



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

Minutes of the Regular Meeting of the City of Rensselaer Planning Commission First Floor Conference Room, Rensselaer Community Center, 62 Washington Street February 14, 2011

Members Present:

Charles Moore – Chair, Christine Van Vorst – Vice-Chair, Frank Adams, Tom Cardamone, George Farrell.

Members Not Present:

James Ahlemeyer, Bob Campano

Staff Present:

Sarah Crowell – Planning Director, Sharon Butler, Jack Spath – Deputy Corporation Counsel

Others Present

Walter Kubow, Phil Dixon, Stephen LeFevre, Andrew Sciocchetti, Mary Elizabeth Slevin, Lou Lourinia, Dave Gardner

Call to Order:

Acting Chair Moore called the regular meeting of the City of Rensselaer Planning Commission to order at 6:35 PM. Roll call was taken, and it was determined there was a quorum.

Adoption of Past Meeting Minutes

The minutes of January 10, 2011 and the special meeting of January 26, 2011 were approved as submitted and with no amendments or corrections

Communications

There were no communications. Ms. Crowell did state that there is training available for members of the commission and anyone interested should contact the Planning Office

New Business

- 1. 312 Broadway** – Request for Recommendation to the ZBA for Area Variance to allow construction of a 6' wood stockade fence on a corner of a multi-residential (R-3) zoning district.

Ms. Crowell brought it to the attention of the board members that in checking the GIS system it was found that the area in question does not in fact belong to the applicant, but owner of record is New York State.

Ms. Van Vorst stated that the fence should be removed as it was and asked what the procedure would be. Ms. Butler explained that Dan Moore would issue a letter to the applicant that the fence is to be removed immediately.

Mr. Moore stated that the board does not have to take action on the application

- 2. Cottage Hill Landing, 96 Partition Street-**

Submission of FEIS for determination of completeness.

Mr. Moore opened discussion stating that this process has been 5-6 years. Discussion took place regarding the whether the FEIS documentation was for owner occupied or rental units. Mr. Dixon stated that is has information for both scenarios. Mr. Dixon also stated that the next step for the board to move forward is to pass a resolution to accept the FEIS. He also said that all other entities would receive copies of the FEIS.

Mr. Moore asked Mr. LaFevre to go over key points of the report. Issues discussed: fence installation which would be addressed on the site plan review; landfill issue, surface discharge which would need DEC permit along with storm water issues. There was also discussion regarding the traffic study and discussion about supplemental impact.

Mr. LaFevre and Mr. Dixon agreed that the traffic study done is adequate. Ms. Crowell stated that UW Marx and Clough Harbor Associates also did studies that considered the traffic impact of this project.

Mr. LaFevre also discussed the amount of revenue generated from water usage; he stated that the City would not recover the amount indicated in the report because of water loss and that the revised EIS reflected these reduced amounts.. He also stated there are letters from the police and fire departments regarding the impact on services.

Mr. Moore then questioned the fiscal resources and asked if the amounts were from owner occupied or rental. Mr. LaFevre stated that it included both.

Mr. Moore also questioned the per student cost of \$13,776 as a report came out from the business review that the City spends \$20,000 per student.

Ms. Van Vorst stated that it appears that a few of the figures are not correct. Ms Van Vorst also questioned whether the new State Aid amounts were included.

Mr. Moore stated that the issues can be resolved prior to findings statement.

Mr. Moore asked if there were any other questions or concerns. Being none he asked Mr. Dixon to read the Resolution of the City of Rensselaer Planning Commission for Cottage Hill (attached) having the City of Rensselaer Planning Commission accept the FEIS.

Mr. Moore asked for a motion to have the Planning Commission accept the FEIS Motion made by Mr. Adams 2nd by Mr. Farrell all in favor with no objections the motion carried.

3. Discussion of Escrow Policy

Ms. Crowell stated that the Commission has been reviewing all the invoices for the escrows of the projects in front of the Planning Commission and asked if they wanted to continue this practice or if they wanted to amend it by just reviewing invoices over a certain amount.

Ms. Van Vorst stated that the reason the Commission reviews and approves invoices is for the extra layer of review and to make sure everything is being followed as directed.

Mr. Spath also indicated that he thought the Board should review the invoices.

Mr. Moore asked for a motion that the Board has agreed that they will continue to review invoices for the projects in front of the board that have escrow accounts set up

Motion by Ms. Van Vorst 2nd by Mr. Farrell all in favor with no objections; motion carried.

Ms. Crowell then presented invoice #0074142 from Chazen Engineering in the amount of \$1,400.00 for the De Laet;s Landing Project review for the Board to review

Mr. Moore asked for a motion to pay invoice #0074142 in the amount of \$1,400.00 to Chazen Engineering for the De Laet's Landing Project

Motion by Ms. Van Vorst 2nd by Mr. Adams all in favor with no objections; motion carried.

Other Business

Mr. Moore and Ms. Van Vorst brought up the new candy shop business at 1801 Fourth Street and whether they obtained a Certificate of Compliance and if it was an approved business. Ms. Crowell stated that because the use was still retail they did not need to obtain Planning Commission approval. Ms. Butler stated that they did obtain their Certificate of Compliance from the Building Inspector.

Adjournment:

Hearing no objections, Mr. Moore adjourned the meeting at 7:15 PM.

Next Meeting:

The next regular meeting is scheduled for March 14, 2011 at 6:30 PM.

Record of Decisions:

An official record of decisions noting the details of motions and votes from this meeting along with any conditions & stipulations of approval has been filed with the City Clerk and a copy maintained in Planning Department records.

Respectfully Submitted,

Sarah Crowell
Secretary