



**CITY OF RENSSELAER  
PLANNING AND DEVELOPMENT AGENCY  
BUILDING & ZONING**

CITY HALL, 62 WASHINGTON STREET  
RENSSELAER, NEW YORK 12144-2696

Planning (518) 465-1693 Building (518) 462-5489 Fax (518) 465-2031

**REQUEST FOR SITE PLAN REVIEW AND/OR SPECIAL USE PERMIT  
APPROVAL UNDER CITY ZONING ORDINANCE**

Property Address: 321 Broadway

Zoning District: LC Tax Map # or #'s \_\_\_\_\_

REQUEST (check all that apply): Site Plan Review (\$25)  Special Use Permit (\$25) \_\_\_\_\_  
Site Plan Amendment (\$25) \_\_\_\_\_ Certificate of Appropriateness (\$0) \_\_\_\_\_

Applicant's Name (PRINT): Adam Mancini  
Full Mailing Address: 1473 Third Street Rensselaer, NY 12144  
Full Physical Address: \_\_\_\_\_  
(No P.O. Boxes)  
Telephone Number(s): (518) 269-0764

Owner's Name (IF NOT APPLICANT): C. M. Hatzidakis  
Full Mailing Address: 93 Spruce Ave. Floral Park, NY 11001  
Full Physical Address: \_\_\_\_\_  
(No P.O. Boxes)  
Telephone Number(s): (516) 790-8161

Detailed description of proposed activity and use(s): Office equipment service, sales, and supplies location. Operating Monday - Friday from 8:30 AM - 4:30 PM Excluding Holidays.

I also enclose a plot (site) plan and supporting information to demonstrate compliance with the regulations applying to the use intended and the standards for SITE PLAN REVIEW AND APPROVAL stated in ARTICLE VII and/or SPECIAL USE PERMITS stated in ARTICLE VI of the CITY ZONING ORDINANCE (Local Law #1, adopted 1979) and as described under Site Plan Details on page 3 of this application.

REQUEST must be accompanied by cash or check (made payable to the CITY OF RENSSELAER):

Signature of Applicant: [Signature] Date: 02-16-12 Amount Enclosed: 25<sup>00</sup> ch 110

Signature of Owner (if not applicant): [Signature] Date: 02-13-12

## US Globe Service Corp Business Summary 2012

### The Business

Business Name: US Globe Service Corp.

Licenses & Permits: Business Retail/Service License # 710870176

Date Established: 1986

Business Owner: C.M. Hatzidakis

Products/Services: US Globe provides a wide range of business and office solutions ranging from fax, printer, copier, and computer sales, service, and supplies, to networking solutions, web page design, and product leasing.

Estimated number of staff: US Globe currently seeks to employ 3-6 people in the Rensselaer office location year round.

### Business Premises

Business Location: Located at 321 Broadway, the US Globe office will be located in the Beverwyck Business District in the city of Rensselaer, immediately due north of the Dunn Memorial Bridge onramp. US Globe believes this location will be a good fit to the surrounding environment with a Laundromat bordering the northern side of the property and across the street from an antique shop.

Signage: US Globe intends on using window signs in the front of the building and (1) one wooden sign, approximately (15) fifteen square feet, mounted to the rear side of the building facing the Dunn Memorial Bridge ramps.

Business Zoning: 321 Broadway Rensselaer, NY 12144 is within the business district, however it is also located in a Land Conservation area and a Use Variance application has been submitted.

