

Minutes of the Regular Meeting of the City of Rensselaer Planning Commission
First Floor Court Room, Rensselaer Community Center, 62 Washington Street
January 9, 2012

Members Present:

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

Members Not Present:

none

Staff Present:

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

Others Present

Dave Gardner, Leonard Cross, Terry Russo, Michele Peart, Amanda Avery, Rocca Bachandouris, Colleen Pierson, Marion Weber, Chuck Herrick among others.

Call to Order:

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

Adoption of Past Meeting Minutes

A motion by George Farrell to approve the minutes of October 11th of 2011 as submitted was seconded by James Ahlemeyer and passed unanimously.

Communications

A reminder was made that trainings on the city's MS4 program would be held on February 1st and 15th during the Common Council meeting beginning at 5:30pm. These trainings will qualify for continuing education requirements for delegates. Sarah Crowell announced the city-wide zoning update is in its final stages and is expected to be sent to the Common Council for review and passage. There was some further discussion and update on the UW Marx project and the Broadway project.

Old Business:

None

New Business

1. **Leonard Cross of Yankee Doodle Taxi, 215 Academy St.** – Action Requested: Approve site plan to relocate taxi dispatch and car storage to a garage in the Local Business District.

The Chair of the Planning Commission, Charles Moore, began by asking questions of the applicant related to the parking, noting some public safety concerns with respect to the narrowness of the road for two-way traffic. Christine Van Vorst concurred with the concern and requested some additional description be given by the applicant. Sarah Crowell aided the applicant in clarifying aspects of the proposal. The discussion turned to whether a sign was included in the proposal and it was determined that any future request for a sign would require a building permit and therefore it was not necessary for the Planning Commission to render a decision with regards to a sign in this instance. Terry Russo, the property owner, spoke in favor of the application. At this point seeing no other discussion raised, Charles Moore requested a motion be made to approve site plan. A motion was made by George Farrell to approve the site plan with the condition that the taxi cabs not park longer than fifteen (15) minutes along Academy Street between Second and Third Avenues to mitigate possible congestion in the area. The motion was seconded by Bob Campano and carried unanimously.

2. **Charles Herrick, 1484 3rd St.** – Action Requested: Approve special use permit to erect a 20' x 21' (420ft²) carport in a district zoned two-family residential.

Mr. Herrick presented his proposal to the Planning Commission beginning with some background on conversations he had with Planning Department staff in August. It was noted that a miscommunication was in part relevant to the purchase of a car port without previously obtaining a building permit or special use permit. Daniel Berheide presented a record of email communication between he and the Building and Zoning Administrator to the Planning Commission that describes the dimensions of the applicant's driveway as adequate for the size of the 20' x 21' carport and capable of meeting set back requirements. The Chair opened a public hearing but in the absence of any comments the public hearing was closed. A motion was then made to approve the special permit for the construction of a 20' x 21' car port by Christine Van Vorst, a second by Frank Adams, and passed by all present.

Adjournment:

Chair Moore motioned to adjourn the meeting at 7:01 PM. Seconded by Frank Adams. Motion carried.

Next Meeting:

The next regular meeting is scheduled for February 6th 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