



**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

**REQUEST FOR SITE PLAN REVIEW AND/OR SPECIAL USE PERMIT
APPROVAL UNDER CITY ZONING ORDINANCE**

Property Address: 44 AIKEN AND 99 COLUMBIA TURNPIKE
 Zoning District: C.I. Tax Map # or #'s 143,83-4-3.11 - 44 AIKEN
143,83-4-5 - 99 COLUMBIA TURNPIKE
 REQUEST (check all that apply): Site Plan Review (\$25) _____
 Special Use Permit (\$25)
 Site Plan Amendment (\$25) Certificate of Appropriateness (\$0) _____

Applicant's Name (PRINT): BOB BRAYTON
 Full Mailing Address: 350 NORTHERN BLVD. SUITE 110, ALBANY NY 12204
 Full Physical Address: " "
 (No P.O. Boxes)
 Telephone Number(s): 518 453 9560

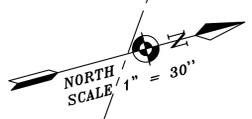
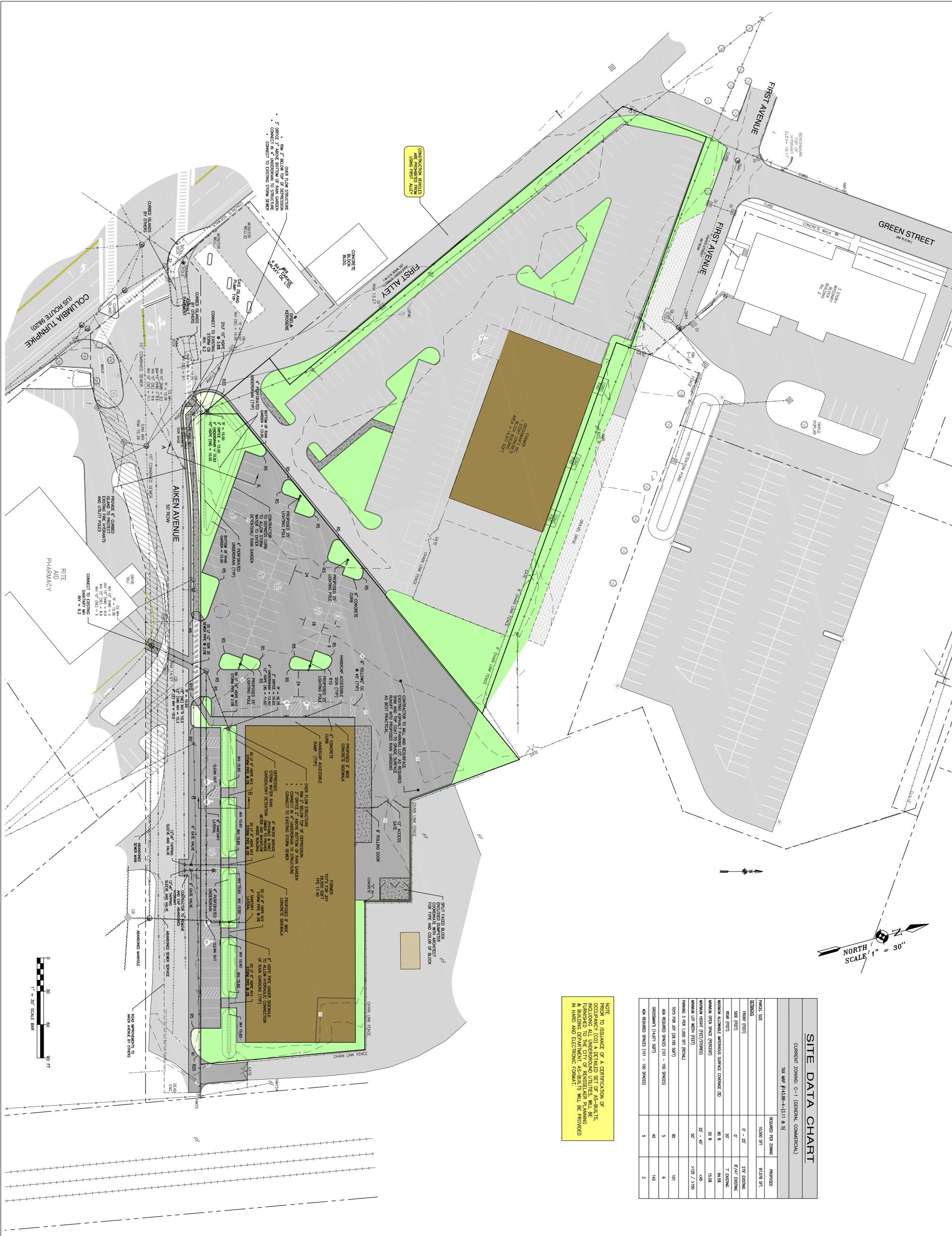
Owner's Name (IF NOT APPLICANT): _____
 Full Mailing Address: _____
 Full Physical Address: _____
 (No P.O. Boxes)
 Telephone Number(s): _____

