



**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

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

**RECEIVED**

September 26, 2011

SEP 27 2011

**Members Present:**

Vice Chair – Bill Bulnes, Nancy Hardt, Terance Ruso, and Aaron Harbeck

**CITY CLERK**

**Members Not Present:**

Chair – Gene Hilstro, Paula Micheli, and Michael Scott

**Staff Present:**

Sarah Crowell – Director of Planning, Daniel W. Berheide – Assistant Director of Planning, Jack Spath –  
Counsel.

**Others Present**

Doug Hanks and Lou Lourinia

**Call to Order:**

The regular meeting of the City of Rensselaer Zoning Board of Appeals was called to order at 6:05 PM. Roll  
call was taken and it was determined a quorum was present.

**Adoption of Past Meeting Minutes:**

Nancy Hardt made a motion to adopt as submitted the minutes of the regular meetings on January 24<sup>th</sup>,  
February 7<sup>th</sup>, and June 27<sup>th</sup>, 2011, seconded by Terance Ruso, and carried unobjected.

**Old Business**

NONE

**New Business**

Mr. Bulnes read aloud the application by Doug Hanks for an area variance and the legal code pertaining  
to the cause for an area variance and the criteria the Board must use to render a decision. Mr. Bulnes  
opened the public meeting and requested the applicant speak on the purpose of the request for the  
project and variance. The Board members asked various questions about the property using the  
photographs available to better understand the nature of the problem and the proposed porch. Presented  
with no other comments, the public hearing was closed. A motion was then made by Aaron Harbeck,

**City of Rensselaer ZBA – DECISION SHEET – September 26<sup>th</sup>, 2011**

**Resolution #:** 3

**Matter:** Adjourn

Motion to adjourn

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

**Resolution #:** 4

**Matter:**

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



**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**

SEP 27 2011

**DECISION SHEET**

**CITY CLERK**

**City of Rensselaer Zoning Board of Appeals**

**Meeting Date: September 26<sup>th</sup>, 2011**

Board Member	Present	Absent	Quorum Present
Gene Hilstro, Chair		x	
William Bulnes, Vice-Chair	x		x
Nancy Hardt	x		
Aaron Harbeck	x		
Paula Micheli		x	Quorum Missing
Terance Ruso	x		
Michael Scott		x	

**Resolution #:** 1      **Matter:** Adoption of January 24<sup>th</sup>, February 7<sup>th</sup>, and June 27<sup>th</sup>, 2011 meeting minutes.

Motion to adopt the minutes from January 24<sup>th</sup>, February 7<sup>th</sup>, and June 27<sup>th</sup> as submitted.

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

**Resolution #:** 2      **Matter:** 827 2<sup>nd</sup> St., Doug Hanks – Request for an area variance

Motion to approve an area variance for a seven (7) foot relief from minimum setback regulations to allow the construction of a deck to front the residence.

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

seconded by Nancy Hardt, to approve an area variance for a seven foot relief from minimum setback regulations to allow the construction of a deck. Terry Russo stipulated the motion recognize the application fits within the character of the street and does not alter the neighborhood.

**Other Business:**

The Director of Planning suggested the Board members consider dismissing the public workshop from future meetings. Jack Spath requested time to review the legality of the matter. It was also announced that an MS4 meeting and training, as mandated by New York State, would be held in the coming future and is being coordinated with our consultant and the president of the Common Council.

**Adjournment:**

Hearing no objections, Mr. Bulnes adjourned the meeting at 6:25PM.

**Next Meeting:**

The next regular meeting is scheduled for October 24<sup>th</sup>, 2011 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,

Sarah Crowell Secretary