



**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: 800 BROADWAY, RENSSELAER, NY 12144

Zoning District: _____ Tax Map # or #'s _____

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): TIMOTHY BAYLY
 Full Mailing Address: 360 WEST 34TH STREET, APT 11C, NY, NY 10001
 Full Physical Address: _____
 (No P.O. Boxes)
 Telephone Number(s): 917-697-8647

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

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):

Timothy Bayly _____ 9-20-12 _____ 25 _____
 Signature of Applicant Date Amount Enclosed

 Signature of Owner (if not applicant) Date

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1 Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly.

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources, or community or neighborhood character? Explain briefly:

C3 Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.

C4. A community's existing plans or goals as officially adopted or a change in use or intensity of use of land or other natural resources? Explain briefly

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope, and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

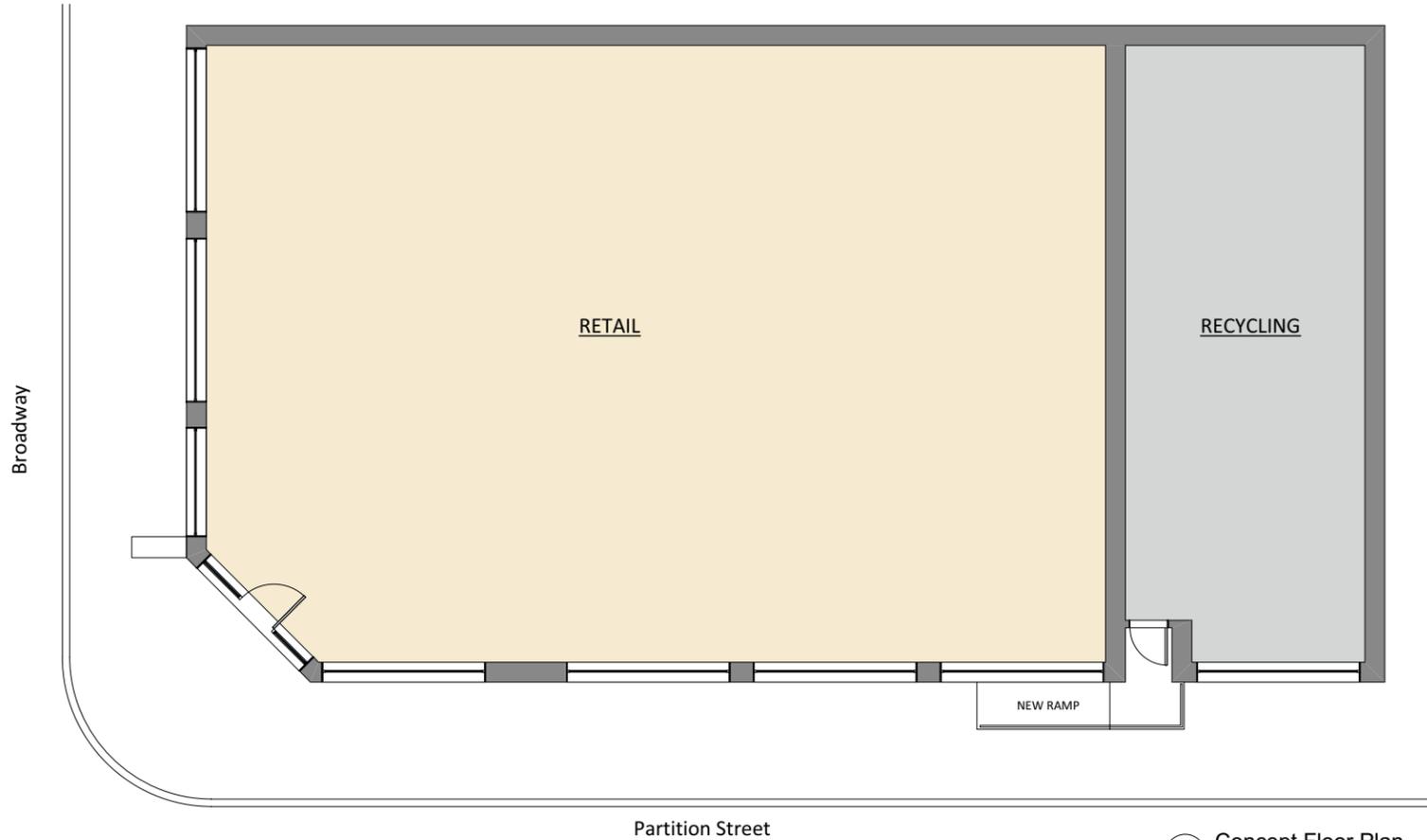
9-20-12

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)

