



MARYBETH PETTIT
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

RECEIVED

OCT - 1 2020

RENSSELAER CITY CLERK

**Minutes of the Regular Meeting of the City of Rensselaer Zoning Board of Appeals
First Floor Conference Room, Rensselaer Community Center, 62 Washington Street
June 25, 2007**

Call to Order:

Chairman Gene Hilstro called the regular meeting of the City of Rensselaer Zoning Board of Appeals to order at 6:15 PM.

Roll call was taken and it was determined that there was a quorum.

Members Present:

Gene Hilstro, Debby Girgenti, Viola Baker, Kevin Kerwin

Staff Present:

Marybeth Pettit, Director of Planning, James Creighton, Assistant Director of Planning

Others Present

Vern Jerew, Ron Fortune, Deborah Kannes

Minutes of the May 29, 2007 Regular Meeting:

Kevin Kerwin motioned for the approval of the minutes of the May 29, 2007 regular meeting of the Zoning Board of Appeals with the following correction:

Gene Hilstro's name will be replaced with William Bulnes' on the last page of the minutes.

Debbie Girgenti seconded. All in favor. Minutes adopted.

New Business:

1. Vern Jerew, 936 Fifth Street –Area variance from front setback requirements for the construction of a new porch.

Ms. Girgenti asked if the only change to the porch would be an extension down the front of the home. Mr. Jerew stated this was correct. He presented the Board with photos of the neighbor's porch, which he would be modeling his new porch after. He stated that the steps would be moved to the side of the porch. Ms. Pettit stated that she would contact Mr. Jerew's Alderperson and have them sponsor the required resolution necessary for construction in the City right of way.

Mr. Hilstro opened the public hearing.

No comments.

Mr. Hilstro closed the public hearing.

Ms. Girgenti made the following motion:

The Zoning Board of Appeals grants a 13' 3" variance from front yard setback requirements to the property at 936 Fifth Street for the extension of the existing front porch along the front of the home.

Mr. Kerwin seconded.

All in favor. Motion passed.

2. Drake Petroleum, 9 Third Avenue - Extension of area variances received on December 28, 2006.

Ron Fortune, project representative, stated that construction on the Sunoco station should start in September, but he could not be certain. He explained that he was hired to seek appropriate permits for Drake Petroleum ahead of planned construction and that several other similar projects in the area are currently underway. Ms. Girgenti asked if one business does all the construction on these projects. Mr. Fortune stated that one construction management company does these projects and that they sub-contract construction work from various other companies. Mr. Fortune stated that the exact phasing of construction for these projects could be hard to predict. He stated that it is possible the project may run later and an additional extension would be required.

Mr. Hilstro opened the public hearing.

No comments.

Mr. Hilstro closed the public hearing.

Mr. Kerwin made the following motion:

The Zoning Board of Appeals grants a six month extension of the area variances granted to the property at 9 Third Avenue on December 28, 2006. The variance granted reads as follows:

City of Rensselaer Zoning Board of Appeals – Minutes of the June 25, 2007 regular meeting

The Zoning Board of Appeals grants Drake Petroleum a 5' 10" variance from setback requirements allowing for gutters as needed, and a 3% variance from minimum open space requirements. These variances are granted on the condition that the Building Department review the drainage plans on the site to ensure adjacent properties are not adversely affected, the sidewalks on Washington Street are replaced, the signage on the site be reduced to comply with the City's Zoning Ordinance, and a stockade-style cedar fence be erected at the rear of the alley.

Viola Baker seconded.
All in favor. Motion passed.

Ms. Girgenti made a motion to adjourn.
Mr. Kerwin seconded.

The meeting was adjourned at 6:30 PM.

Respectfully submitted,

Marybeth Pettit