

**Minutes of the Regular Meeting of the City of Rensselaer Planning Commission**  
**First Floor Court Room, Rensselaer Community Center, 62 Washington Street**  
**May 14, 2012**

**Members Present:**

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

**Members Absent:**

James Ahlemeyer

**Staff Present:**

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

**Others Present**

Bob Brayton, Will O’leary, Cynthia Elliott, Colleen Pierson, Marie Stephenson, Margaret Waldron, Steve Hart, and Byron Fonda 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 April were reviewed and accepted.

**Communications**

The Assistant Director of Planning reiterated registration is currently open for a workshop, scheduled June 14<sup>th</sup>, hosted by the Capital District Regional Planning Commission at HVCC and would count towards Planning Commission members training credits.

**Old Business:**

1. **Brayton Construction, 44 Aiken Ave,** - Action requested: Approve special use permit and site-plan. Steve Hart provided updated site plans and an aerial photo of the surrounding area. He described the history of the application and existing site. There was some discussion about the details of the plan including the green space, sidewalks, and lighting. Mr. Brayton explained the intention was to not fully build out the site until ideally a tenant could be found so the interior was constructed to their needs. Jack Spath commented that a variance would be required for the green space, unless it could be increased on the site, and setbacks. Chris Van Vorst made a motion, seconded by George Farrell, to make a positive recommendation to the Zoning Board of Appeals to grant an area variance both for relief from setback and greenspace requirements, requests a lighting and landscaping plan, determine

the project as a Type II action according to State Environmental Quality Regulations, and approve the preliminary site plan. The motion passed by all present.

### **New Business**

- 1. William Parker, 87 Partition St.** – Action Requested: Approve subdivision of 25' x 115' parcel in two to be then consolidated with adjoining properties. Cindy Elliott, representing William Parker, described the lot and the benefits to the neighboring properties to subdividing the parcel. She explained each neighbor would consolidate the subdivided property. After a brief discussion about the legal steps following an approval by the Planning Commission, George Farrell made a motion to approve both the preliminary and final subdivision plans, seconded by Frank Adams, and was approved unanimously.
- 2. Albany Yacht Club, 73 Broadway** – Action Requested: Approve certificate of appropriateness to replace siding and windows in a historic district. Will O'leary, on behalf of the Albany Yacht Club, presented the plans to refurbish the exterior siding with "Alpine Frost" CertainTeed cement board, use scalloped tiles over the top floor, and change out the windows in-keeping with the building's historic features. He showed how the changes would be similar to the recently completed re-siding to 63 Broadway and relates well to the surrounding historic district. A motion was made by Chris Van Vorst, seconded by Frank Adams, to approve the Certificate of Appropriateness for the Albany Yacht Club as proposed on the application. The motion carried.
- 3. Planning Department** – Action Requested: Recommend the Common Council consider waiving the sign restrictions and building permit fees for businesses along Broadway affected by construction. After some discussion about time frame, it was agreed relief from sign restrictions should only be temporary and for a duration not longer than the scheduled reconstruction. A motion to recommend the Common Council temporarily waive the sign restrictions for businesses along Broadway was made by Mrs. Van Vorst, seconded by Mr. Adams, and passed unanimously.

### **Adjournment:**

A motion was made to adjourn by Charles Moore, seconded by George Farrell, and all agreed. The meeting was adjourned at 7: PM.

### **Next Meeting:**

The next regular meeting is scheduled for June 11<sup>th</sup> 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