

**CITY OF RENSSELAER  
BUILDING & ZONING DEPARTMENT  
CITY HALL \* 505 BROADWAY  
RENSSELAER, NEW YORK 12144**

**TO:** Michael Stewart

**RE:** NOTICE OF VIOLATION(S) for property located at: 35 Ring Street

**DATE:** March 13, 2013

A complaint was received and an inspection of the subject property, which is owned, occupied, or operated by you, shows the following violation(s) of the CITY OF RENSSELAER, as administrated and enforced by this office: Renting out your garage to a commercial business. This is in violation of the city of Rensselaer Zoning Ordinance Local Law #2, Art.5 V, 179-70 paragraph B which states the following:

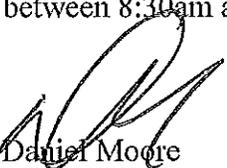
**B. Discontinuance. Any non-conforming use that has been discontinued for any reason for a period of six consecutive months shall not be re-established as a non-conforming use, and any future use of the property shall be in conformity with this Article.**

**You must bring your building into conformance with the Zoning District or you have the option to apply to Planning and Zoning for a variance to your property.**

**Application can be obtained at the Planning Office or on line.**

You must correct the above violation(s) **IMMEDIATELY** in conformance with all applicable codes, laws, and regulations of the Zoning Ordinance and the City of Rensselaer. The subject property will be re inspected by this office on **MARCH 25, 2013** to determine if the violation(s) have been corrected. If this date is inconvenient for you or wish to set an earlier time for re-inspection please call 462-5489.

You have the right to appeal to the Board of Appeals for relief from this order. Such appeal must be filed within 10 days of receipt of this NOTICE. Appeal forms and additional information may be obtained at this office. If there are any questions please feel free to contact us anytime between 8:30am and 4:30pm. We appreciate your attention to this matter.

  
Daniel Moore  
Building & Zoning Administrator  
City of Rensselaer

file

City of Rensselaer  
**Planning and Development Agency**  
City Hall • Rensselaer, New York 12144

14 June 1988

J. Michael Stewart  
88 Third Avenue  
Rensselaer, New York 12144

Re: 35 Ring Street/Use Variance

Dear Mr. Stewart:

At its regular meeting of 13 June 1988, the Rensselaer City Zoning Board of Appeals considered the request by J. Michael Stewart, proprietor of JMS Electronics for a use variance.

Upon motion of John McCarthy, and seconded by Diane Arrington-Stokem, the Zoning Board acted as follows:

"The Rensselaer City Zoning Board of Appeals hereby grants the request of J. Michael Stewart, proprietor of JMS Electronics, to use the existing building at 35 Ring Street for his security alarm business, including offices, show room, repair shop and small-scale warehousing incidental to the business. The company vehicles left on site over night will be parked inside the building. There will not be any outside storage of materials and equipment.

In making its decision the Board notes that the uses proposed would be permitted in a Local Business District and should not impact the surrounding Single-family Residential Neighborhood (R-1) in such a way as to affect its residential character. The building is commercial in nature and has never been used for residential purposes. A use variance had previously been granted for another unrelated commercial purpose. To require that the applicant convert the building to a complying residential use would be to inflict a hardship on him and deny him a reasonable rate of return on his investment. Moreover, adequate off-street parking is available on the site and on land directly opposite the site."

The motion passed unanimously.

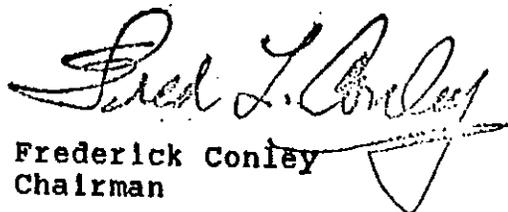
Now that the requested use variance has been granted by the Zoning Board, you are required to submit the site plan to the Planning Commission for review. The Commission will be interested in such site details as off-street parking and loading, noise control, disposal of wastes, lighting, fencing, etc. The next meeting of the Commission will be held Tuesday, 5 July 1988, at 7:00 P.M. Once the site plan is approved, the Building and Zoning Administrator will be authorized to issue a certificate of occupancy.

