

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 20TH day of SEPTEMBER 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: 800 BROADWAY, RENSSELAER, NY 12144

Zoning District _____ Type of Use RETAIL, GOODS AND SERVICES

Describe Proposal: APPLICANT WISHES TO OWN AND OPERATE A WINE/LIQUOR STORE, AS WELL AS BEER AND BEVERAGE STORE

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)

800 BROADWAY DOESN'T ALLOW FOR PARKING THAT IS NECESSARY TO OPERATE BUSINESS DESCRIBED ABOVE.

Justification: (SEE ABOVE)

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: _____ Signature: _____

Address: _____ Date: _____

Phone: _____

IF APPLICANT IS NOT OWNER:

Applicant's Name: TIMOTHY BAILEY Signature: [Signature]

Address: 360 WEST 34TH Date: 9-20-12

NY, NY 10001 Phone: 917 697 8647

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

HART ENGINEERING

RESIDENTIAL, COMMERCIAL & MUNICIPAL SITE DESIGN & DEVELOPMENT



1969 FERNDAL ROAD CASTLETON, NY 12033

(518) 479-4014 FAX (518) 477-6371
STEVEN P. HART, P.E.

September 24, 2012

City of Rensselaer
Planning Department
City Hall – 62 Washington Street
Rensselaer, New York 12144
Attn: Mrs. Sarah Crowell, AICP – Director of Planning and Development

Re: 800 Broadway Wine and Liquor – Sketch Plan Submittals
Corner of Partition Street and Broadway - City of Rensselaer

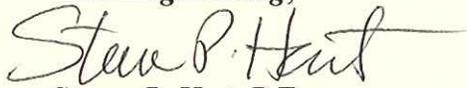
Dear Mrs. Crowell:

Attached please find ten (10) copies of an aerial map and an architectural rendering as prepared by Moore Architecture. Please note that the applicant, Mr. Timothy Bayly, is proposing to rehabilitate an existing abandoned building at 800 Broadway. His intentions are to operate a Wine and Liquor Store in this location. It is our understanding that this is a Permitted Use according to City Zoning.

The current building essentially takes up the whole parcel of land, and minimal to no ground improvements are being proposed. As there is no existing or proposed off-street parking, it is our understanding that this project will require an Area Variance from the Zoning Board of Appeals.

We welcome the opportunity to discuss this project in greater detail at the next Planning Commission meeting on October 9th. Should you have any questions or require additional information please feel free to contact us.

Very truly yours,
Hart Engineering,


Steven P. Hart, P.E.