Reset



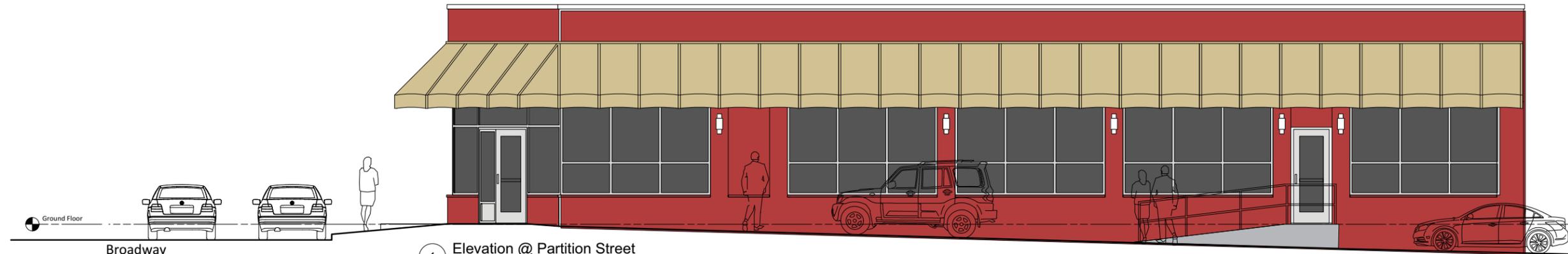
4 Existing Conditions
Scale: 3/16" = 1'-0"



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

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)

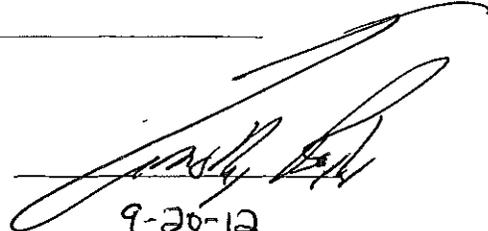
I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner: _____ Signature: _____

Address: _____ Date: _____

Phone: _____

IF APPLICANT IS NOT OWNER:

Applicant's Name: TIMOTHY BAILEY Signature: 

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

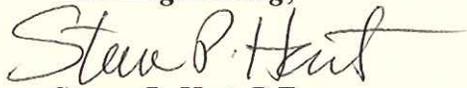
Dear Mrs. Crowell:

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'





**CITY OF RENSSELAER
PLANNING AND DEVELOPMENT AGENCY
BUILDING & ZONING**

CITY HALL, 62 WASHINGTON STREET
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**REQUEST FOR SITE PLAN REVIEW AND/OR SPECIAL USE PERMIT
APPROVAL UNDER CITY ZONING ORDINANCE**

Property Address: 138 Broadway

Zoning District: MU-1 Tax Map # or #'s 143.75-10-11

REQUEST (check all that apply): Site Plan Review (\$25) Special Use Permit (\$25)
Site Plan Amendment (\$25) Certificate of Appropriateness (\$)

Applicant's Name (PRINT): Andrea Sachoff
Full Mailing Address: 110 Iowa Ave Rensselaer Ny 12144
Full Physical Address: 138 Broadway Rensselaer Ny 12144
(No P.O. Boxes)
Telephone Number(s): 518-281-1686

Owner's Name (IF NOT APPLICANT): George Miller
Full Mailing Address: 138 Broadway Rensselaer Ny 12144
Full Physical Address: _____
(No P.O. Boxes)
Telephone Number(s): 518-

Detailed description of proposed activity and use(s): Use 138 Broadway as a Bakery for retail and wholesale

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.

