

City of Rensselaer
Planning and Development Agency
City Hall, 62 Washington Street
Rensselaer, NY 12144
(518) 465-1693 / FAX (518) 465-2031

APPLICATION TO THE ZONING BOARD OF APPEALS

AREA VARIANCE

This application, made on the 7th day of JUNE 2012, is an appeal from the decision of the Building Inspector based on requirements set forth in the City of Rensselaer Zoning Ordinance. Included with this application is a site plan of the property with all structures indicated hereon and a copy of the Building Inspector's determination.

Address or lot number of subject property: 44 AIKEN AVE.

Zoning District C-1 GENERAL COMM. Type of Use COMMERCIAL/RETAIL

Describe Proposal: CONSTRUCTION OF NEW BUILDING ON TOP OF EXISTING FOUNDATION AT FORMER TOYS FOR JOY'S SITE.

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)

REAR YARD SETBACK AREA VARIANCE IS REQUIRED.
PER SECTION 179-11 BULK AND USE TABLE.
REAR SETBACK PER CODE IS 20' AND PROPOSED IS 7'.
Justification:

BUILDING FOUNDATION IS EXISTING AND WAS FORMER SITE OF TOYS FOR JOY BUILDING.

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner: _____ Signature: _____

Address: _____ Date: _____

Phone: _____

IF APPLICANT IS NOT OWNER:

Applicant's Name: _____ Signature: _____

Address: _____ Date: _____

Phone: _____

.....
The required fee must accompany this application.

Schedule: \$40.00 - all variances

7 Make checks payable to the CITY OF RENSSELAER

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Address or lot number of subject property: 44 AIKEN AVE

Zoning District C-1 General Commercial (Type of Use Commercial/Retail)

Describe Proposal: CONSTRUCTION OF NEW BUILDING ON TOP OF EXISTING FOUNDATION AT FORMER TOYS FOR JOYS SITE.

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)

PER SECTION 179-11. BULK AND USE TABLE MAX. ALLOWABLE IMPERVIOUS SURFACE COVERAGE IS 80%. OUR SITE IS AT 84.5%.

Justification:

SITE IS FORMER TOYS FOR JOY SITE AND CURRENTLY AT NEARLY 100% IMPERVIOUS. APPLICANT IS REMOVING 15.5% IMPERVIOUS TO CREATE GREEN SPACE/RAIN GARDENS.

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner: _____ Signature: _____

Address: _____ Date: _____

_____ Phone: _____

IF APPLICANT IS NOT OWNER:

