



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

City of Rensselaer Zoning Board of Appeals
Special Meeting
Monday, September 13, 2010 – 6:00 pm

AGENDA

Please note that this meeting will take place in the first floor meeting room of CITY HALL at 62 WASHINGTON STREET (The former Community Center).

- | | |
|------------------------------|-----------------|
| 1. Call to Order | 4. Old Business |
| 2. Determination of a Quorum | 5. New Business |
| 3. Approval of Minutes | 6. Adjournment |

Old Business

- 1. Municipal Salt Shed, 150 Aiken Avenue** – request for Area Variances of 10' less than the minimum 20' required front yard; 18' less than the 25' minimum required rear yard; and 2' over the maximum 4' fence height to allow construction of a salt storage shed and materials yarding area in a commercial-industrial (CI) zoning district.

New Business

NONE.



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DECISION SHEET
City of Rensselaer Zoning Board of Appeals
Meeting Date: September 13, 2010

| Board Member | Present | Absent | Quorum Present |
|----------------------------|---------|--------|----------------|
| Gene Hilstro, Chair | X | | X |
| William Bulnes, Vice-Chair | X | | |
| Nancy Hardt | | X | Quorum Missing |
| Nancy Johnson | | X | |
| Paula Micheli | X | | |
| Terance Ruso | X | | |
| Michael Scott | | X | |

Resolution #:

Matter:

Motion to Grant Area Variances of 14' from required front setback, 5' from required side setback, 20' from required rear setback, and 2' over maximum fence height within 25' of the roadway in a CI zoning district and with the following stipulations: that the structure is installed with a permanent roof rather than a temporary tarp, and that the surrounding yard is paved with asphalt and rip-rapped on the downslope for stability; that the fence is maintained to exclude intruders.

| Board Member Name | Made | 2nd | Yes | No | Other | Motion Carried |
|----------------------------|------|-----|-----|----|-------|----------------|
| Gene Hilstro, Chair | | X | X | | | X |
| William Bulnes, Vice-Chair | X | | X | | | |
| Nancy Hardt | | | | | | Motion Denied |
| Nancy Johnson | | | | | | |
| Paula Micheli | | | X | | | |
| Terance Ruso | | | X | | | |
| Michael Scott | | | | | | |

Resolution #:

Matter:

| Board Member Name | Made | 2nd | Yes | No | Other | Motion Carried |
|----------------------------|------|-----|-----|----|-------|----------------|
| Gene Hilstro, Chair | | | | | | |
| William Bulnes, Vice-Chair | | | | | | |
| Nancy Hardt | | | | | | Motion Denied |
| Nancy Johnson | | | | | | |
| Paula Micheli | | | | | | |
| Terance Ruso | | | | | | |
| Michael Scott | | | | | | |



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Minutes of the Special Meeting of the City of Rensselaer Zoning Board of Appeals
First Floor Conference Room, Rensselaer Community Center, 62 Washington Street
September 13, 2010

Members Present:

Chair – Gene Hilstro, Vice Chair – Bill Bulnes, Paula Micheli, Terance Ruso

Members Not Present:

Nancy Hardt, Nancy Johnson, Michael Scott

Staff Present:

Kevin McLoughlin – Assistant Director of Planning, Jack Spath – Deputy Corporation Counsel

Others Present

Daniel Dwyer- Mayor, Harry Adalian – Common Council President, Rich Mooney – Alderman

Call to Order:

The regular meeting of the City of Rensselaer Zoning Board of Appeals was called to order at 6:04 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

1. **Municipal Salt Shed, 150 Aiken Avenue** – request for Area Variances of 10' less than the minimum 20' required front yard; 18' less than the 25' minimum required rear yard; and 2' over the maximum 4' fence height to allow construction of a salt storage shed and materials yarding area in a commercial-industrial (CI) zoning district.

Harry Adalian – Common Council President and Daniel Dwyer – Mayor presented the application and described the project site and structure. They stated that this proposal was the best balancing of environmental protection and city operational and financial needs that could be developed at this time.

Mr. McLoughlin stated that the site plan had been updated as described by the City Engineer during the site visit and listed the new variance distances. He also noted that the city was under a NYS DEC directive to improve its salt storage practices and that a salt shed would accomplish this. He confirmed that the public hearing had been conducted and closed the previous week's special meeting.

Mr. Bulnes made a motion to Grant Area Variances of 14' from required front setback, 5' from required side setback, 18' from required rear setback, and 2' over maximum fence height within 25' of the roadway in a CI zoning district and with the following stipulations: that the structure is installed with a permanent roof rather than a temporary tarp, and that the surrounding yard is paved with asphalt and rip-rapped on the stream-side slope for stability; and that the fence is maintained to exclude intruders. Mr. Hilstro seconded. The motion was unanimously approved.

New Business

NONE.

Other Business:

NONE.

Adjournment:

Hearing no objections, Mr. Hilstro adjourned the meeting at 6:05 PM.

Next Meeting:

The next regular meeting is scheduled for September 27, 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,

Kevin McLoughlin
Acting Secretary