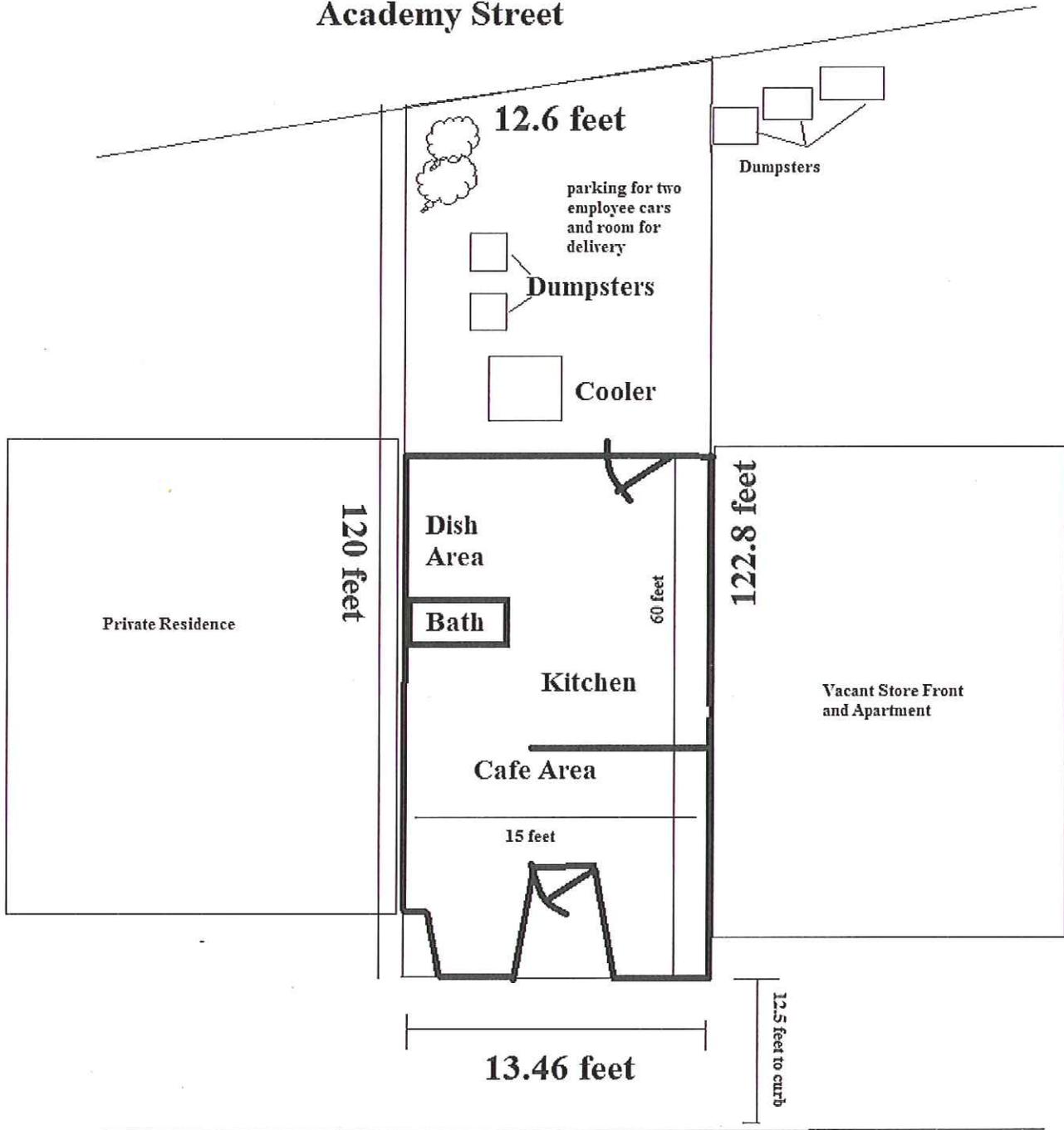
REQUEST must be accompanied by cash or check (made payable to the CITY OF RENSSELAER):