Detailed description of proposed activity and use(s):
RETAIL STORES
EXISTING BUILDING ON EXISTING SITE & (MULTITENANT)
NEW BUILDING ON AN EXISTING SLAB (SINGLE TENANT)
SITE PLAN TO INCLUDE CHANGE IN PARKING WIDTH FROM 26' TO 24'

I also enclose a plot (site) plan and supporting information to demonstrate compliance with the regulations applying to the use intended and the standards for SITE PLAN REVIEW AND APPROVAL stated in ARTICLE VII and/or SPECIAL USE PERMITS stated in ARTICLE VI of the CITY ZONING ORDINANCE (Local Law #1, adopted 1979) and as described under Site Plan Details on page 3 of this application.

REQUEST must be accompanied by cash or check (made payable to the CITY OF RENSSELAER):

Signature of Applicant _____	Date _____	Amount Enclosed _____
Signature of Owner (if not applicant) _____	Date _____	



NOTE
 PRIOR TO ISSUANCE OF A CERTIFICATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RENSSELAER PLANNING & BUILDING DEPARTMENT. AS-BUILTS WILL BE PROVIDED IN HAND AND ELECTRONIC FORMAT.

SITE DATA CHART			
CURRENT ZONING: C-1 (GENERAL COMMERCIAL)			
TAX MAP #14358-4-5111 & 51			
PARCEL SIZE	10,000 SFT	REQUIRED PER ZONING	8,778 SFT
SETBACKS			
FRONT (FEET)	0' - 25'	279' EXISTING	
SIDE (FEET)	0'	87' EXISTING	
REAR (FEET)	20'	7' EXISTING	
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE COVERAGE (%)	80 %	64.5%	
MINIMUM OPEN SPACE (PERCENT)	20 %	14.5%	
MINIMUM HEIGHT (FEET/STORIES)	25' - 45'	37.5' / 7.50'	
PARKING 3 PER 1,000 SFT (MIN.)	30		
TOTAL PER LOT (28,195 SFT)	84		101
ADA REQUIRED SPACES (0.1 - 1.0 SPACES)	45		6
GROSSWALKS (4.971 SFT)	5		143
ADA REQUIRED SWALKS (0.1 - 1.0 SPACES)	5		2



NO.	DATE	DESCRIPTION	REV'D.	CK'D.
1	6-6-12	REVISED PER CITY COMMENTS	CMB	SPH

STEVEN P. HART, P.E. #069039 PROJECT ENGINEER	[Signature Line]
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HART ENGINEERING

1969 FERRINDALE ROAD
CASTLETON NY, 12033

Phone: (518) 478-4014
Fax: (518) 477-6371

Drawing Copyright © 2012

NOTE: Unauthorized alteration or addition to this map is a violation of section 7209, sub-division 2 of the New York State Education Law.

Only copies from the original of this map bearing an original signature in red ink, and the embossed seal of the preparer shall be considered to be true and valid copies.

BRAYTON RENSSELAER PLAZA REDEVELOPMENT SITE AND UTILITY PLAN

FIRST ALLEY & AIKEN AVE

CITY: RENSSELAER COUNTY: RENSSELAER STATE: NEW YORK

Client: STEVEN P. HART PE
 Designer: CHRIS M. BERTOLINI EI
 Date: APRIL 29, 2012
 Scale: NTS

C10

City of Rensselaer
Planning and Development Agency
City Hall, 505 Broadway
Rensselaer, New York 12144

Case # Assigned: _____

Attn: Secretary, City Planning Commission

REQUEST FOR SUBDIVISION PLAT APPROVAL UNDER CITY OF RENSSELAER SUBDIVISION REGULATIONS

Name of Subdivision and # Lots: FAIRFIELD TERRACE 2 LOTS

Sub-divider (if owner, so state, if agent or other type of relationship, state details on separate sheet):

Name: KELLY SHARPENTER

Address: 7361 WINDING WAY, ROSCOE, IL 61073

Telephone #: (262) 749-9400

Licensed Land Surveyor or Engineer:

Name: JOHN N. HARTNETT, PE

Address: NY RT 40, P.O. Box 91 MELROSE, NY 12121

Telephone #: (518) 235-2313

Location of Proposed Subdivision:

Street: FAIRFIELD TERRACE (NOT OPEN) OFF AIKEN AVE.