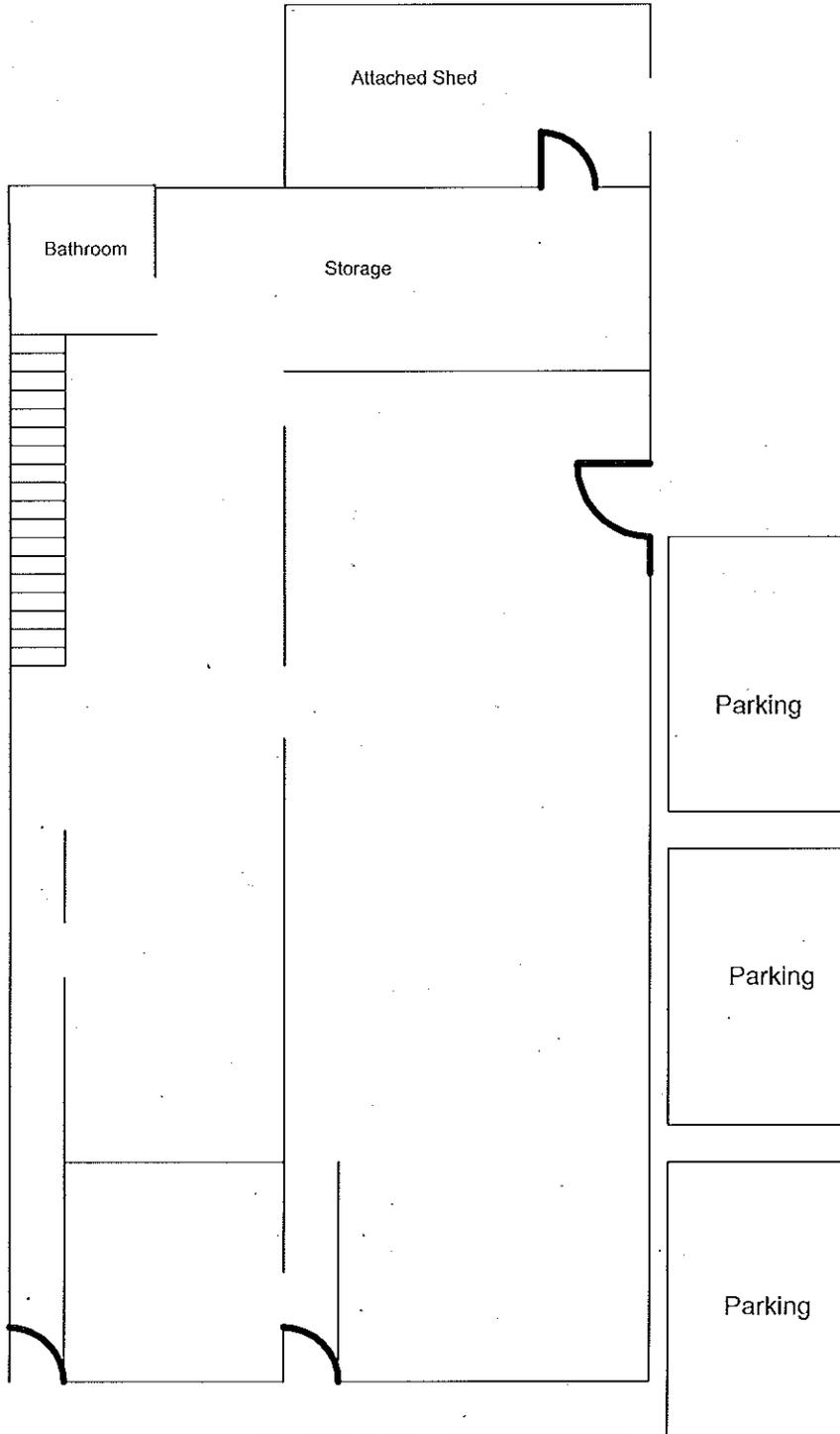
Parking: It is the intention of US Globe to utilize the current parking spaces around the building and not construct any new spaces. There is not enough space for the parking spaces required by zoning codes, a parking variance application has been submitted.

Traffic: US Globe currently has an established presence in the Capitol District. Servicing the Empire State Plaza, State Campus, NYS DOT facilities, Rensselaer City Hall and other local locations, US Globe plans to conduct its current operations in the Capitol District out of the property located at 321 Broadway Rensselaer, NY. It is the intention of US Globe to draw business to the city of Rensselaer by allowing walk-in customers to drop off office equipment for repair as well as being an established retail location for office supplies. Located between the off and on ramps of the Dunn Memorial Bridge, US Globe feels the impact on street traffic will be minimal yet the location will allow for a wide customer base and revenue stream from the surrounding Capitol District.