If you have any questions, do not hesitate to contact this office at 465-1693.

Sincerely,



Douglas Burgey  
Director



Frederick Conley  
Chairman

cc.: Raymond Frankoski, Chairman - Planning Commission  
William Marlow, Building and Zoning Administrator  
Mayor Harrigan  
Alderman Mooney  
Joseph Liccardi, Deputy Corporation Counsel  
Margaret Bourdeau, City Clerk

City of Rensselaer  
Planning and Development Agency  
City Hall, 62 Washington Street  
Rensselaer, NY 12144  
(518) 465-1693 / FAX (518) 465-2031

APPLICATION TO THE ZONING BOARD OF APPEALS

AREA VARIANCE

This application, made on the 19<sup>th</sup> day of MARCH 2013, is an appeal from the decision of the Building Inspector based on requirements set forth in the City of Rensselaer Zoning Ordinance. Included with this application is a site plan of the property with all structures indicated hereon and a copy of the Building Inspector's determination.

(RAIL COMMONS)  
Address or lot number of subject property: 20 COLUMBIA TRK., RENSSELAER, NY

Zoning District C-1 Type of Use COMMERCIAL

Describe Proposal: INSTALL NEW BUILDING LARGER THAN ALLOWED SIGNAGE.

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)  
SECTION 179-66 Formula will allow a maximum of 80 SQ. FT. CLIENT SEEKING TO INCREASE TO ~~132.50~~ 132.50 AREA ACTUAL SQ. FT.

Justification:  
HARDSHIP OF VISIBILITY, DUE TO SETBACK OF APPROX. 500' AT AN ANGLE, AND VIEW ROCKED BY A GAS STATION, CAR WASH & MEDICAL BUILDING.

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner: BRAYTON CONSTRUCTION Signature: [Signature]

Address: 2 GREEN ST. Date: 3-19-13

RENSSELAER, NY 12144 Phone: 518-469-7817

IF APPLICANT IS NOT OWNER:

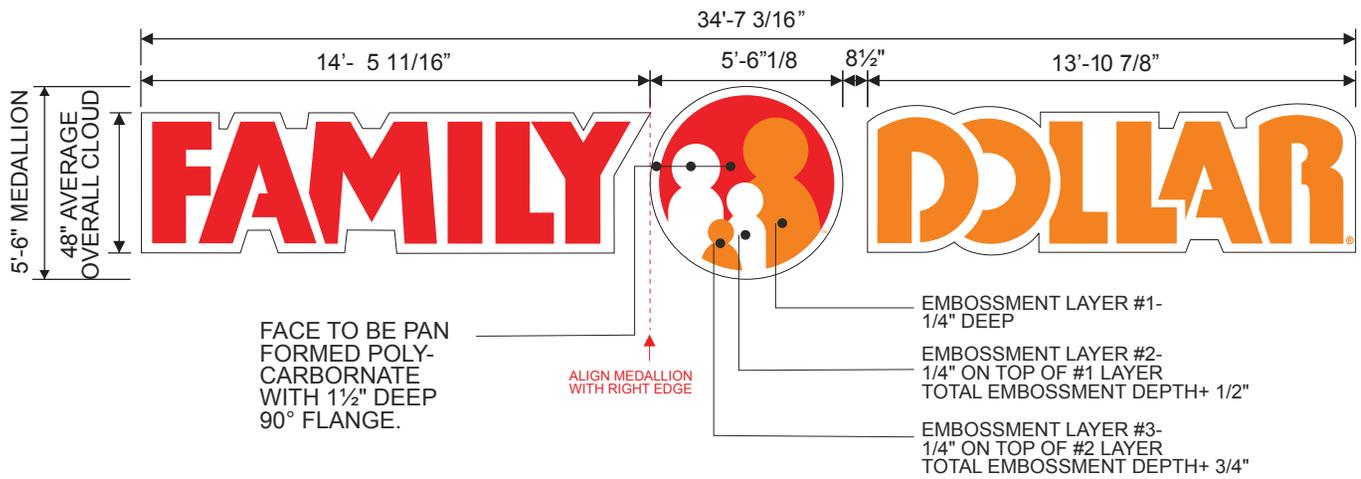
Applicant's Name: ACTION SIGN CO, LLC Signature: [Signature]

