

City of Rensselaer
Planning Commission
City Hall, 505 Broadway
Rensselaer, New York 12144

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JUL - 6 2005

CITY CLERK

Regular Meeting and Public Hearings
Monday, July 11, 2005 – 7:00 pm
Agenda

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1. Call to order
2. Determination of a quorum
3. Approval of Minutes of the June 13, 2005 regular meeting
4. Public Hearings for New Business
5. Old Business
6. Adjournment

(The Planning Commission will meet at 6:30 pm for a workshop. The regular meeting will begin at 7 pm.)

RENSSELAER CITY CLERK

New Business:

1. Paul Mueller, Application for Subdivision of 3.9-acre Parcel on High Street

The applicant would like to subdivide one acre from a 3.9-acre parcel on High Street, a portion of which lies in the town of East Greenbush.

2. Florence Spath, Application for Subdivision of 1200 from 1204-1206 Washington Avenue

The applicant would like to create two lots by subdividing 1200 from 1204-1206 Washington Avenue, three pre-existing lots that had been combined as one. The pre-existing lots are of a non-conforming size, however, and the application will have to be referred to the Zoning Board of Appeals for area variances.

3. Faith and Love Fellowship, Preliminary Site Plan Review for Addition at 85 Washington Street

Faith and Love Fellowship Church proposes adding 2,356 square feet of space to the existing building at the northwest corner of Washington Street and Third Avenue, which would reduce the number of off-street parking spaces but add green space to the parcel. Area variances will be needed for the parking reduction, encroachment into the rear yard setback, and for exceeding lot coverage in an area zoned residential.

Old Business:

4. Frank Orcioli, Update on Proposed Construction at 150 Columbia Street

The applicant reviewed with the Planning Commission in March a proposal to demolish the existing building at 150 Columbia Street to build a larger replacement but would now like to build a 2,200 square foot building on the lot between Aiken Avenue and 150 Columbia without demolishing the existing building. A special use permit and certificate of appropriateness will be required for the construction of the parking lot and proposed exit in the Historic Residential zone.

5. Review of Environmental Assessment Form for Cottage Hill Park Proposal

The Planning Commission will review and complete the long Environmental Assessment Form for State Environmental Quality Review (SEQR) of the proposed Cottage Hill Park residential subdivision at Cottage Hill and Partition Streets.

6. Michael Scott, Final Site Plan Review of Proposed Subdivision at Northside and Elmhurst Avenues

The applicant has reduced the number of lots from 23 to 22, has made some modifications to the stormwater detention pond, and addressed some of the concerns raised by the City's consulting engineer for final review.