State Boundary Fence

*Current State*

State Boundary Fence



321 Broadway  
Rensselaer, NY

Parking

Parking

Parking

Parking

Parking

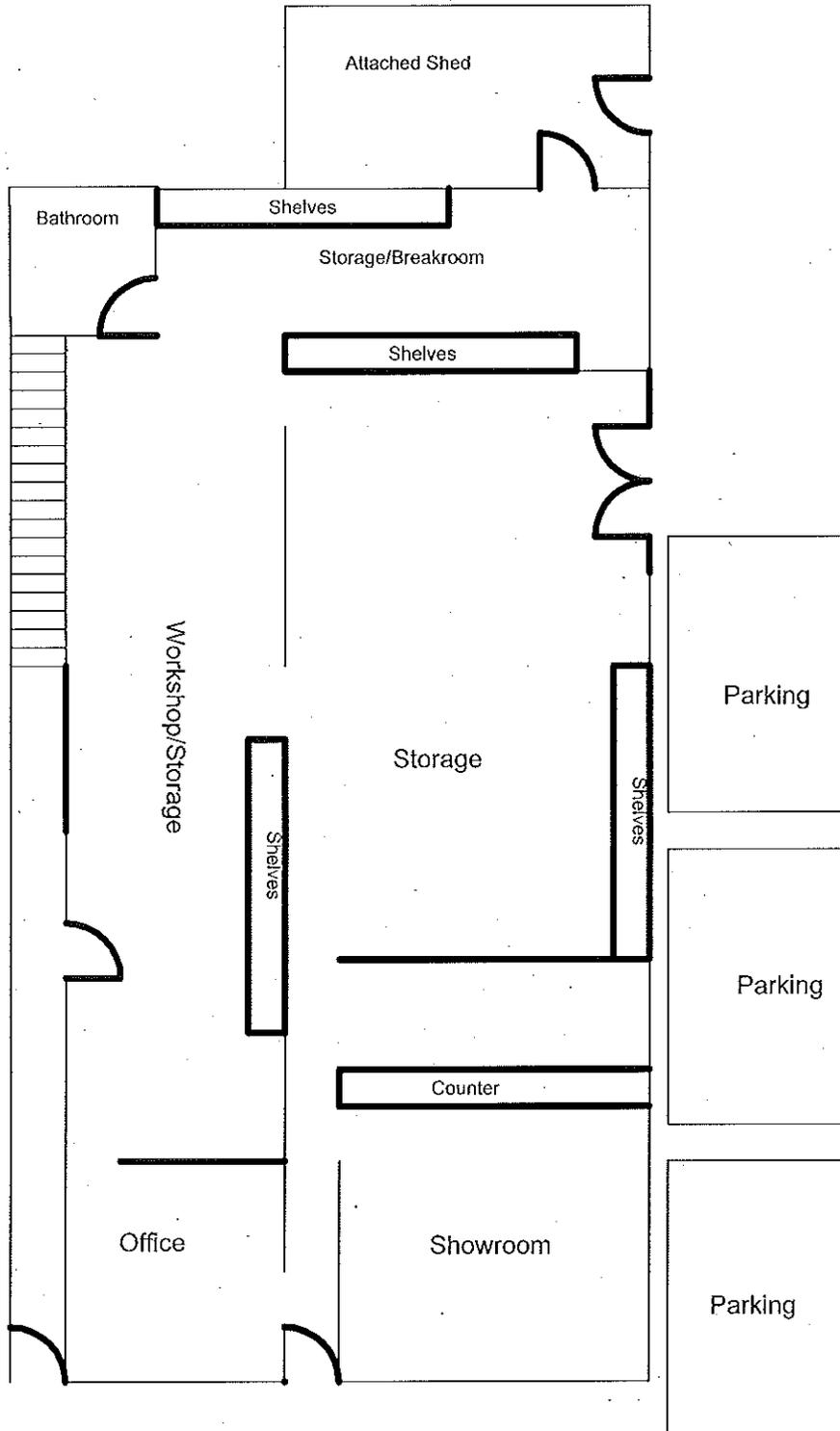
Parking



State Boundary Fence

*Intended  
US Globe Use*

State Boundary Fence



321 Broadway  
Rensselaer, NY 12144

Parking

Parking

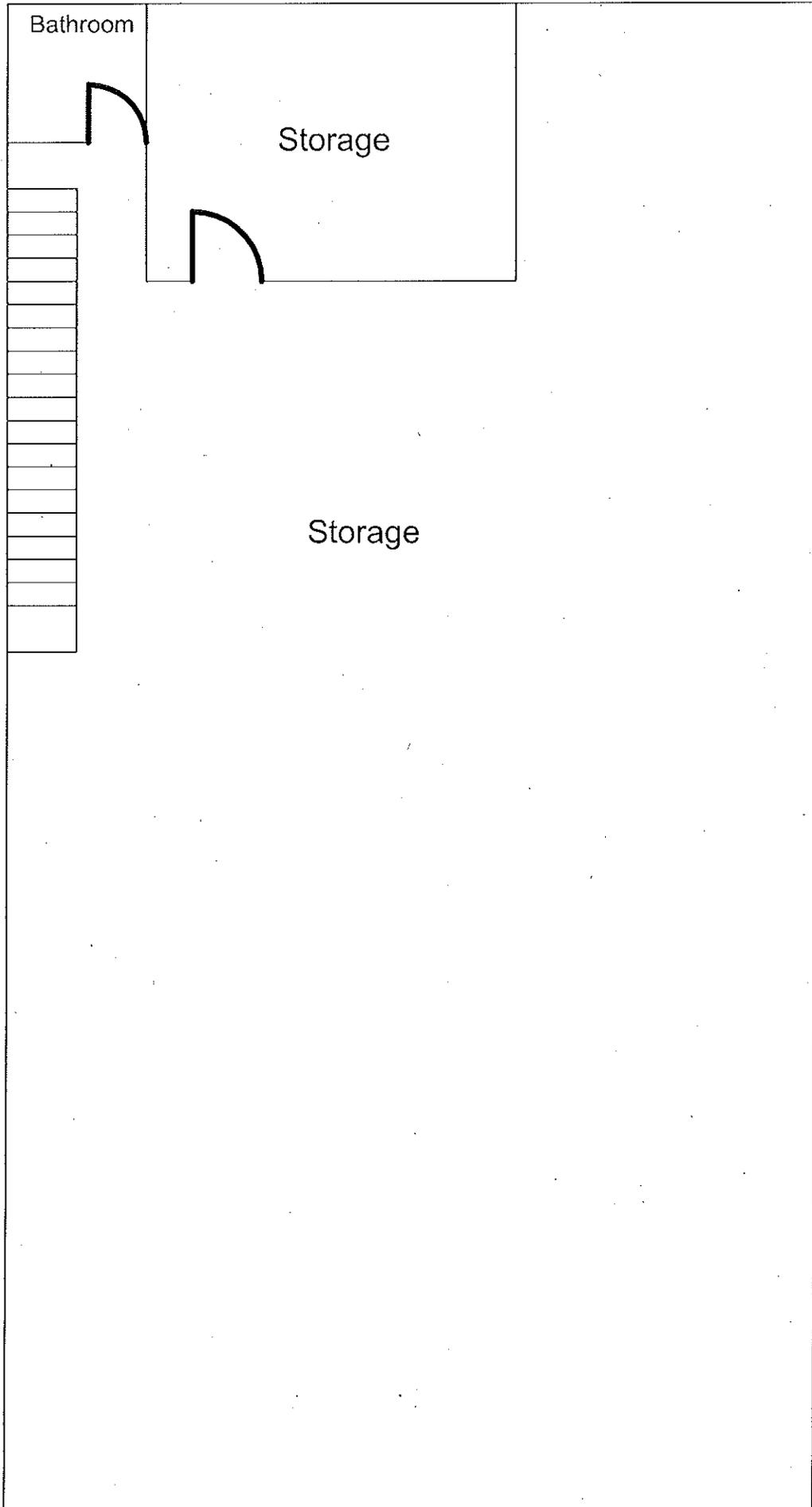
Parking

Parking

Parking

Parking





2<sup>nd</sup> Floor  
No Change

City of Rensselaer  
Planning and Development Agency  
City Hall, 62 Washington Street  
Rensselaer, NY 12144  
(518) 465-1693 / FAX (518) 465-2031

APPLICATION TO THE ZONING BOARD OF APPEALS

AREA VARIANCE

This application, made on the 1<sup>st</sup> day of March 2012, is an appeal from the decision of the Building Inspector based on requirements set forth in the City of Rensselaer Zoning Ordinance. Included with this application is a site plan of the property with all structures indicated hereon and a copy of the Building Inspector's determination.

