



Marybeth Pettit, AICP
Planning Director

CITY OF RENSSELAER
PLANNING AND DEVELOPMENT AGENCY
BUILDING & ZONING
CITY HALL, 62 WASHINGTON STREET
RENSSELAER, NEW YORK 12144-2696
Planning (518) 465-1693 Building (518) 462-5489 Fax (518) 465-2031

Minutes of the Regular Meeting of the City of Rensselaer Zoning Board of Appeals
First Floor Conference Room, Rensselaer Community Center, 62 Washington Street
February 22, 2010

Members Present:

Chair – Gene Hilstro, Vice Chair – Bill Bulnes, Nancy Johnson, Michael Scott

Members Not Present:

Nancy Hardt, Terance Ruso, Leonard Sciotti

Staff Present:

Marybeth Pettit – Planning Director, Kevin McLoughlin – Assistant Director of Planning, John Spath – Deputy Corporation Counsel

Others Present

Harry Adalian, Dominick Tagliento, Thad Smith, Bob Noel, William Sheldon

Call to Order:

The regular meeting of the City of Rensselaer Zoning Board of Appeals was called to order at 6:12 PM. Roll call was taken and it was determined that there was a quorum.

Adoption of Past Meeting Minutes:

No minutes were considered.

Old Business

NONE.

New Business

1. Sharon Disarro, 8 Gregory Court – request for Area Variance of 3.2’ from required 15’ side yard setback to allow a one-story extension to a residential dwelling located in the planned development (PDD) zoning district known as Partridge Run.

Thad Smith of Teakwood Builders described the proposed work and showed plans and schematics with construction and architectural details.

Chair Hilstro opened the public hearing at 6:14 PM. Hearing no one to speak for or against the application Chair Hilstro closed the public hearing at 6:16 PM.

Mr. Bulnes moved to grant the requested Area Variance with the stipulation that the exterior of the addition match the general neighborhood character and appearance. Mr. Scott seconded. The motion was unanimously approved.

2. Environmental & Fueling Systems, 44 Partition Street – request for Use Variance to allow rental of fire house property as a garage for commercial vehicle (water tank truck) storage in a multi-family (R2) residential zoning district.

William Sheldon expressed concern about the loss of the fire apparatus in this neighborhood and that this building was built only a few years ago just to house the ladder truck, which had now been moved.

Bob Noel described the truck he intended for the garage rental as a water tanker truck that would be empty when it entered the garage. He noted that the driver was a city resident, making this a convenient location.

Harry Adalian, Common Council President stated that the ladder truck had been moved because the recent fire damage to the kitchen / living facilities made it necessary to relocate it with the full-time fire personnel. He added that the council was working to address Mr. Sheldon’s concerns and that a committee had been formed to develop a comprehensive plan for the future of the fire department and its facilities. The council felt in the meantime it would make sense to bring in some income at the vacant property.

Ms. Johnson told Bob Noel that she was unhappy with the Marx Company’s workmanship on the railroad station, and the high school.

Chair Hilstro opened the public hearing at 6:19 PM. Hearing no one to speak for or against the application Chair Hilstro closed the public hearing at 6:24 PM.

Ms. Pettit said there did not seem to be a nexus between the H.S. construction work and this application.

Mr. Bulnes moved to grant a Use Variance to permit rental of storage/parking space to a commercial vehicle in a residential zoning district with the stipulation that no other commercial activity was to take place on the property or any signage be erected. Mr. Scott seconded. The motion was unanimously approved.

Other Business:

NONE.

Adjournment:

Hearing no objections, Mr. Hilstro adjourned the meeting at 6:26 PM.

Next Meeting:

The next regular meeting is scheduled for March 22, 2010 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,

Marybeth Pettit
Secretary