Address: 3276 RIVER RD. Date: 3-19-13

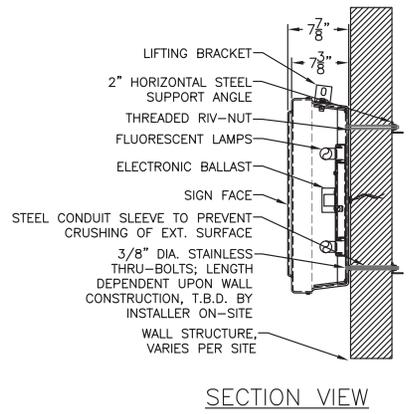
RENSSELAER, NY 12144 Phone: 518-479-0560

.....  
The required fee must accompany this application.  
Schedule: \$40.00 - all variances  
Make checks payable to the CITY OF RENSSELAER





**48" LINEAR CLOUD - MEDALLION**



**GENERAL SPECIFICATIONS:**

- Materials: Extruded aluminum
- Face: 177 SG polycarbonate vacuum formed
- Face Decoration: 2nd surface
- Access: Remove face
- Area Squared: 190.6 Sq. Ft.
- Area Actual: 132.5 Sq. Ft.
- Weight (Est.):
  - TBE (crated)
  - TBE (uncrated)
- Wind Load: 110psf

**ELECTRICAL**

- Illumination:
- (1) F96T12/D/HO, (11) F84T12 D/HO, (1) F60T12 D/HO, (2) F48T12 D/HO, (2) F36T12 D/HO Fluorescent Lamps
- Ballast/Power Supply:
- (2) EESB-1048-26L
  - (1) EESB-832-16L
- Line Load:
- 8.4 Amps @ 120 VAC
  - (1) 20 Amp circuit, 60 Hz UL 48 & NEC

**COLORS:**

- Interior: Ptd. white
- Exterior: BASE, CABINET & RETAINERS - Ptd. AKSO NOBEL (GRIP GUARD PLUS) "Sign20134"
- Raceway: NA
- Face Graphics Color Specifications:
  - "FAMILY" - AKSO NOBEL (GRIP FLEX) "Sign 10399" WHITE, "SIGN 0208 RED"
  - "DOLLAR" - AKSO NOBEL (GRIP FLEX) "Sign 10399" White, "Sign 0209" ORANGE
  - ® SYMBOL - AKSO NOBEL (GRIP FLEX) "Sign 10399" White