Tax Map Parcel #: 155.21 - 7 - 11, 12, 13, 14 & 15

Easements or other restrictions on property (general description):

OVERHEAD UTILITY LINES ALONG REAR OF
LOTS, EASEMENT UNKNOWN.

Homes of abutting owners and owners directly across street (including those in other municipalities):

LIST ATTACHED

Requested Exceptions. The Planning Commission is hereby requested to authorize the following exceptions to or waivers from the regulations governing subdivisions (attach list with reasons for each exception set forth in detail):

LETTER ATTACHED

The undersigned hereby request approval of the Planning Commission of the above identified subdivision plat upon satisfaction of all requirements of the City of Rensselaer Land Subdivision Regulations.

Signature: _____

Title: OWNER

Date: 5/17/12

.....
FOR PLANNING COMMISSION USE ONLY:

Date received by Planning Commission Secretary: _____

Date of initial review and classification by Planning Commission: _____

Classification of Subdivision:

Minor: _____

Major: _____

Fee Paid:

Amount: _____

Check #: _____

Date: _____

Date of Public Notice: _____

Date of Public Hearing: _____

Date of Planning Commission Action: _____

Action taken: _____

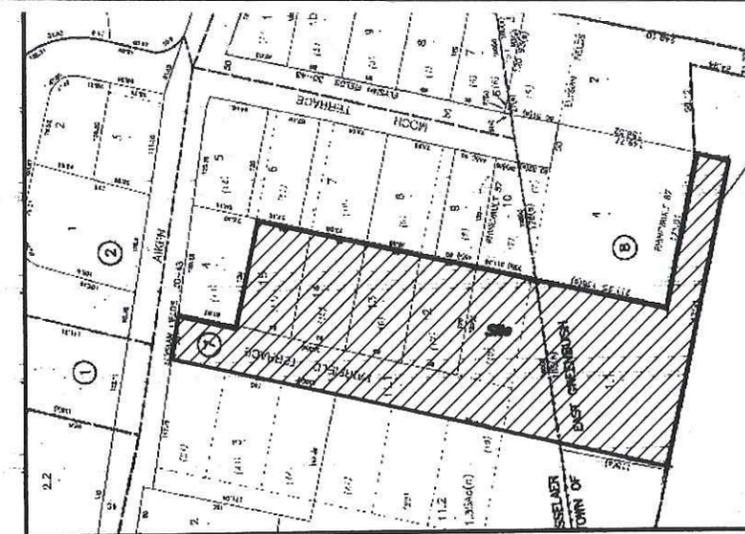
Date Final Plans received: _____

Date Final Plans stamped: _____