Cc: file/baylyrensspb12-1
Mr. Timothy Bayly, applicant



Drawn By:
CHRIS BERTRAM

Checked By:
STEVE HART

Date Issued:
9-24-12

Project Number:
BAYLY

Drawing Number:
C10

Project Name:
800 BROADWAY WINE AND LIQUOR

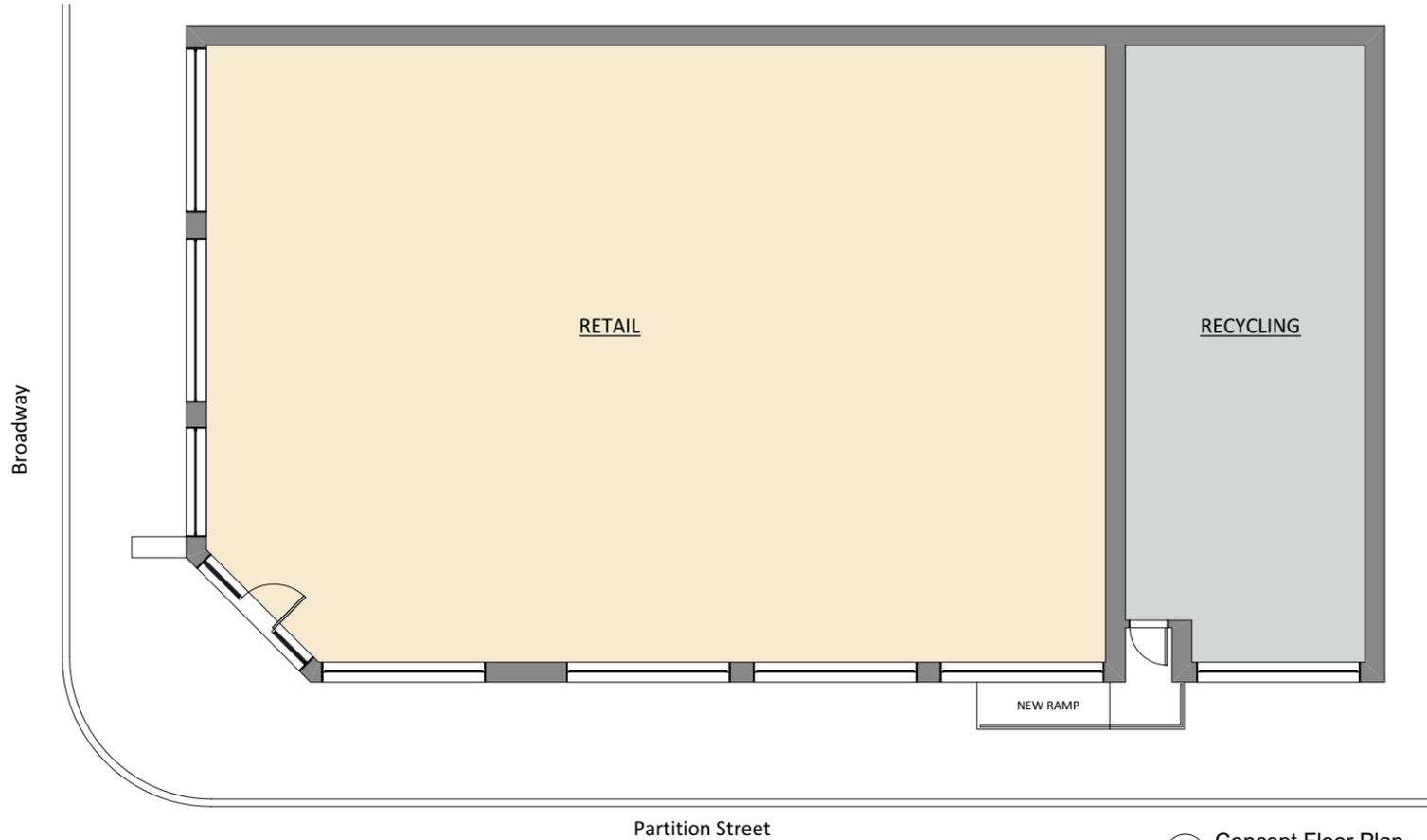
File Name:
EXISTING PLAN.DWG

Scale:
1" = 50'





4 Existing Conditions
Scale: 3/16" = 1'-0"



3 Concept Floor Plan
Scale: 3/16" = 1'-0"



2 Elevation @ Broadway
Scale: 1/4" = 1'-0"



1 Elevation @ Partition Street
Scale: 1/4" = 1'-0"

Renovation of 800 Broadway
Rensselaer, New York

September 24, 2012



Moore Architecture
12 Highland Drive
East Greenbush, NY 12061
518.441.3368

<<<< END OF APPLICATION>>>>

Area for notes:

<<<<NEW APPLICATION - NEXT PAGE>>>>

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Rensselaer, NY 12144
(518) 465-1693 / FAX (518) 465-2031

APPLICATION TO THE ZONING BOARD OF APPEALS

AREA VARIANCE

This application, made on the 26 day of October 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: 1220 First St

Zoning District R2 Type of Use Residential

Describe Proposal: Walk-in street level efficiency

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)

Side set-back, lot size, parking

Justification:

zoning requires parking and cannot be provided on street. Small studio may be one person only, adequate street parking allows for extra parking, public transportation is readily available.

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: Robert Behrens Signature: Robert Behrens

Address: 462 Snickers Lake Rd Date: 10/26/12

Wynantskill Phone: (518) 577-5019

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

pd
6/40
10/26/12



Catherine St

1220 1st St, Rensselaer, NY

© 2012 Google

Google earth

Imagery Date: 10/7/2011 1995

42°39'01.83" N 73°44'10.83" W elev 115 ft

Eye alt 348 ft

1218 1st Street



Exit Street View

2

1220 1st St, Rensselaer, NY

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Google earth

42°39'01.83" N 73°44'10.64" W elev 120 ft

Eye alt 120 ft

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