

Minutes of the Regular Meeting of the City of Rensselaer Planning Commission
First Floor Court Room, Rensselaer Community Center, 62 Washington Street
July 11, 2011

Members Present:

Christine Van Vorst – Vice-Chair, Tom Cardamone, James Ahlemeyer, Bob Campano, and George Farrell

Members Not Present:

Charles Moore – Chair, Frank Adams

Staff Present:

Sarah Crowell – Planning Director, Daniel Berheide – Assistant Planning Director, and Jack Spath - Counsel.

Others Present

Lou Lourinia, Dave Gardner, Josh Wainman, and Frank E. Jeffries.

Call to Order:

Vice Chair Van Vorst called the regular meeting of the City of Rensselaer Planning Commission to order at 6:30PM. Roll call was taken and quorum determined.

Adoption of Past Meeting Minutes

A motion by James Ahlemeyer to approve the minutes of June 13th and June 30th of 2011 as submitted was seconded by Tom Cardamone and passed by those present.

Communications

NONE

Old Business:

1. A motion from George Farrell, seconded by Tom Cardamone, was made to pay the invoice #0075479 from Chazen Companies for technical services on the de Laet's Landing project. The motion carried.
2. James Ahlemeyer made a motion to amend the agenda to reflect the Invoice # 355533 from Whiteman Osterman and Hanna LLP is for legal services on New Castle Asphalt project and pay the bill. The motion was seconded by Tom Cardamone and passed by all present.

- 3. 500 South St., J. Wainman on behalf of H. Stilsing:** Action Requested: Final site-plan review and approval for the construction of a 50' x 100' cold material storage building.

After a brief description of the proposed building by J. Wainman, representative from the consulting firm employed by H. Stilsing, James Ahlemeyer asked for further detail about its specific use. A discussion followed contemplating whether the proposed building should be considered an extension and an accessory structure to the existing approved use on the property. The discussion determined the site-plan was appropriate. A motion was made by George Farrell to approve the final site-plan, seconded by Bob Campano, and carried unanimously.

New Business

- 1. 35 Nelson Ave and 6 Belmore Pl.: approval of Certificates of Appropriateness to repair front porch and replace siding respectively in a Historic Residential zone.**

Mr. Jeffries presented photos to the Planning Commission to support his proposal to replace the front porch at 35 Nelson and siding at 6 Belmore Pl. Christine Van Vorst explained there are stringent limitations regarding the types of materials that could replace the existing materials. Sarah Crowell added that the Planning Department has a financial assistance program (known as the Façade Program) available for qualifying residents in the Historic District. A discussion pertaining to the interpretation and intent of the code developed leading into a motion to accept the proposal subject to the following conditions: the siding materials shall use either cement board or wood and the design and color shall be reviewed and approved as historically accurate by both the Building and Zoning Administrator and Planning Director.

Adjournment:

Vice Chair Van Vorst adjourned the meeting at 7:05 PM.

Next Meeting:

The next regular meeting is scheduled for August 8, 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