



CITY OF RENSSELAER

OFFICE OF
THE CITY CLERK
CITY HALL
62 WASHINGTON STREET
RENSSELAER, NEW YORK 12144

(518) 462-4266
Fax: (518) 462-0890

AGENDA FOR THE COMMON COUNCIL MEETING JUNE 3, 2020

1. A RESOLUTION TO APPROVE PROPOSED LOCAL LAW #6 OF 2020 AS TO FORM AND SCHEDULING A PUBLIC HEARING THEREON
2. A RESOLUTION APPROVING AND ESTABLISHING A NEW FEE SCHEDULE FOR PLANNING AND DEVELOPMENT OF THE CITY OF RENSSELAER AND SCHEDULING A PUBLIC HEARING THEREON
3. RESOLUTION AUTHORIZING RECONVEYANCE OF TAX PARCELS BY CITY TREASURER

By Alderperson : _____

Seconded by Alderperson : _____

A RESOLUTION TO APPROVE PROPOSED LOCAL LAW NO. 6 OF 2020 AS TO FORM AND SCHEDULING A PUBLIC HEARING THEREON

WHEREAS, the City of Rensselaer is desirous of amending Title IV, Section 77, of the Charter of the City of Rensselaer, New York, relative to the Auditing and Payment of Claims of Vendors servicing the City of Rensselaer, and

WHEREAS, the Common Council has reviewed proposed Local Law No. 6 of the year 2020, and

WHEREAS, such Local Law appears appropriate as to form and it appearing appropriate for a Public Hearing to be scheduled so as to consider public comments on such proposed Local Law,

NOW, THEREFORE BE IT RESOLVED, that proposed Local Law No. 6 of the year 2020 is hereby approved as to form, and

BE IT FURTHER RESOLVED, that a Public Hearing will be held at 6:30 p.m. on June 17th, 2020, at the City Hall of the City of Rensselaer located at 62 Washington Street, Rensselaer, New York, so as to allow the Common Council to hear Public Comment on proposed Local Law No. 6 of 2020, and

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to issue appropriate Public Notice of the Public Hearing scheduled herein.

Approved as to form and sufficiency
this _____ day of June, 2020

Corporation Counsel

Mayor

James Van Vorst	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Dave Gardner	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Bryan Leahy	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
James Casey	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Eric Endres	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Margaret Van Dyke	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
John Defrancesco	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Vote Totals	Aye	No	Abstain	Absent
Result				

CITY OF RENSSELAER

LOCAL LAW NO. 6 OF THE YEAR 2020.

A Local Law

**To Amend Title IV, Section 77, of the Charter of
the City of Rensselaer, New York, Relative to
the Auditing and Payment of Claims**

Be it enacted by the Common Council of the City of Rensselaer as follows:

ARTICLE I. INTENT

This Local Law shall be known as Local Law No. 6 of 2020, and shall amend Title IV, Section 77, of the Charter of the City of Rensselaer, New York, relating to the Auditing and Payment of Claims against the City of Rensselaer. This Local Law amends and supersedes all previously adopted Local Laws concerning such Auditing and Payment of Claims of Vendors servicing the City of Rensselaer. The purpose of this Local Law is to update Section 77 of the City Charter to meet the provision contained in Section 64 of the New York State Second Class Cities Law.

ARTICLE II. LEGISLATIVE ACTION

The Common Council of the City of Rensselaer, New York, hereby amends Article II, Section 155-4(B)(1), of the Code of the City of Rensselaer, New York, so as to read as follows:

§ 77. Claims against the City. No claim against the City except for a fixed salary, for the principal or interest on a bonded or funded debt or other loan, or for the regular or stated compensation of officers or employees in any city department, or for work performed or materials furnished under contract with the City, shall be paid unless a claim therefor, in such form as the Comptroller shall prescribe, and approved by the head of the department or officer whose action gave rise or origin to the claim, shall have been presented to the Comptroller, and shall have been audited and allowed by the Comptroller. The Common Council, by resolution, may require that claims be certified or that they be verified by oath of the claimant or claimant's duly authorized agent. The Comptroller shall cause each such claim, upon presentation to the Comptroller for audit, to be numbered consecutively and the number, date of presentation, name of claimant and brief statement of character of each claim shall be entered in a book or computer ledger kept for such purpose, which shall at all times during normal office hours the Comptroller be so placed as to be convenient for public inspection and examination. No claim shall be audited or paid until at least five days have elapsed after its presentation to the Comptroller, and the Comptroller shall not be required to audit a claim until two weeks have expired after the expiration of such period of five days. Notwithstanding the foregoing, the Comptroller is hereby authorized to pay by direct withdrawal from City funds normal and customary cyclical bills of the City for ongoing services, such as utilities, insurances, and the like, so as to avoid otherwise applicable penalties and late fees. Such payments still

are subject to audit and review. The Comptroller is authorized, in considering a claim, to require any person presenting the same for audit to be sworn before the Comptroller, and to give testimony touching upon the justness and accuracy of such claim, and to take evidence and examine witnesses in reference to the claim, and for that purpose, the Comptroller may issue subpoenas for the attendance of witnesses. If the claimant be dissatisfied with the audit the claimant may appeal to the Common Council by serving a notice of appeal in writing upon the Comptroller and the Common Council at any time before the first regular meeting of the Common Council that is held after the claimant receives the Comptroller's audit. If the Common Council, or any taxpayer be dissatisfied with such audit, the Common Council, or the taxpayer, may appeal to the Common Council, in like manner, by serving a written notice of appeal upon the claimant and the Comptroller and the Treasurer within ten days after the meeting of the Common Council at which such claims shall have been reported by the Comptroller. The Common Council shall make rules for the procedure upon the hearing of such appeals and the decision and audit of the Common Council, after the hearing upon the appeal to it, shall be final and conclusive as to the amount of the claim; but if there be no appeal from the original audit it shall in like manner be final and conclusive. The Comptroller and the Common Council upon an appeal to it, as herein provided, shall have authority to take evidence and examine witnesses in reference to the claim and for that purpose may issue subpoenas for the attendance of witnesses; and the Comptroller and each member of the Common Council is hereby declared to be ex officio a commissioner of deeds. When a claim has been finally audited by the Comptroller, the Comptroller shall indorse thereon or attach thereto the Comptroller's certificate as to such audit, and the same shall thereupon be filed in and remain a public record in the office of the Comptroller. If any person shall present to the Comptroller for audit a claim in the name of any person or firm other than that of the actual claimant that person shall be guilty of a misdemeanor.

ARTICLE III. EFFECTIVE DATE

This Law shall take effect immediately upon its filing with the Office of the Secretary of State.

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as Local Law No. 6 of 2020 of the City of Rensselaer was duly passed by the Common Council on _____, 2020, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as Local Law No. 6 of 2020 of the City of Rensselaer was duly passed by the Common Council on _____, 2020, and was (approved)(not approved) (repassed after disapproval) by the Elective Chief Executive Officer*, Mayor Michael Stammel, and was deemed duly adopted on _____, 2020.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as Local Law No. _____ of 200__ of the _____ was duly passed by the _____ on _____, 200__, and was (approved)(not approved)(repassed after disapproval) by the Elective Chief Executive Officer*, _____ on _____, 200__. Such Local Law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____, 200__, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as Local Law No. 6 of 2000 of the City of Rensselaer was duly passed by the Common Council on _____, 2000, and was (approved)(not approved)(repassed after disapproval) by the Elective Chief Officer*, Mayor Michael Stammel, on _____, 2000. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____, 2000, in accordance with the applicable provisions of law.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as Local Law No. _____ of 200__ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____, 200__, became operative.

