



PLANNING AND DEVELOPMENT AGENCY BUILDING & ZONING
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Minutes of the Special Meeting of the City of Rensselaer Zoning Board of Appeals First Floor
Conference Room, Rensselaer Community Center, 62 Washington Street

September 26, 2011

Members Present:

Vice Chair – Bill Bulnes, Nancy Hardt, Terance Ruso, and Aaron Harbeck

Members Not Present:

Chair – Gene Hilstro, Paula Micheli, and Michael Scott

Staff Present:

Sarah Crowell – Director of Planning, Daniel W. Berheide – Assistant Director of Planning, Jack Spath – Counsel.

Others Present

Doug Hanks and Lou Lourinia

Call to Order:

The regular meeting of the City of Rensselaer Zoning Board of Appeals was called to order at 6:05 PM. Roll call was taken and it was determined a quorum was present.

Adoption of Past Meeting Minutes:

Nancy Hardt made a motion to adopt as submitted the minutes of the regular meetings on January 24th, February 7th, and June 27th, 2011, seconded by Terance Ruso, and carried unopposed.

Old Business

NONE

New Business

Mr. Bulnes read aloud the application by Doug Hanks for an area variance and the legal code pertaining to the cause for an area variance and the criteria the Board must use to render a decision. Mr. Bulnes opened the public meeting and requested the applicant speak on the purpose of the request for the project and variance. The Board members asked various questions about the property using the photographs available to better understand the nature of the problem and the proposed porch. Presented with no other comments, the public hearing was closed. A motion was then made by Aaron Harbeck,

seconded by Nancy Hardt, to approve an area variance for a seven foot relief from minimum setback regulations to allow the construction of a deck. Terry Russo stipulated the motion recognize the application fits within the character of the street and does not alter the neighborhood.

Other Business:

The Director of Planning suggested the Board members consider dismissing the public workshop from future meetings. Jack Spath requested time to review the legality of the matter. It was also announced that an MS4 meeting and training, as mandated by New York State, would be held in the coming future and is being coordinated with our consultant and the president of the Common Council.

Adjournment:

Hearing no objections, Mr. Bulnes adjourned the meeting at 6:25PM.

Next Meeting:

The next regular meeting is scheduled for October 24th, 2011 at 6:00 PM.

Record of Decisions:

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

Respectfully submitted,

Sarah Crowell Secretary