CHARLES E. HARTNETT, L.S.
 LAND SURVEYING AND PLANNING

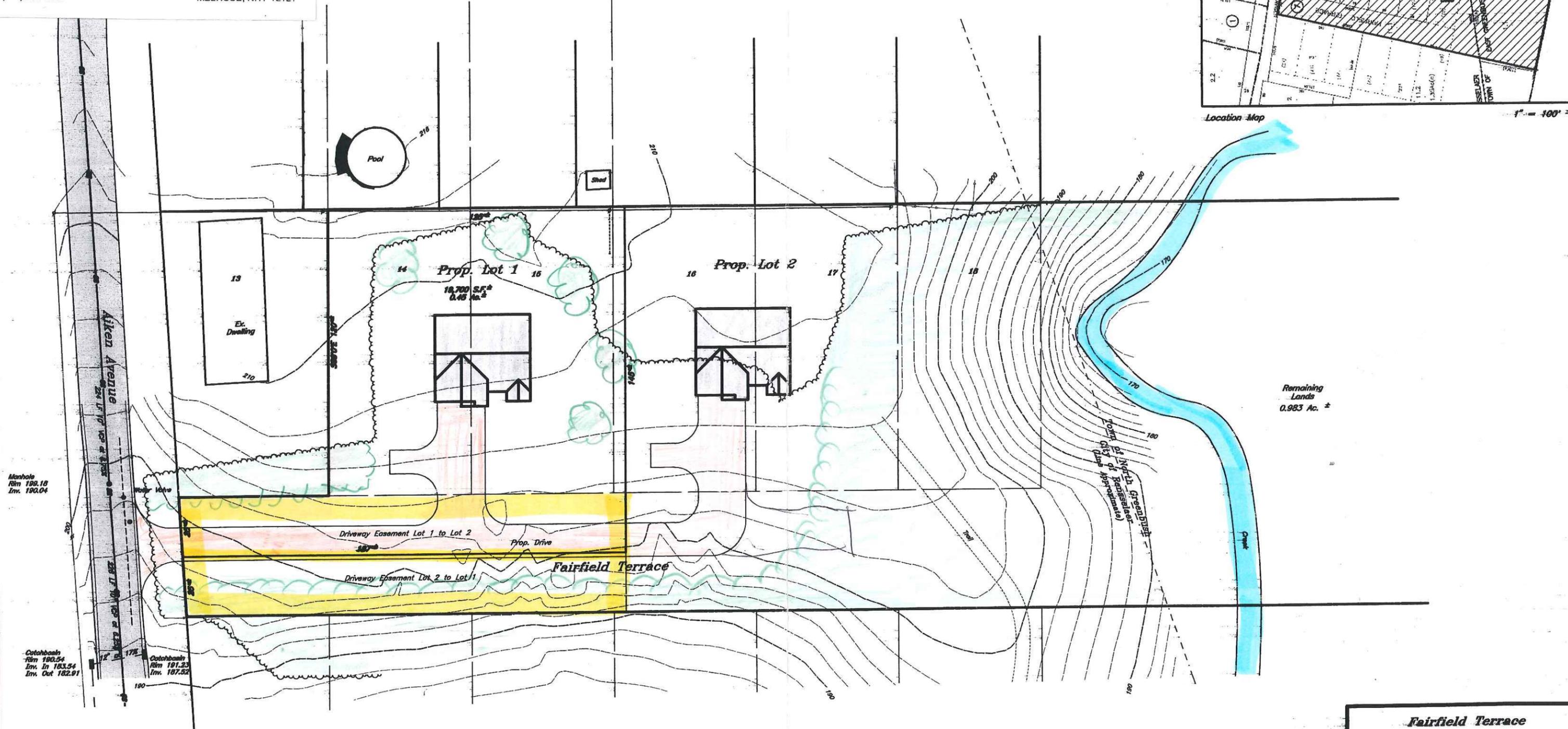
JOHN N. HARTNETT, P.E.
 (518) 235-2313

RT. 40, P.O. BOX 91
 MELROSE, N.Y. 12121



Location Map

1" = 100' ±



Remaining
 Lands
 0.983 Ac. ±

Zoning District: R-1, Single Family Residential
 Minimum Lot Area: 6000 S.F.
 Minimum Lot Width: 60 Ft.
 Minimum Side Yard: 8 Ft. one side, 20 Ft. both
 Minimum Front Yard: 25 Ft.
 Minimum Rear Yard: 30 Ft.

Unchanged Attention is Directed to the
 Plan is a Violation of Section 2800
 Subsection 2 of the N.Y. State Education
 Law.
 Copies from the Original of this Plan Not
 Made with the Original Seal of the
 Professional Engineer or Land Surveyor
 Shall Not be Considered a Valid True Copy.
 Signed and Sealed Pursuant to Section 2808(a)
 of the New York State Education Law.

Fairfield Terrace	
Preliminary Subdivision Plat	
City of Roseton	Roseton Co., New York
April 22, 2011	Scale: 1" = 20'
CHARLES E. HARTNETT	
LAND SURVEYING and PLANNING	
Route 40 - P.O. Box 91 - Melrose, New York 12121	
Phone: Area Code (518) 235-2313	
040 Fairfield Ave	582-2776 12-1-11 MP R-11-5-1
LS 36177	Sheet 1 of 1

CITY OF RENSSELAER
62 WASHINGTON STREET
RENSSELAER, NY 12144
PLANNING AND DEVELOPMENT AGENCY

CERTIFICATE OF APPROPRIATENESS

Address of property to be improved: 30 Aiken Ave.