* Elective Chief Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 200__ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____, 200__, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

(Seal)

Clerk of the County Legislative Body, City, Town or Village
Clerk or officer designated by local legislative body
CITY CLERK

Date: _____

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

State of New York
County of Rensselaer

I, the undersigned, hereby certify that the foregoing Local Law contains the correct text and that all proper proceedings have been had or taken for the enactment of the Local Law annexed hereto.

Corporation Counsel
Title

CITY OF: RENSSELAER

Date: _____

By Alderperson : _____

Seconded by Alderperson : _____

A RESOLUTION APPROVING AND ESTABLISHING A NEW FEE SCHEDULE FOR PLANNING AND DEVELOPMENT OF THE CITY OF RENSSELAER AND SCHEDULING A PUBLIC HEARING THEREON

WHEREAS, The City of Rensselaer is desirous of amending the fee schedule for Planning and Development, and

WHEREAS, The Common Council has reviewed the attached amended fee schedule, which is made a part hereof and incorporated herein by reference, and

WHEREAS, such amended fee schedule appears appropriate as to form and effect, and it appearing appropriate for a Public Hearing to be scheduled so as to consider public comments on such amended fee schedule,

NOW, THEREFORE BE IT RESOLVED, that the attached amended fee schedule for the City of Rensselaer Planning and Development is hereby approved as to form and effect, and

BE IT FURTHER RESOLVED, that a Public Hearing will be held at 6:45pm p.m. on June 17, 2020, at the City Hall of the City of Rensselaer located at 62 Washington Street, Rensselaer, New York, so as to allow the Common Council to hear Public Comment on the amended fee schedule attached hereto, and

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to issue appropriate Public Notice of the Public Hearing scheduled herein.

Approved as to form and sufficiency
this ____ day of June, 2020

James Van Vorst	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Dave Gardner	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Bryan Leahy	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
James Casey	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Eric Endres	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Margaret Van Dyke	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
John DeFrancesco	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Vote Totals	Aye	No	Abstain	Absent
Result				

Corporation Counsel

Mayor

Absen

Abs

Abs

PLANNING AND DEVELOPMENT SCHEDULE OF FEES		
Definitions for Planning Commission Fees		
Minor Site Plan	Less than 3,000 square feet	
Major Site Plan	3,000 square feet or greater	
Minor Subdivision	No more than four (4) lots not requiring public infrastructure	
Major Subdivision	Five (5) or more lots or any subdivision with public infrastructure	
Original Fee*	Does not apply to fees calculated before 6/3/2020, those calculated after this date will be consistent with new fee schedule	
Zoning Board of Appeals		
Use Variance	\$	200.00
Area Variance	\$	150.00
Interpretation	\$	100.00
Certificate of Appropriateness		
Residential	\$	100.00
Commercial	\$	250.00
Planning Commission		
Administrative Action and Business Permit		Per planning fees
Sketch Plan Conference	\$	350.00
Special Use Permit	\$	100.00
Preliminary Site Plan Review		
	Minor	\$ 350.00
	Major	\$ 750.00
	Per additional 1,000 square feet of new construction	\$ 150.00
Final Site Plan Review OR Renewal		
	Minor	\$ 300.00
	Minor Renewal	Original fee* for preliminary review
	Major	\$ 400.00
	Major Renewal	Original fee* for preliminary review
Site Plan Amendment OR Extension		
	Minor	½ of original fee*
	Major	½ of original fee*
Minor Subdivision		
	Sketch plat approval	\$ 200.00
	Final plat approval	\$ 350.00
	Per proposed residential lot (including original)	\$ 150.00
	Per non-residential lot (including original)	\$ 250.00
Major Subdivision		
	Sketch plat approval	\$ 400.00
	Final plat approval	\$ 350.00
	Per proposed residential lot (including original)	\$ 150.00
	Per non-residential lot (including original)	\$ 250.00
SEQR Lead Agency Coordination	\$	100.00
Lot Line Adjustment	\$	250.00
SEQR EIS Review (Draft & Final)		Per engineering fees
Storm Water Pollution Prevention Plan Review		Per engineering fees
Planning Information and Data Services		
Certificate of Use	\$	50.00
	Annual Certificate of Use Renewal	\$ 25.00
	Failure to Renew Certificate of Use	\$ 75.00
Zoning Maps 8.5"x11" or 34"x44"		\$5/\$20
Other Mapping, Data or Information Services		Per Planning Fees
Long Form EAF Review	\$	100.00
Draft EIS Review	\$	500.00
Final EIS Review	\$	250.00
Zoning Code Challenge	\$	50.00
Zoning Compliance Letter/Flood Plain Letter	\$	50.00