Address or lot number of subject property: 321 Broadway

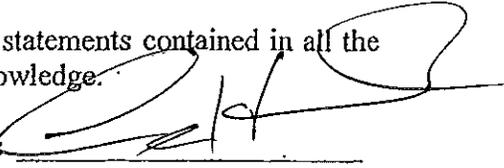
Zoning District Land Conservation Type of Use Merchant

Describe Proposal: U.S. Globe is proposing to use six (6) parking spaces at the location of 321 Broadway

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)  
Article V, Section 22, Part A requires commercial property to have 1 space per 160 sq. ft.

Justification:  
The current business does not have all required parking spaces and the lot dimensions do not allow for all required spaces to be established

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner: C. M. Hatzidakis Signature: 

Address: 93 Spruce Ave Date: 02/26/12  
Floral Park, NY 11001 Phone: (516) 790-8161

IF APPLICANT IS NOT OWNER:

Applicant's Name: Adam Mancini Signature: 

Address: 1473 Third St Date: 02-27-2012  
Rensselaer, NY 12144 Phone: (518) 269-0764

.....  
The required fee must accompany this application.  
Schedule: \$40.00 - all variances  
Make checks payable to the CITY OF RENSSELAER

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**APPLICATION TO THE ZONING BOARD OF APPEALS**

**USE VARIANCE**

The required fee of \$40 and a sketch plan of the proposal with applicable details must accompany this application. Checks should be payable to "City of Rensselaer".

Address of Subject Property: 321 Broadway  
Zoning District: LC Parcel Tax Map Number: \_\_\_\_\_  
Owner's Name: C. M. Hatzidakis Telephone Number(s): (516) 790-8161  
Mailing Address: 93 Spruce Ave, Floral Park, NY 11001

If the property owner is not the applicant, please provide the following information:

Applicant's Name: Adam Mancini Telephone Number(s): (518) 269-0764  
Mailing Address: 1473 Third Street, Rensselaer, NY 12144

**Describe Proposal:**

US Globe provides a wide range of business and office solutions ranging from fax, printer, copier, and computer sales, service, and supplies, to networking solutions, web page design, and product leasing. It is the intention of US Globe to use the property located at 321 Broadway to conduct its current and future business in the Capital District.

(Over, please)

**Justification:**

Carrying out the provisions of the City of Rensselaer Zoning Ordinance pose impractical difficulties or unnecessary hardship because:

Under current zoning regulations, no merchants can use the space, known as 321 Broadway, because it is considered to be zoned as "Land Conservation" even though it is within the Business District and adjacent to a commercial laundromat.

This hardship is unique and not shared by other properties in the vicinity because:

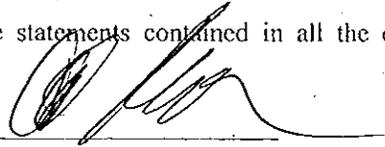
The adjacent laundromat has already been established, and therefore not required to submit another Use Variance application and the businesses across the street are not considered to be in a "Land Conservation" zone.

Granting this variance will not be a detriment to the public interest or to other properties in the neighborhood because:

The property already has a merchant on the premises and after re-zoning is implemented, the property will fall under a "Mixed-Use" zone, and this application would not be needed since a merchant location would be allowed by definition.

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Applicant: Adam Mancini

Signature: 

Date: 02-27-2012

If the applicant is not the owner:

Owner's Name: C. M. Hatzidakis

Signature: 

The required fee must accompany this application.

OFFICE USE ONLY

Schedule: \$40.00 – all variances

Case No.: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Site Plan Submitted: \_\_\_\_\_

County Referral: \_\_\_\_\_

Make checks payable to the CITY OF RENSSELAER