Name and Address of owner/applicant: Jay Harold Jakovic
662 Madison Ave.
Albany NY 12208

Phone # for owner/applicant: 518-439-1298 / 465-6537

Description of proposed improvements to home:

Replace existing siding with cement siding. Color: Navajo Beige body – with Artic white for trim from James Hardie.

Refinish the railings with like paint. Color - Black

Expose existing foundation to show natural brick.

~~Install two new canopies over the entry doors to match trim.~~



Pursuant to Article IV, Section H of the Zoning Ordinance of the City of Rensselaer, I hereby apply for a Certificate of Appropriateness to do the proposed work as describes above.



Signature of Owner/Applicant

5/16/2012
Date

A Narrative explanation of proposed changes to

30 Aiken Avenue

Rensselaer, NY

The premises at 30 Aiken Avenue consist of an arts and crafts style one and one half story building currently covered with aluminum siding in damaged condition due to repairs. The siding was installed prior to 1980 when the applicant purchased the house.

The following changes are proposed:

- 1) Replace the existing aluminum siding with cement siding, color Navajo Beige. body with Arctic white for trim from James Hardie. The shed will be sided to match.
- 2) Repaint the railings black.
- 3) Expose existing brick foundation.
- 4) Install black wrought iron style aluminum fence.

The model for the siding is that on the Albany Yacht Club on Broadway.

Please see the Schedule over.

There are no historic elements to be removed. All historic elements are to be reused: The porch windows will be reused and a sided-over stairwell window will be reopened.

In as much as the footprint of the building will not change, there are no architectural drawings. Building was built in the early 1900's. It was remodeled inside at an earlier time because the stairwell was redirected, possibly when the columned arch in the dining room was opened. As to its history, I have heard by report that the house floated down the Hudson River from Troy in a Spring freshet and was dragged to its current location. I have no proof of this story.

Attached is a letter from Historic Albany Foundation attesting to the propriety of my alterations.

Respectfully,

Jay Harold Jakovic

JHJ/sbc



Schedule



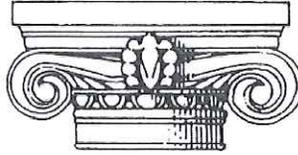
30 Aiken Avenue Rensselaer, New York

This photograph shows the extant old aluminum siding, the repairs, the shed, part of the exposed brick foundation and the reuse of the storm windows.

Schedule continued



The Albany Yacht Club building on Broadway in Rensselaer. The siding will be the same , but in Navajo Beige. The gable end will not be different siding or a different color. The trim will be the same. The exposed foundation will be brick.



HISTORIC ALBANY FOUNDATION

June 5, 2012

Daniel Berheide
Planning and Development Agency
City of Rensselaer
62 Washington Street
Rensselaer, NY 12144

Dear Mr. Berheide,

I am writing you in regard to Jay Jakovic's application for a Certificate of Appropriateness for 30 Aiken Avenue. Mr. Jakovic forwarded your request for confirmation of the appropriateness of cementitious siding and the installation of a metal railing.

After reviewing the property and its history, it is my professional opinion that the replacement of the existing aluminum siding with cement siding is in keeping with the historic character of the building and is appropriate in this circumstance. Hardie Board is an approved cladding in Albany's historic districts for new construction and on historic structures when the original wood siding is no longer present. This cladding method recreates the look of wood clapboards much better than vinyl or aluminum siding and appears to weather well.

For this property, the installation of a simple metal fence is appropriate. The simple design will not detract from character of the building and will weather well. The fence is a reversible element and can be removed from the property without damaging the building.

If you have any questions or would like to discuss the matter further, I can be reached at cmacri@historic-albany.org or 522-9704.

Sincerely,

Cara R. Macri
Director of Preservation Services

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 16th day of May 2012, 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.

Address or lot number of subject property: 30 Aiken Avenue

Zoning District R-2 / Historic Type of Use Fence

Describe Proposal: Install fence to sidewalk on Aiken Ave side of
on Columbia + pice to be in line with the rear of the bus stop pad.

(4')

"Wrought iron style" aluminum fence, in keeping w/ historic character - to provide relief from 3' setback requirement

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)
Section 179-52 D states side street fencing on a corner lot shall
maintain a 3 foot setback from the property line and can not be higher
than 3 feet.

