

**Minutes of the Special Meeting of the City of Rensselaer Planning Commission
First Floor Conference Room, City Hall, 62 Washington Street
December 4, 2017**

Members Present:

George Farrell, Christine Van Vorst, Bob Campano, Ed Schillaci, Ray Stevens

Members Absent:

Bridget Moore

Staff Present:

Charles Moore, Director (Planning Office)

Others Present:

Patrick McGovern; Bill Brayton (Brayton Construction); Dave Gardner (City Council)

Call to Order:

Christine Van Vorst (Chair) called the meeting of the City of Rensselaer Planning Commission to order at 6:30 PM. Roll call was taken; quorum was established

Adoption of Past Meeting Minutes:

Minutes of the November 6, 2017 meeting adopted; motion made by Commission member Farrell and seconded by Commission member Campano; all were in favor

Communications:

Charles Moore provided updates for the following projects: Amazon proposal, East Street Reconstruction project, waterfront trail project, Boys & Girls Club and the proposed site plan for 141 Broadway (future home of Geo. Martin Electric); Commission member Van Vorst discussed the opinion that fines should be assessed for business and residential site work projects done on the weekends and not permitted projects; Commission member gave the opinion that the Building Department website should include requirements and guidelines pertaining to permitted site projects carried out by residents and business owners; Commission member asked about the framing for the Marx project buildings under construction and if they were of 2x4 or 2x6 construction? The question was referred to Building and Zoning Administrator Michael McDonald who advised Mr. Campano that the framing was 2x6 construction.

Old Business:

New Business:

1. **Brayton Construction:** seeking site plan approval for the development of an existing commercial structure located at 2 Green Street and zoned Commercial 1 (C-1) into 32 1-bedroom apartments; if approved, the Commission will recommend that a Use Variance be granted by the Zoning Board of Appeals
Discussion: Applicant explained proposed project to Commission
Decision: Commission member Campano made motion to give a positive recommendation to the Zoning Board to approve a Use Variance and Commission member Stevens seconded the motion; Commission member Stevens made the motion that the site plan be approved and Commission member Farrell seconded the motion; Counsel Spath discussed that SEQR should be reviewed by the ZBA when the proposal goes before the ZBA on December 20th for approval of the requested Use Variance.
2. **Patrick McGovern:** seeking site plan and special use permit approval to convert an existing accessory structure located at 1542 Fifth Street and zoned Residential 2 (R-2) into a one family apartment with 598 SF of living space; existing lot size is 6,250 SF; if approved, the Commission will recommend that an Area Variance be granted by the Zoning Board of Appeals
Discussion: Applicant explained the building was used as an apartment up until the 1970s; Commission member Van Vorst stated her belief that there are other apartments in the area; applicant discussed that

building access could be achieved from 6th Street as there is parking space and a garage accessible from the street

Decision: Commission member Stevens made a motion to approve the site plan and Commission member Schillaci seconded the motion; the motion was passed by the Commission; a positive recommendation for an Area Variance be granted by the ZBA was made by Commission member Stevens and seconded by Commission member Schillaci; the Area Variance request will be decided on by the ZBA at the December 20th meeting.

Adjournment:

Motion to adjourn made by Commission member Farrell and was seconded by Bob Campano; Meeting was adjourned at 6:40 PM

Next Meeting:

The next regular meeting is scheduled for **Monday, January 8, 2018 at 6:30 PM**

Record of Decisions:

An official record of decisions noting the details of motions and votes from this meeting along with any conditions & stipulations of approval has been filed with the City Clerk and a copy maintained in Planning Department records.

Respectfully Submitted,

Charles E. Moore, AICP, Director
Office of Planning and Development