

Minutes of the Regular Meeting of the City of Rensselaer Planning Commission
First Floor Court Room, Rensselaer Community Center, 62 Washington Street
September 10, 2012

Members Present:

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

Members Absent:

Tom Cardamone and George Farrell

Staff Present:

Daniel Berheide – Asst. Planning Director and Jack Spath - Counsel.

Others Present

Dave Gardner, Marc Antonucci, and Brenda Gregoire.

Call to Order:

Chair Moore called the meeting of the City of Rensselaer Planning Commission to order at 6:32PM. Roll call was taken and quorum determined.

Adoption of Past Meeting Minutes

The meeting minutes for August were reviewed and accepted.

Communications

The Assistant Director of Planning spoke about the upcoming training at Hudson Valley Community College hosted by the Capital District Regional Planning Commission that would satisfy members training requirements.

Bob Campano spoke about his recent experience at Home Depot where he asked about aluminum compared to vinyl clad windows and asked that the Planning Department continue to research what the preferred treatment should be for the Historic District.

Old Business:

None

New Business

- 1. 18 Fourth Ave – Renwyck Place:** A request by Renwyck Housing Associates to approve a subdivision into two parcels approximately 3.80 acres and 0.45 acres.
Mr. Antonucci, on behalf of the applicant, submitted an amended narrative to the Planning Commission members and public. Mr. Antonucci went on to explain that the two applications have a similar background, the companies Rensselaer Housing Associates and Rensselaer Housing Company

are Tesco Properties Inc. He further explained that they are currently under contract to sell the properties and in the course of doing their due diligence a survey was performed and it was noted the 18 Fourth Avenue property contained a portion of a park maintained by the City of Rensselaer. In order to clear the property title and avoid any dispute, Renwyck Housing Associates desires to quitclaim the property to the city.

There was some confusion regarding the boundaries of the subdivision. It was discussed that the final subdivision plat should be redrafted for ease of interpretation. Brenda Gregoire continued to ask questions about the location of the property and boundaries as well as the process of quitclaim. Jack Spath, counsel, clarified the process of quitclaim. Chris Van Vorst stated that the park area under dispute had been maintained by the city for the past 20-50.

The chair of the Planning Commission suggested the representative go ahead at this time and discuss the second property.

2. **460 Forbes Ave - Van Rensselaer Heights:** A request by Rensselaer Housing Company to approve a subdivision into two parcels approximately 3.93 acres and 0.10 acres.

While it was noted the origin of the encroachment was a little more clear in this case there were still questions about the boundaries of the area to be transferred. The attorney representing the applicant clarified where the present and proposed boundaries begin and end. Then the conversation returned to the process of quitclaim, particularly in the case of the 18 Fourth Ave property, where the Planning Commission counsel suggested the subdivision approval could be contingent on the acceptance of the quitclaim by the Common Council.

At this time, Bob Campano motioned to approve the preliminary subdivision plat for 18 Fourth Ave – Renwyck Place - conditioned on the Common Council accepting the quitclaim to the property. The motion was seconded by Frank Adams and passed by all present. Following, Bob Campano made a second motion to approve the preliminary subdivision – 460 Forbes Ave, Van Rensselaer Heights -, seconded by Frank Adams, and approved unanimously.

Adjournment:

A motion was made to adjourn by Charles Moore, seconded by Bob Campano, and all agreed. The meeting was adjourned at 6:55 PM.

Next Meeting:

The next regular meeting is scheduled for October 9 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