Applicant's Name: _____ Signature: _____

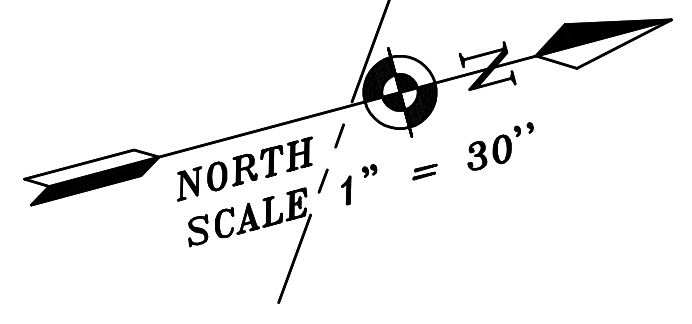
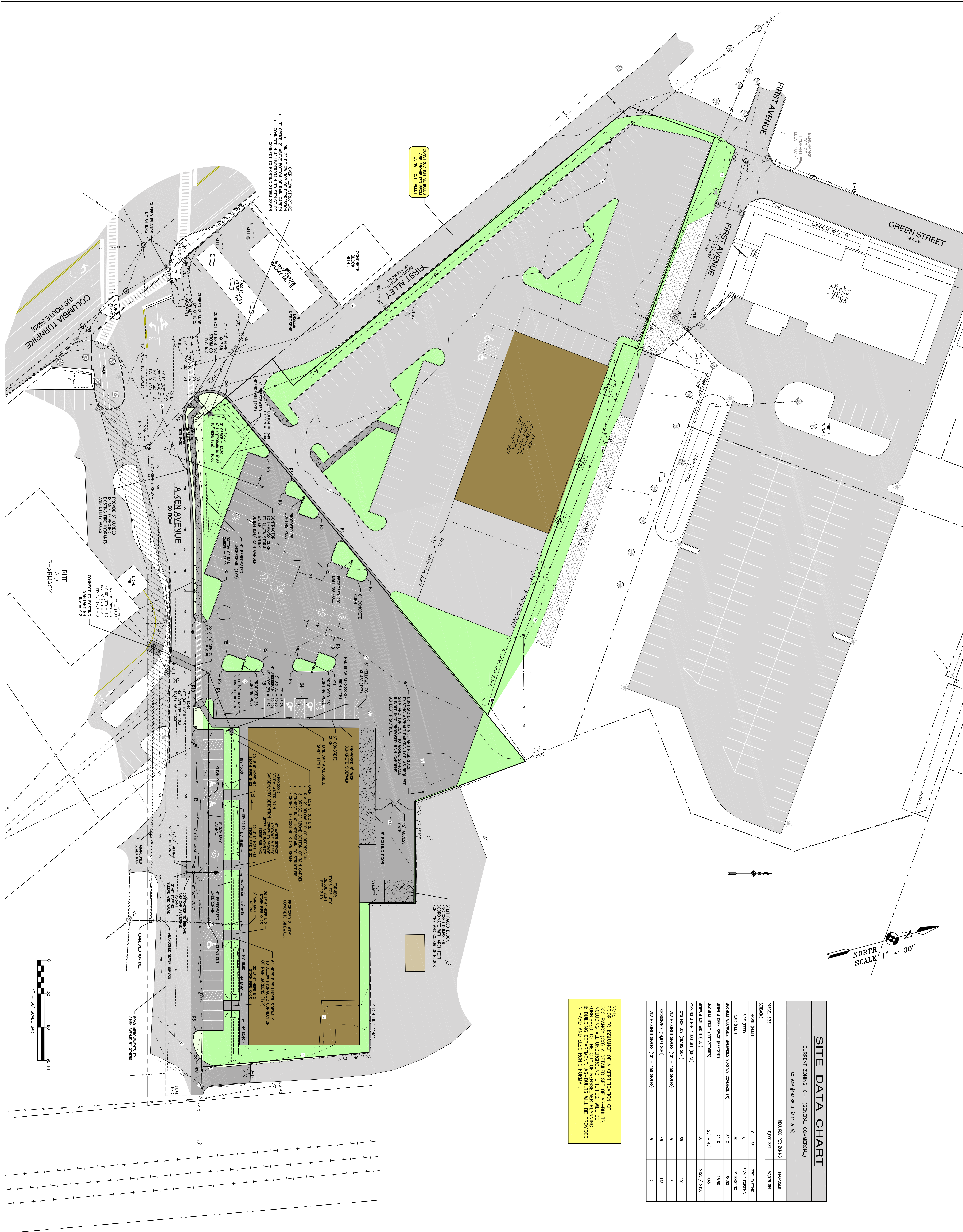
Address: _____ Date: _____

_____ Phone: _____

.....
The required fee must accompany this application.

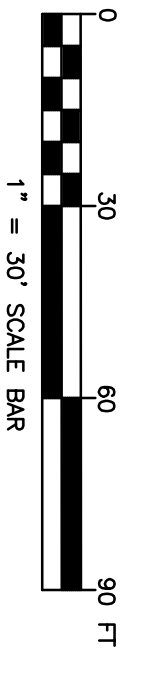
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SITE DATA CHART			
CURRENT ZONING: C-1 (GENERAL COMMERCIAL)			
TAX MAP #14355-4-1311 & 51			
PARCEL SIZE	REQUIRED PER ZONING	PROPOSED	
SERVICES	10,000 SFT	8,778 SFT	
FRONT (FEET)	0' - 25'	279' EXISTING	
SIDE (FEET)	0'	87'41" EXISTING	
REAR (FEET)	20'	7' EXISTING	
MAXIMUM ALLOWED IMPERVIOUS SURFACE COVERAGE (%)	80 %	84.5%	
MINIMUM OPEN SPACE (PERCENT)	20 %	15.5%	
MINIMUM HEIGHT (FEET/STORIES)	25' - 45'	4/4	
MINIMUM LOT WIDTH (FEET)	50'	5725' / 7150'	
PARKING 3 PER 1,000 SFT (TOTAL)			
TOTAL PER LOT (28,195 SFT)	86	101	
ADA REQUIRED SPACES (01 - 150 SPACES)	5	6	
GROSSWATS (1,491 SFT)	45	143	
ADA REQUIRED SPACES (01 - 150 SPACES)	5	2	