Andrea Sachoff 10/17/17 \$25
Signature of Applicant Date Amount Enclosed

Signature of Owner (if not applicant) Date

Site Plan for 138 Broadway Rensselaer, NY
Andi's Bakery

Academy Street



12.6 feet

parking for two
employee cars
and room for
delivery

Dumpsters

Cooler

Dumpsters

120 feet

Private Residence

Dish
Area

Bath

60 feet

Kitchen

Cafe Area

15 feet

122.8 feet

Vacant Store Front
and Apartment

13.46 feet

12.5 feet to curb

Broadway

Parking for around 20
cars on Broadway

N

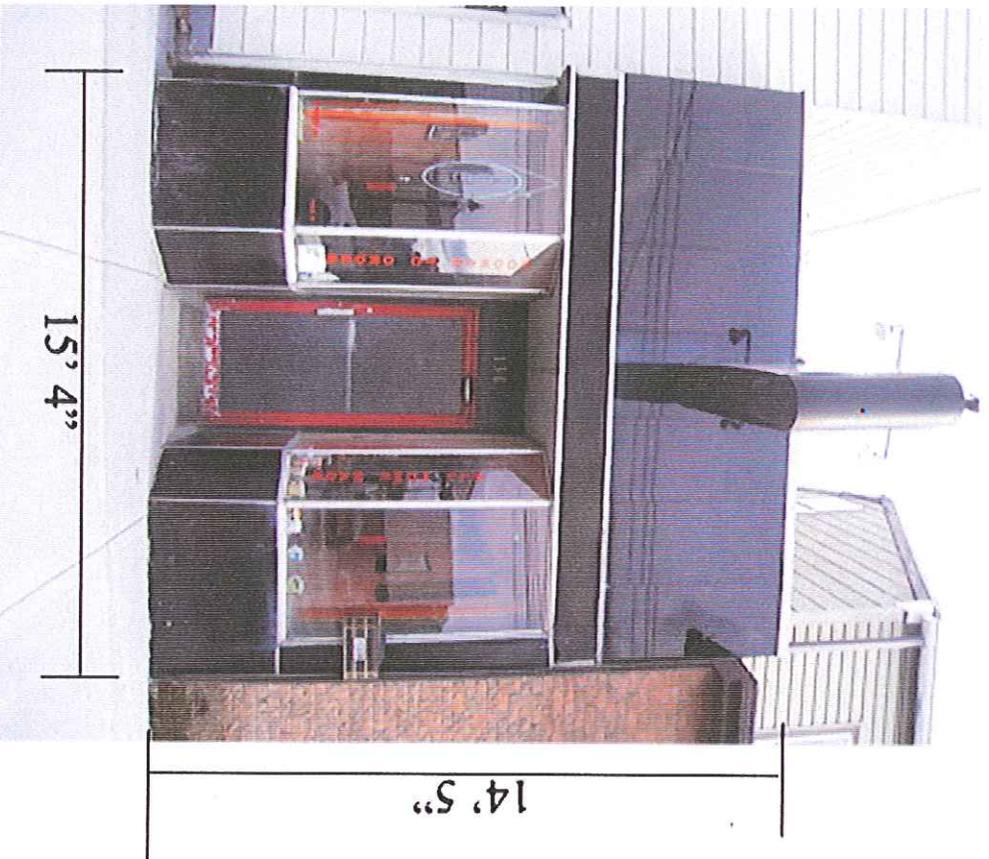
Side view of 138 Broadway, Rensselaer, NY



Sign will be changed to Andi's Bakery, a mock up has been included. The sign is 66 inches wide and 34 ½ inches tall and hangs approximately 6 inches from the building.

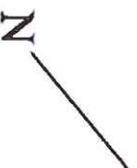
From Building to Curb it is 12' 6"

Front of 138 Broadway Rensselaer NY 12144



The front of the building is 15 feet 4 inches wide and the height of the building is 14 feet 5 inches. It has no discernible alleyways or gaps on it's side.

I will clean up the outside of the building and repair as best I can, possibly paint. I will also paint the door and put up new street numbers





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

Property Address: 550 South St

Zoning District: _____ Tax Map # or #'s _____

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): FRANK Sorrento

Full Mailing Address: 550 South St, Rensselaer, NY

Full Physical Address: _____
(No P.O. Boxes)

Telephone Number(s): 518-766-5865

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): Revise site plan to include
SCRAP METAL AND update current activities.

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: [Signature] Date: 10/26/12 Amount Enclosed: \$25.00

Signature of Owner (if not applicant): _____ Date: _____

10/24/12

Rensselaer Scrap & Auto Recycling, LLC Business Plan 2011

Business Plan Summary: To operate a facility that engages in automobile-scrap metal recycling, used car lot and automobile tow yard in a clean and appropriate manner.

Auto Recycling: Buying vehicles that are no longer road worthy, taking the most valuable scrap metal pieces off them (catalytic converter, aluminum wheels, batteries, etc. The vehicles are processed in a safe and timely manner and then towed to Rensselaer Iron & Steel located in the Port of Rensselaer. The engine, transmission and all fluids remain in the vehicle.

Scrap metal recycling: Buying loose scrap metal (aluminum, copper, brass, etc) , separating it , packaging it and storing it indoors until it is sold.

Used car lot: Displaying and selling used vehicles to the public.

Automobile tow yard: Operating tow trucks on a “for hire” basis, towing broke down, illegally parked, accident and police requested towed vehicles. Some of these vehicles will be brought to Rensselaer Scrap & Auto Recycling, LLC located at 550 South Street for impound and storage.

The Business

Business name: Rensselaer Scrap & Auto Recycling, LLC

Licenses & Permits: NYS DMV- (IVC) iterant vehicle collector, Scrap collector, Scrap processor, retail motor vehicle dealer.

Date established: 07/01/2011

Business owners: Frank Sorrento

Products/ Services: Junk car removal, scrap metal dealer, used car dealer, towing services.