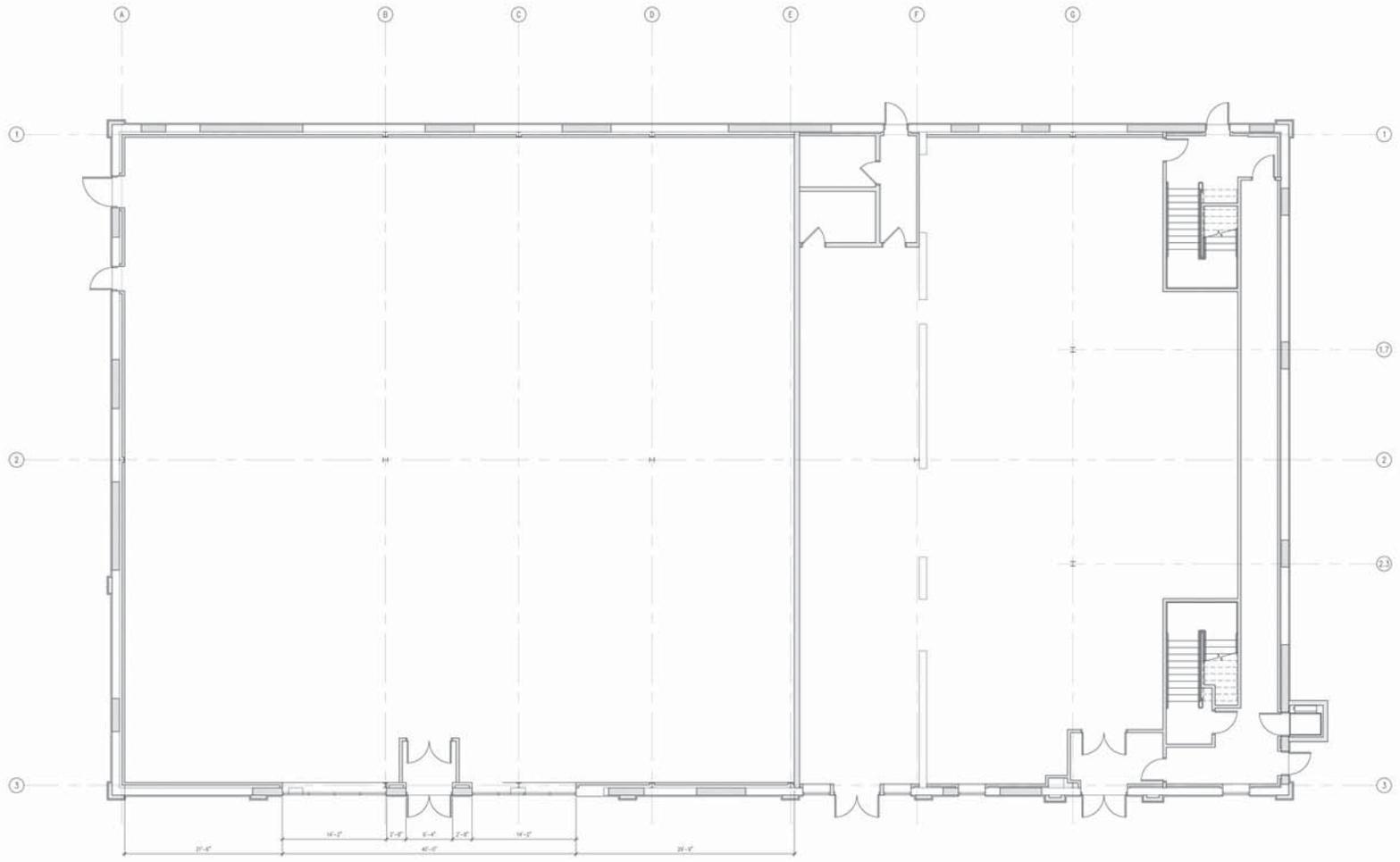
These product sheets are the exclusive property of Everbrite LLC. Use of this property in any manner without express written permission of Everbrite LLC is prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.



Everbrite LLC  
 4949 S 110th Street, Greenfield, WI 53220  
 Phone: 414-529-3500 • Fax: 414-529-7191  
 Website: www.everbrite.com

Part No: E004890B, E004892B, E004891B	Project No: 268576-7
Description: 48" Linear Cloud w/ 66" Medallion	Date: 1/21/13
	Drawn By: DB





PROPOSED CRAIO COMMONS PLAN (PREVIOUSLY GROSSMAN'S)



PROPOSED CRAIO COMMONS ELEVATION (PREVIOUSLY GROSSMAN'S)



166 U.S. 20, Rensselaer, United States  
Address is approximate