NOTE
PRIOR TO ISSUANCE OF A CERTIFICATION OF CONFORMANCE, THE CITY OF RENSSELAER WILL REQUIRE THAT THE FOLLOWING INFORMATION BE FURNISHED TO THE CITY OF RENSSELAER PLANNING & BUILDING DEPARTMENT. AS-BUILTS WILL BE PROVIDED IN HAND AND ELECTRONIC FORMAT.



City of Rensselaer
Steven P. Hart, P.E.
April 23, 2012
NTS

**BRAYTON RENSSELAER PLAZA
REDEVELOPMENT
SITE AND UTILITY
PLAN**
FIRST ALLEY & AIKEN AVE
CITY: RENSSELAER COUNTY: RENSSELAER STATE: NEW YORK

NO.	DATE	DESCRIPTION	REV.	CHKD
1	6-6-12	REVISED PER CITY COMMENTS	CMB	SPH

STEVEN P. HART, P.E. #068039

HART
ENGINEERING

1969 FERRISDALE ROAD
CASTLETON NY, 12033

Phone: (518) 479-4014
Fax: (518) 477-6371

Drawing Copyright © 2012

NOTE: Unauthorized alteration or addition to this map is a violation of section 7209, sub-division 2 of the New York State Education Law.

Only copies from the original of this map bearing an original signature in red ink, and the embossed seal of the preparer shall be considered to be true and valid copies.

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AREA VARIANCE

This application, made on the 16th day of May 2012, is an appeal from the decision of the Building Inspector based on requirements set forth in the City of Rensselaer Zoning Ordinance. Included with this application is a site plan of the property with all structures indicated hereon and a copy of the Building Inspector's determination.

Address or lot number of subject property: 30 Aiken Avenue

Zoning District R-2 / Historic Type of Use Fence

Describe Proposal: Install fence to sidewalk on Aiken Ave side of
on Columbia + pike to be in line with the rear of the bus stop pad.

(4') "Wrought iron style" aluminum fence, in keeping w/ historic character - to provide relief from 3' setback requirement

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)
Section 179-52 D states side street fencing on a corner lot shall
maintaining a 3 foot setback from the property line and can not be higher
than 3 feet.

Justification:

The yard is exceptionally small. A fence enclosing that area
will be unsightly and other chain link fences on the street
are built to the sidewalk line

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner: Jay Harold Jakarc Signature: [Signature]

Address: 662 Madison Ave Date: 5/16/12
Albany ny 12205 Phone: (518) 465-6537

IF APPLICANT IS NOT OWNER:

Applicant's Name: _____ Signature: _____

Address: _____ Date: _____

Phone: _____

.....
The required fee must accompany this application.

