

RECEIVED

OCT - 1 2020

RENSSELAER CITY CLERK

**Minutes of the Regular Meeting of the City of Rensselaer Zoning Board of Appeals
Second Floor Conference Room, City Hall, 505 Broadway, Rensselaer
August 22, 2005**

Call to Order:

Chairman William McLoughlin called the regular meeting of the City of Rensselaer Zoning Board of Appeals to order at 6:10 pm.

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

Members Present:

William Bulnes; Daniel Dwyer Sr.; Gene Hilstro; William Lithgow; William McLoughlin,

Others Present:

John Hicks, Corporation Counsel; Robert and Mercy Morris; Marybeth Pettit, Director of Planning

Minutes of the June 20, 2005 Regular Meeting:

It was determined that adoption of the July 25, 2005 meeting minutes would take place at the September Zoning Board meeting to allow sufficient time for review.

New Business

Robert Morris, 63 Green Street, Application for use variance, Morris Family Deli

Mr. Morris presented a rendition of a sign that he would like to place on the site of 63 Green Street to advertise the Deli that he will be opening in September and said that he had met with Planning and Development Agency staff to discuss the sign. He explained that he was proposing a decorative wood sign three feet by six feet to be placed on the Third Avenue side of the property and would also like some signage on the Green Street side of the property.

Chairman McLoughlin opened the public hearing and asked if anyone was present to speak for or against the proposed variance.

Planning Director Pettit said that although the property was technically in a residential district, it had been a commercial use and a deli until recently and that it required a use variance for a sign. She explained that the applicant had originally sought sixty four square feet of signage, but that he had reduced his request to comply with the sign regulations of the nearby Local Business District that permits half a square foot of signage for every foot of lot frontage. She reported that the property in question has fifty feet of frontage on the Third Avenue side and thirteen feet of frontage on Green Street.

Commissioner Bulnes suggested that the three by six foot sign on the Third Avenue side and a two foot by five foot sign would accomplish the goal of advertising the deli.

Planning Director Pettit pointed out that those dimensions now totaled twenty eight feet, the applicant had improved the design and materials of his sign and thought that it would be attractively done.

Chairman McLoughlin closed the public hearing at 6:15.

Commissioner Bulnes made a motion to approve a six foot by three foot sign on the Third Avenue side of the building and a two foot by five foot sign on the Green Street side.

Commissioner Dwyer seconded motion. All in favor. Motion passed.

Faith and Love Fellowship, 85 Washington Street, Application for area variances

Chairman McLoughlin noted that no one was present for a public hearing.

Planning Director Pettit noted that the Planning Commission had given a positive recommendation for the variances to the Zoning Board of Appeals and had also voted in favor of site plan approval at the last meeting stipulating that the church would improve the landscaping, replace the chain link fence with a wrought iron fence, remove the shed on the property, relocate the dumpster and replace the internally lit plastic sign with a wooden sign. The Commission had noted that the greatest demand for parking will be on Sunday mornings when there is ample on street parking available.

Commissioner Hilstro asked that the following area variances be granted; a seven foot four inch relief from rear setback requirements, a 953 square foot relief from lot coverage requirements, and an eleven space parking variance.

Commissioner Dwyer seconded the motion. All in favor. Motion passed.

A motion to adjourn the meeting was made by Commissioner Dwyer and seconded by Commissioner Hilstro.

Meeting was adjourned at 6:20 pm.

Respectfully Submitted,

Marybeth Pettit

Secretary to the Zoning Board of Appeals