Memorandum



City of Rensselaer Planning and Development

To: City of Rensselaer Common Council
From: Kelura Vics
CC: Hon. Mike Stammel, Phillip Danaher, Esq., Bill Smart, Kyle Woodard
Date: 5/27/2020
Re: Schedule of Fees Adjustment Resolution

Comments: Adjustments to the Schedule of Fees are being proposed in order to more accurately reflect the structure of our City Zoning Ordinance as well as the fee structures of those municipalities adjacent to the City of Rensselaer, primarily East Greenbush. Explanations for the structural changes are below.

Minor and Major submissions instead of Residential vs. Commercial

Our Zoning Ordinance differentiates between minor and major site plans and our schedule of fees has not historically reflected that, so one of the primary changes to the structure will be defining "minor" and "major" proposals/applications as opposed to only offering "residential" or "commercial". These terms are defined in the new schedule and are more concrete – using simply "residential" vs "commercial" could raise questions for projects that do not fall into one category or the other (such as mixed uses) so instead, it is being proposed that we use square footage for site plans and number of lots/use of public infrastructure for subdivisions.

Implementing a fee for an initial Sketch Plan Conference

Whereas previously, a "sketch plan conference" has been offered at no cost, after discussions with the City Engineer and Building and Zoning Administrator, we agree that a fee reflecting East Greenbush's would be appropriate because it accounts for the value of the time of the employees who will be participating in these preliminary meetings.

Accounting for Preliminary vs. Final Site Plan approval

Our Zoning Ordinance outlines a different process for preliminary and final site plan approval. A majority of the work that is done by the Planning Commission when reviewing applications is done during preliminary site plan review, so there is now a fee for preliminary review and final review. Preliminary review is based on square footage (minor vs. major) and provides a graduated schedule for projects over 3,000 square feet. Final approval is a uniform fee.

Accounting for Site Plan renewal and extensions

Our Zoning Ordinance also accounts for extensions of site plans but does not have any fee structure for how much an extension should cost. Six (6) month extensions are available for applicants whose site plan approval is set to expire. In order to incentivize developers to make substantial progress on their site plans in an appropriate amount of time, the fee for extension is now proposed to be half of the original fee. This is being lumped onto the fee for a Major Site Plan Amendment. The idea of using half of the original fee was accounted for in the previously adopted schedule of fees from February, 2020 only now, it accounts for Minor vs. Major Site Plan proposal amendments instead of residential versus commercial. For renewals, the fee will be the same as an initial site plan approval with the same intention to incentivize timely completion of projects who receive approval – If an applicant cannot

complete a project with a one (1) year approval and a six (6) month extension, then they will need to renew their project at full price. The updated Site Plan application form reflects the options for renewal and extensions and allows applicants to request the Planning Commission review their originally submitted plans so as to mitigate the need for an unnecessary duplication of costly but unchanged site plans. Please be aware that in the coming weeks, the Planning Department will be proposing an amendment to Common Council to address the Zoning Ordinance to more clearly define the parameters of site plan extension and renewal. Sample language and the updated application are provided as an attachment to this memo.

Lot Line Adjustment

The existing application for Lot Line Adjustments says the fee is \$250.00, this schedule says it is only \$200.00

Zoning Violations

These are in our zoning code but are not in our fee schedule. These are not new; they are just currently not displayed.