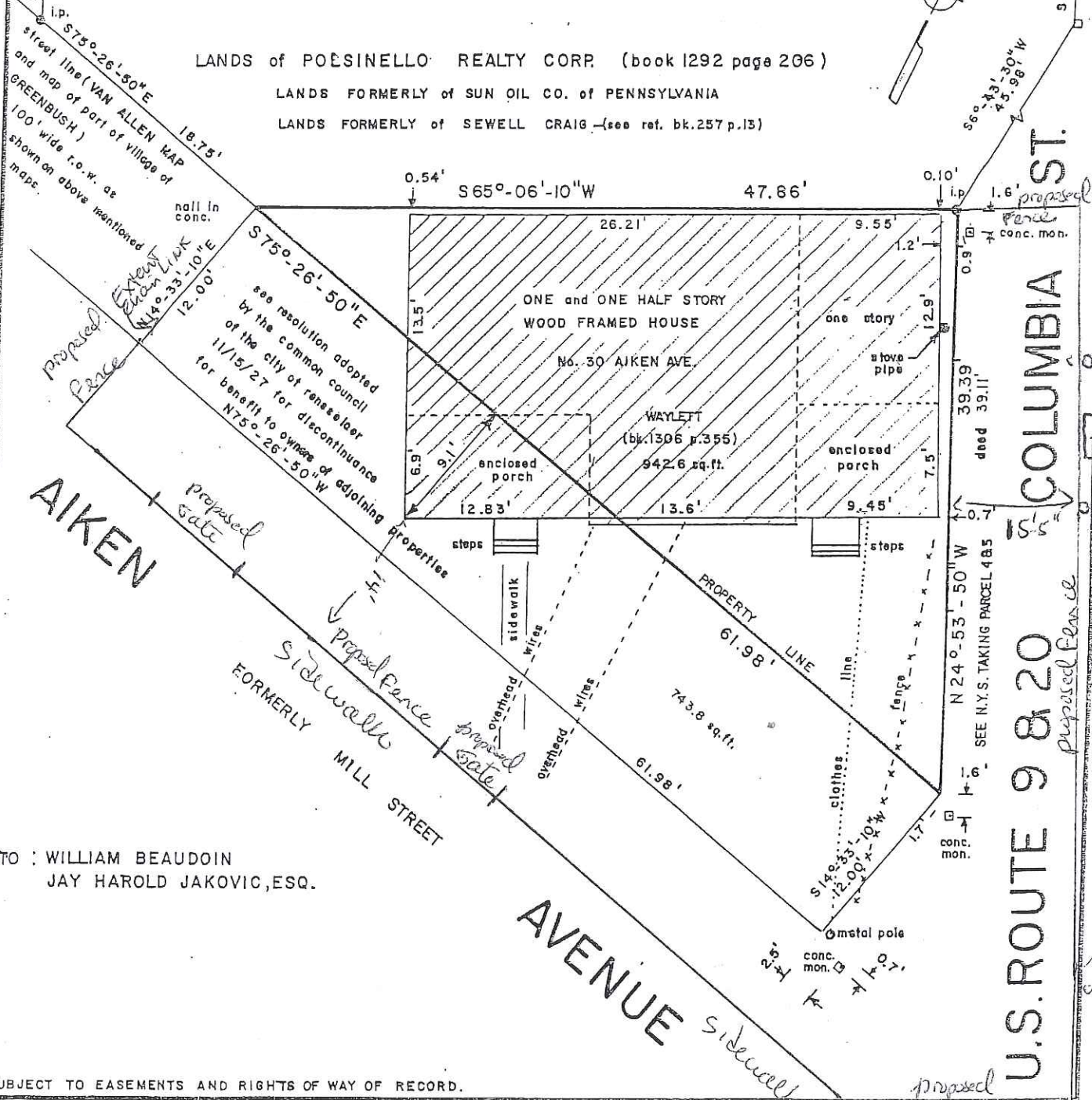
Schedule: \$40.00 - all variances

SEE "MAP OF SURVEY SHOWING LANDS OF LOUIS POLSINELLO, VESTA PROPERTIES, INC., POLSINELLO REALTY CORP.", MADE BY MICHAEL J. CIRILLO, LICENSED LAND SURVEYOR, DATED DEC. 22, 1982
 EVERY VAN ALLEN MAP OF LANDS OF WILLIAM AKIN, TITUS GOODMAN AND JOHN DICKISON
 FILED IN THE N.Y.S. EXECUTIVE DEPT. - O.G.S.
 SEE MAP OF PART OF THE VILLAGE OF GREENBUSH, FILED AS MAP NO. 17 IN DRAWER 25

LANDS of POLSINELLO REALTY CORP. (book 1292 page 206)

LANDS FORMERLY of SUN OIL CO. of PENNSYLVANIA

LANDS FORMERLY of SEWELL CRAIG (see ref. bk. 257 p. 13)



TO : WILLIAM BEAUDOIN
 JAY HAROLD JAKOVIC, ESQ.

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

COUNTY	Rensselaer	Map of Survey No. 30 Aiken Avenue City of Rensselaer	SCALE 1" = 10'
STATE	New York	Proposed Fence Location	DATE Dec. 18, 1984
ORDER NO.	11	Survey and Map by Michael J. Cirillo, LLS-----Delmar, N. Y.	REVISION JAN. 14, 1985 added map reference 61

aiden ave. row line
 (formerly mill street)

