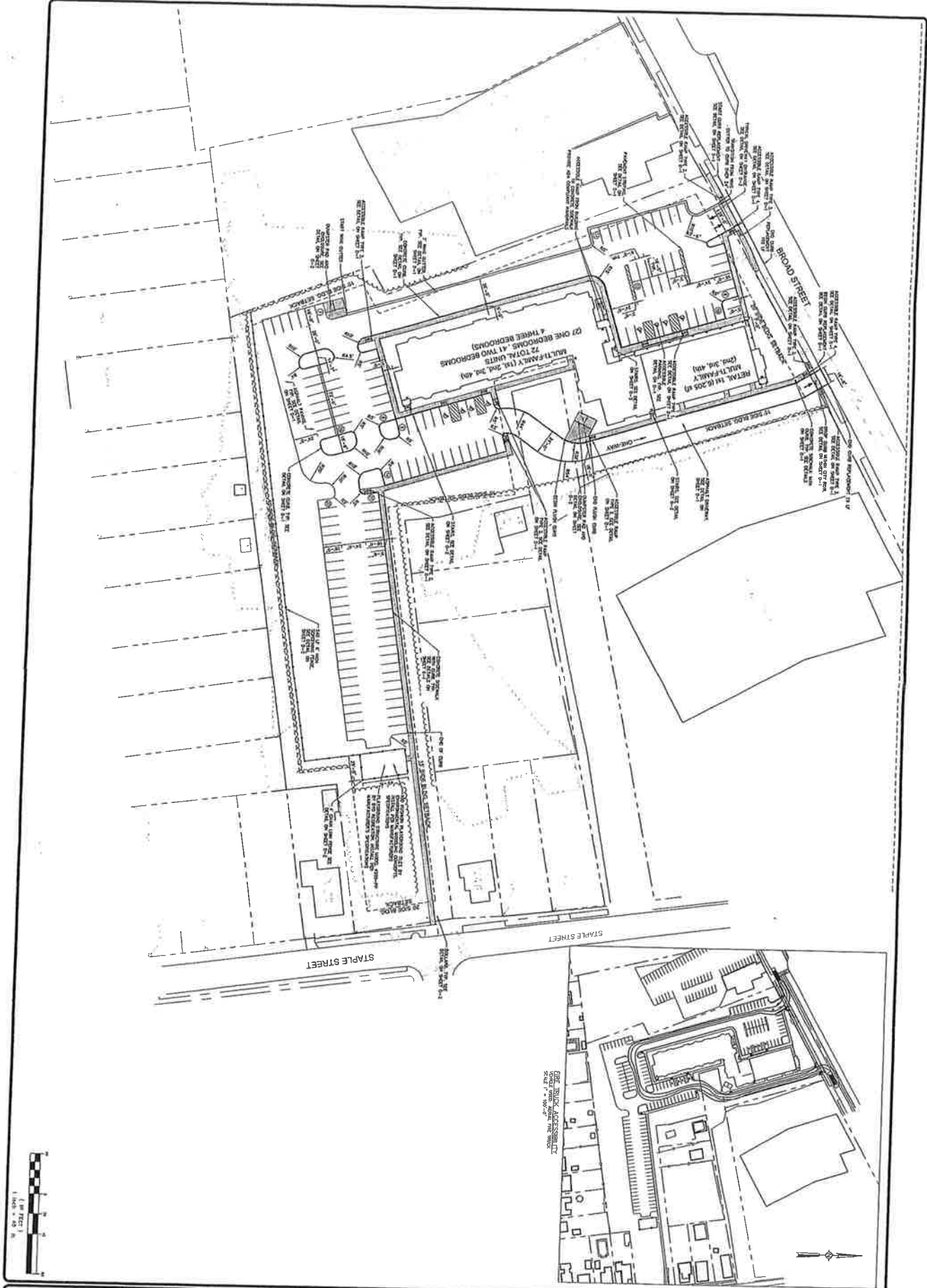
ITEMS ARE TRANSMITTED as checked below:

- For approval
- Approved as submitted
- Resubmit _____ copies for approval
- For your use
- Approved as noted
- Submit _____ copies for distribution
- As requested
- Returned for corrections
- Resubmit _____ corrected prints
- For review and comment
- Prints returned after loan to us
- Other: _____
- For bids due _____

Comments:

cc: file _____
 client _____

Signed: Alison Yovine
 Alison Yovine, PLA



THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL (P.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS					
REV	DATE	DESCRIPTION	BY	REV'D BY	DATE
1	11/20/18	REV. PER PIA & CITY ENCL COMMENTS	APY	JWE	11/20/18



Engineering and Land Surveying, P.C.
 1328 Chatham Road - Chatham Park, NY 12015

REGAN DEVELOPMENT
LAYOUT PLAN
 186 BROAD STREET
 CITY OF GLENS FALLS NY

SCALE: 1" = 40'
 CONTRACT NO. M3 PROJ. NO. 1922-27
 DATE: 10.10.18
C-5