Justification:

The yard is exceptionally small. A fence enclosing that area
will be unsightly and other chain link fences on the street
are built to the sidewalk line

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: Jay Harold Jakarc Signature: [Signature]

Address: 662 Madison Ave Date: 5/16/12

Albany ny 12205 Phone: (518) 465-6537

IF APPLICANT IS NOT OWNER:

Applicant's Name: _____ Signature: _____

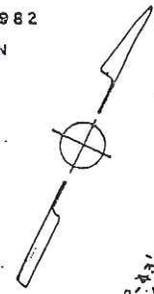
Address: _____ Date: _____

Phone: _____

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

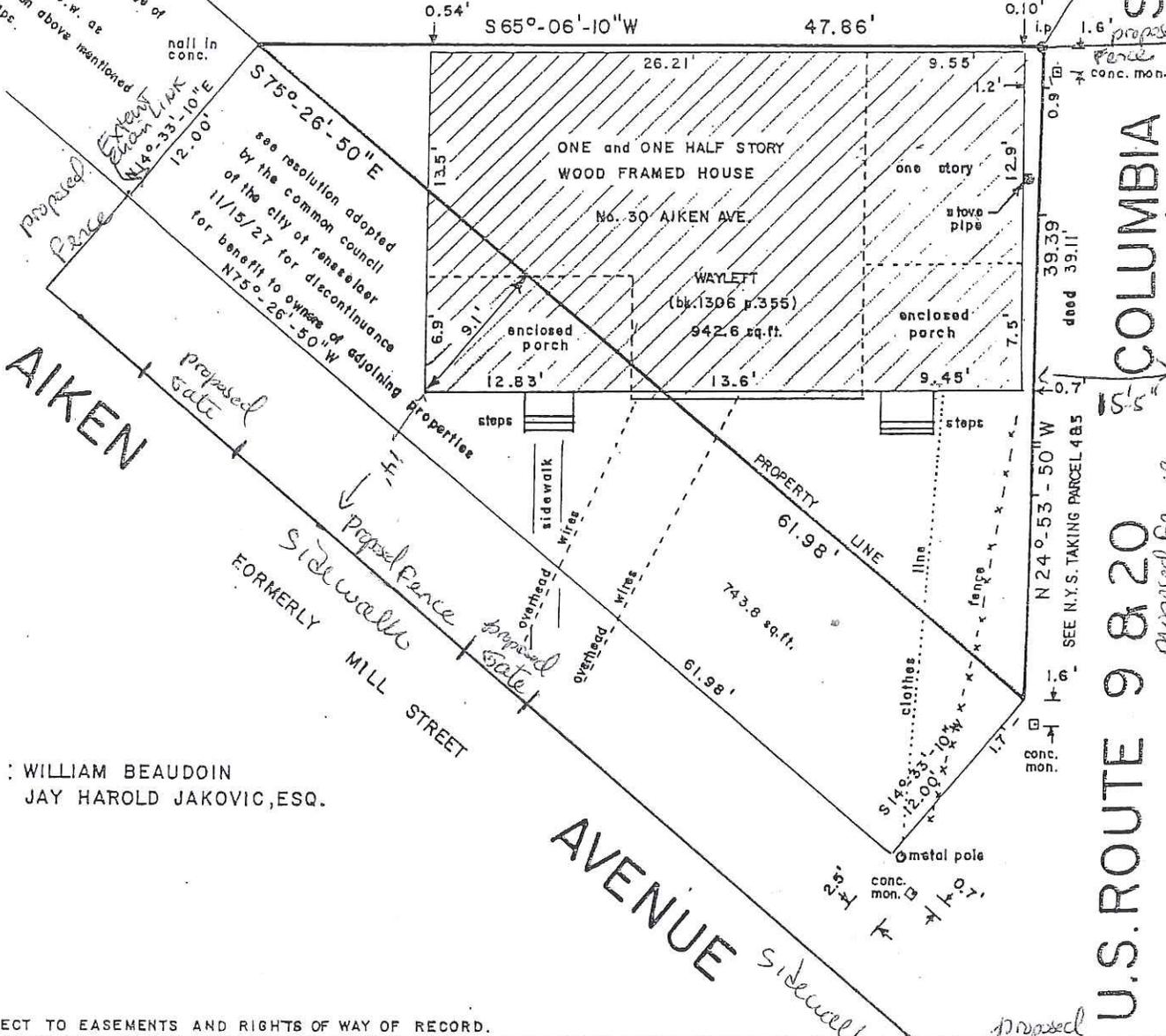
SEE "MAP OF SURVEY SHOWING LANDS OF LOUIS POLSINELLO, VESTA PROPERTIES, INC., POLSINELLO REALTY CORP.", MADE BY MICHAEL J. CIRILLO, LICENSED LAND SURVEYOR, DATED DEC. 22, 1982
 EVERY VAN ALLEN MAP OF LANDS OF WILLIAM AKIN, TITUS GOODMAN AND JOHN DICKISON FILED IN THE N.Y.S. EXECUTIVE DEPT. - O.G.S.
 SEE MAP OF PART OF THE VILLAGE OF GREENBUSH, FILED AS MAP NO.17 IN DRAWER 25

