

Minutes of the Regular Meeting of the City of Rensselaer Planning Commission
First Floor Court Room, Rensselaer Community Center, 62 Washington Street
March 12, 2012

Members Present:

Charles Moore – Chair, James Ahlemeyer, Bob Campano, Tom Cardamone, Frank Adams, and George Farrell

Members Not Present:

Christine Van Vorst – Vice-Chair

Staff Present:

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

Others Present

Dave Gardner, Brenda Jiguere, Adam Mancini, Steve Hart, 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

The meeting minutes for meetings in January and February were reviewed and accepted.

Communications

An announcement about the update to the Open Meetings Law was made. The Assistant Director of Planning stated that efforts to will be made to provide more access to applications under consideration by the Planning Commission and these would be available online prior to meetings.

Old Business:

None

New Business

- 1. Brayton Construction, 44 Aiken Ave, special use permit and site-plan approval.** Representing Mr. Brayton and the project, Mr. Hart presented site-plans to the Planning Commission describing the aesthetic consistency between the proposed building at 44 Aiken and the recently approved site-plans at 90 Columbia St. He also discussed green infrastructure and stormwater management on the site. The applicant has stated this is to be a significant improvement to the site, including fencing and parking. Concerns about the minimal parking was addressed noting the adjacent lot will provide parking and the proximity to pedestrian access and public transit. Charles Moore asked about whether

the applicant has received interest from prospective tenants at this point in time. The Chair opened the meeting into a public hearing. Dave Gardner requested more information about the floodproofing and whether any road improvements would be made in conjunction with the site. In response, Mr. Hart explained the applicant is working with the city to meet the flood damage prevention requirements but that there were no plans at this time to make improvements to the city street. The public hearing on the special-use permit was closed. Bob Campano made a motion, seconded by George Farrell, to approve only the project conceptually citing a need to see the plans be further reviewed by city staff. The motion passed.

2. **US Globe Service Corp, 321 Broadway, area and use variance recommendation and occupancy change/site-plan approval.** Adam Mancini presented to the board his proposal to establish a branch of US Globe Service out of the premises at 321 Broadway. He explained the nature of the office equipment service and repair enterprise and his interest in installing a showroom in the future. They anticipate they will be hiring a couple additional employees. The applicant described the exterior work they intend to complete including fixing the yard in the back and painting the building. Sarah Crowell, Director of Planning, pointed out that the previous owner had received variances and the new zoning would permit the use. Employee parking would be along the side of the building. James Ahlemeyer expressed concern that there is no legal agreement between neighbors to drive across their property to access parking spaces. George Farrell made a motion to approve the change of use and make a positive recommendation to the Zoning Board of Appeals to grant the use and area variance to allow for a commercial use in the LC zone and relief from parking requirements, seconded by Frank Adams, and approved by all present.
3. **Coastal Consistency Determination, Zoning Update.** The Assistant Director of Planning briefly described the history of the zoning update and in particular noted the most recent meeting and comment periods. A motion was made by James Ahlemeyer, seconded by George Farrell. The motion carried.

Adjournment:

A motion was made to adjourn by Charles Moore, seconded by James Ahlemeyer, and passed by all. Chair Moore motioned to adjourn the meeting at 7:51 PM. Seconded by Frank Adams. Motion carried.

Next Meeting:

The next regular meeting is scheduled for April 9th 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,

Daniel W. Berheide, Secretary