Conclusion

The fees proposed in the schedule attached are being proposed as such in order to more accurately reflect our zoning code and to be more competitive with East Greenbush and other more rural municipalities in Albany and Rensselaer County. Furthermore, as the Capital Region braces for the impact of CoVid-19 on local economies, it is important that we reap the financial benefits of development in the City of Rensselaer. It is important that this is done in a manner that values the work of the employees and volunteers who are conducting these reviews and upholds our viability as a city that is ready for projects with a strongly defined process that is consistent with our local laws.



CITY OF RENSSELAER
PLANNING AND DEVELOPMENT AGENCY
BUILDING & ZONING
CITY HALL, 62 WASHINGTON STREET
Planning (518) 462-4839 Building (518) 465-1693 Fax (518) 465-2031

REQUEST FOR SITE PLAN REVIEW AND/OR SPECIAL USE PERMIT
APPROVAL UNDER CITY ZONING ORDINANCE

Request

See attached schedule of fees for cost of application

Site Plan Review: Initial Extension Renewal Amendment

For renewals and extensions, please check this box if you would like the Planning Commission to use your originally submitted plans

Special Use Permit:

Certificate of Appropriateness:

Property Address: _____

Zoning District: _____ **Tax Map #/#'s:** _____

Applicant's Name (print): _____

Applicant's Phone Number: _____

Full Mailing Address: _____

Full Physical Address (if different from mailing): _____

Is the applicant the property owner? Yes No

If you checked "No", please complete the section below with the property owner's contact information.

Owner's Name (print): _____

Owner's Phone Number: _____

Full Mailing Address: _____

Full Physical Address (if different from mailing): _____



CITY OF RENSSELAER
PLANNING AND DEVELOPMENT AGENCY
BUILDING & ZONING

CITY HALL, 62 WASHINGTON STREET
Planning (518) 462-4839 Building (518) 465-1693 Fax (518) 465-2031

FOR PLANNING USE ONLY

Received by Planning Department

Date:

Public Notice

Date:

Referred to County

Date:

Action:

Public Hearings

Date:

Planning Commission Action

Date:

Action:

Applicant notified of Action on Site Plan

- Preliminary
- Final
- Extension
- Renewal

Date:

Date:

Date:

Date:

Notes:

Building and Zoning Administrator notified to issue building permit

Date:



CITY OF RENSSELAER
PLANNING AND DEVELOPMENT AGENCY
BUILDING & ZONING
CITY HALL, 62 WASHINGTON STREET
Planning (518) 462-4839 Building (518) 465-1693 Fax (518) 465-2031

ENVIRONMENTAL REVIEW

Applicant shall also complete a Short Environmental Assessment Form for the following requests:

1. Construction or expansion of a non-residential facility that is not consistent with existing zoning and/or exceeds 4,000 s.f. (63'x63') of gross floor area
2. Construction or expansion of a 4-family residential structure or larger
3. Use variance or area variance for non-residential structure
4. Area variance for a 4-family residential structure or larger
5. Special use permit

If the project meets the following thresholds then the applicant shall complete a Full Environmental Assessment Form:

1. Located in or adjacent to an historic district/ site/ structure or public park land / open space
2. Is non-- residential and will alter more than 10 acres
3. Is residential and involves connecting 250 units or more to public water/sewer
4. Is residential and involves 50 units or more not to be connected to public water/sewer
5. Is involves a facility over 100,000 s.f. in gross floor area.

SITE PLAN DETAILS

The application for preliminary site plan approval shall be accompanied by a site plan with information drawn from the following checklist as determined necessary by Planning and Development Agency Staff.

Incomplete applications will not be placed on the agenda. Eight (8) full-scale copies and four (4) copies on letter (8.5"x11") or tabloid (11"x17") size paper are requested per application.

Ideally, preliminary site plans should be prepared by a licensed architect, surveyor, or engineer. A survey and/or signed, stamped professional plans are always required to accompany the application for final site plan review - especially when the project involves new construction or significant additions.