LANDS of POLSINELLO REALTY CORP. (book 1292 page 206)
 LANDS FORMERLY of SUN OIL CO. of PENNSYLVANIA
 LANDS FORMERLY of SEWELL CRAIG (see ref. bk.257 p.13)



S 24°-53'-50" E
 I.P. 18.75'
 street line (VAN ALLEN MAP and map of part of village of GREENBUSH) 100' wide r.o.w. as shown on above mentioned maps.

9 24°-50'-00" E



see resolution adopted by the common council 11/15/27 for discontinuance for benefit to owners of adjoining properties
 N 75°-26'-50" W
 12.00'
 14°-33'-10" E
 12.00'

AIKEN

FORMERLY MILL STREET

AVENUE

COLUMBIA ST.
 U.S. ROUTE 9 & 20

Sidewalk
 Sidewalk
 Sidewalk
 Trees

TO : WILLIAM BEAUDOIN
 JAY HAROLD JAKOVIC, ESQ.

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

COUNTY Rensselaer	Map of Survey No. 30 Aiken Avenue City of Rensselaer <i>Proposed Fence Location</i>	SCALE 1" = 10' <i>Sidewalk</i>
STATE New York		DATE Dec. 18, 1984
ORDER NO.	Survey and Map by Michael J. Cirillo, LLS-----Delmar, N. Y.	REVISION JAN. 14, 1985 added map reference aiken ave. row lines (formerly mill street)



CITY OF RENSSELAER
62 WASHINGTON STREET
RENSSELAER, NY 12144
PLANNING AND DEVELOPMENT AGENCY

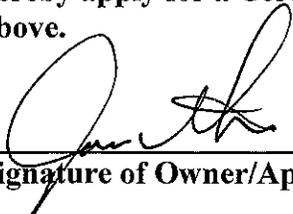
CERTIFICATE OF APPROPRIATENESS

Address of property to be improved: 12 Nelson Ave.
Name and Address of owner/applicant: Jimmy Thomas
12 Nelson Ave.
Rensselaer NY 12144
Phone # for owner/applicant: 518-944-0997

Description of proposed improvements to home:

Replace exterior old wood with new cement board on house and ~~Garage~~ *new porch*
Colors: Walls: *Nantucket* Trim: *Butter - Certain fade.* Railings
Doors? Windows? *Grey.*

Pursuant to Article IV, Section H of the Zoning Ordinance of the City of Rensselaer, I hereby apply for a Certificate of Appropriateness to do the proposed work as describes above.



Signature of Owner/Applicant

May 23 2012

Date

CITY OF RENSSELAER
62 WASHINGTON STREET
RENSSELAER, NY 12144
PLANNING AND DEVELOPMENT AGENCY

CERTIFICATE OF APPROPRIATENESS

Address of property to be improved: 63 Broadway - Garages

Name and Address of owner/applicant: Albany Yacht Club

75 Broadway

Rensselaer NY 12144

Phone # for owner/applicant: 518-320-6142

Description of proposed improvements to home:

We would like to change out the old garage doors with new like doors. Install Hardy back on the east and west exterior walls to match the adjacent building at 67 Broadway. Color would be Navajo Beige. We would like to paint the north side the same color – it's currently just an unpainted block building.

Pursuant to Article IV, Section H of the Zoning Ordinance of the City of Rensselaer, I hereby apply for a Certificate of Appropriateness to do the proposed work as describes above.

William O'Leary 5/29/12

New garage door design:



Existing Doors:



East Side – To receive Hardee Back – Navajo Beige



West Side – River - To receive Hardee Back – Navajo Beige



North Side: To be painted to match Navajo Beige