CITY OF RENSSELAER
PLANNING AND DEVELOPMENT AGENCY
BUILDING & ZONING
CITY HALL, 62 WASHINGTON STREET
Planning (518) 462-4839 Building (518) 465-1693 Fax (518) 465-2031

Preliminary Site Plan Elements:

1. Title of drawing, including property address, name/ address of applicant, and name/ address of person responsible for preparation of such drawing (such as the professional architect, engineer, or surveyor);
2. North arrow, scale, and date;
3. Boundaries of the property, adjacent parcels, streets, and zoning setbacks plotted to scale;
4. Existing watercourses;
5. Grading and drainage plan, showing existing and proposed contours at an appropriate interval, to be specified by Planning and Development Agency staff;
6. Location, proposed use, and height of all buildings;
7. Location, design, and construction materials of all parking and loading areas, with access and egress drives thereto;
8. Provision for pedestrian access;
9. Location of outdoor storage, if any;
10. Location, design, and construction materials of all existing or proposed site improvements, including drains and culverts;
11. Description of the method of sewage disposal and location, design, and construction materials of such facilities;
12. Location of fire and other emergency zones, including the location of fire hydrants;
13. Location, design, and construction materials of all energy distribution facilities, including electrical, gas, and solar energy;
14. Location, size, design, and construction materials of all proposed signage;
15. Location and proposed development of all open spaces and buffer areas, including indication of existing vegetative cover;
16. Location and design of outdoor lighting facilities;
17. Designation of the amount of building area proposed for retail sales or similar commercial activity.
18. General landscaping plan and schedule; and
19. Other elements integral to the proposed development, as considered necessary by Planning and Development Agency staff, including identification of any State or County permits required for the project's execution.

§179-77. Expiration of site plan approval.

A. Termination.

- (1) Such site plan approval will automatically terminate one year after the same is granted unless a building permit has been issued and significant work has been commenced on the project. Building permits shall expire one year after the same is granted.
- (2) Such site plan approval may be terminated for cause at any time after 10 days' written notice to the applicant.
- (3) Such site plan approval will terminate if a property remains vacant for more than one year.

B. Extension.

- (1) Prior to termination of site plan approval, an applicant may file for an extension of site plan approval for the period of six months upon the approval of the Planning Commission and Building and Zoning Administrator. Prior to expiration of such extension, an applicant may apply for one additional extension.

C. Renewal.

- (1) After the expiration of site plan approval and any extension thereto, an applicant may apply for renewal of site plan approval for a period not to exceed one year from approval of such renewal.

By Alderperson: _____

Seconded by Alderperson: _____

Handwritten initials/signature

RESOLUTION AUTHORIZING RECONVEYANCE OF TAX PARCELS BY CITY TREASURER

WHEREAS, the current owners, and/or their agents and/or representatives, of 1481 Broadway and 12 Farley Drive in the City Rensselaer, have paid their past due real estate tax bills in full, plus all interest, fees and penalties, prior to the in rem auction sale of such parcels, and

WHEREAS, receipt of such payments has been provided by the City Treasurer, and

WHEREAS, the aforementioned property owners are entitled to reconveyance to them of the subject parcels pursuant to Section 194 of the Rensselaer City Charter, with such property owners to be responsible for all recording and like fees charged by the Rensselaer County Clerk relative to such reconveyance, it is

NOW THEREFORE RESOLVED, that the City Treasurer is hereby authorized to execute all necessary documents so as to reconvey the aforementioned properties back to their prior owners, subject to such prior owners paying all required recording fees of the Rensselaer County Clerk.

Approved as to form and sufficiency
this _____ day of June, 2020

Corporation Counsel

Approved by:

Mayor

James Van Vorst	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Dave Gardner	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Bryan Leahy	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
James Casey	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Eric Endres	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Margaret Van Dyke	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
John DeFrancesco	<input type="checkbox"/> Aye	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Vote Totals	Aye	No	Abstain	Absent
Result				