Current/ estimated number of staff: 2 year round full time employees

Business premises

Business location: 550 South Street, Rensselaer, NY. It is a warehouse/trucking terminal located on State Route 9J in an industrial area.

Signage: There is a 4'x 8' sign attached to the roof of the building.

Business zoning: Industrial

Hours of Operation: Monday-Friday 7:30am-4:30pm Saturday 8:00am-12:00pm

Parking: This will not change from previous operations

Traffic: Traffic would be light and unnoticeable.

Sustainability plan

Environmental/ resource impacts: There would be no potential impact to the environment. Again all fluids would remain in the vehicles.

Flood hazard mitigation: N/A

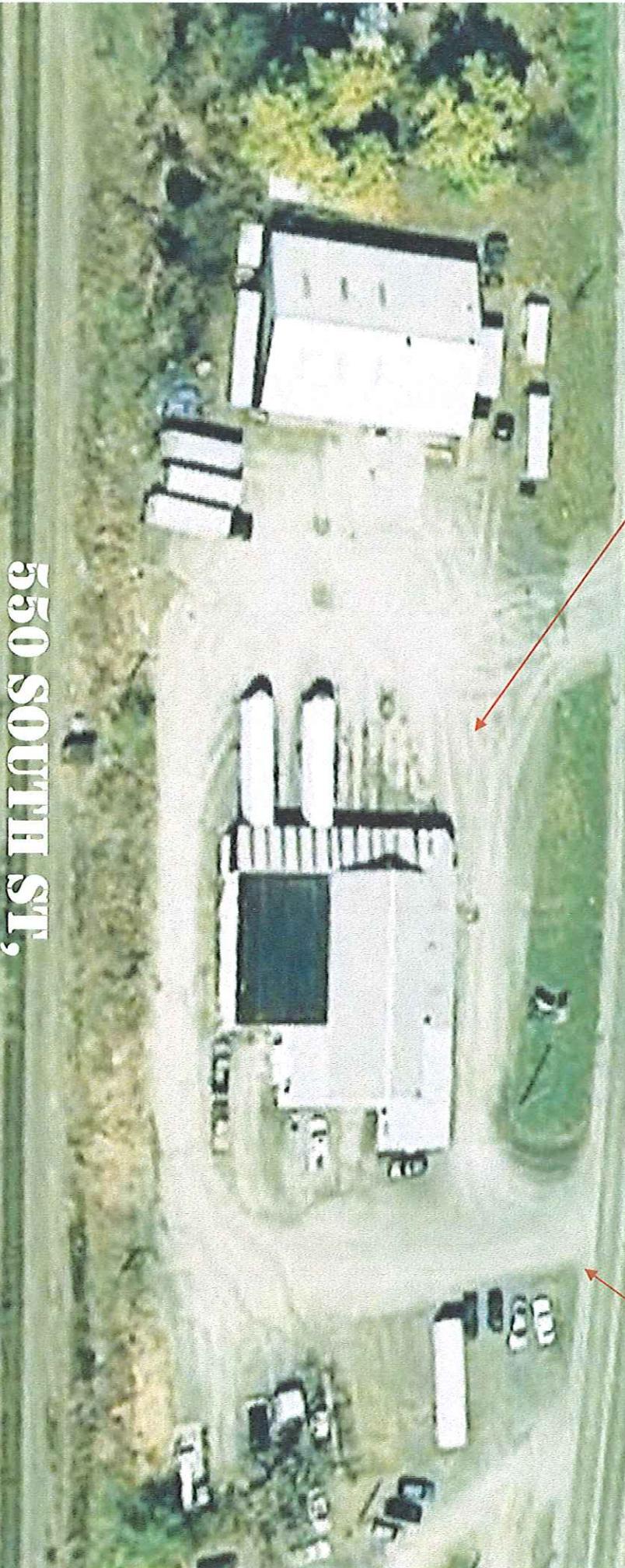
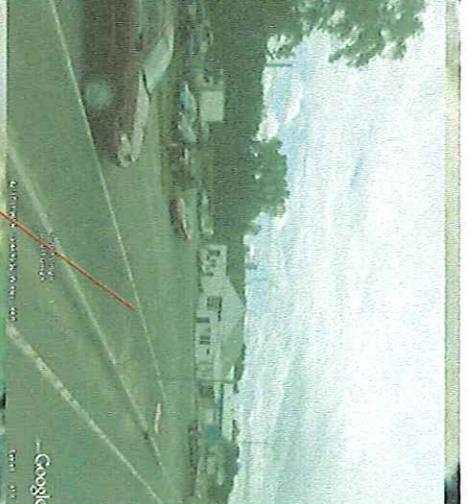
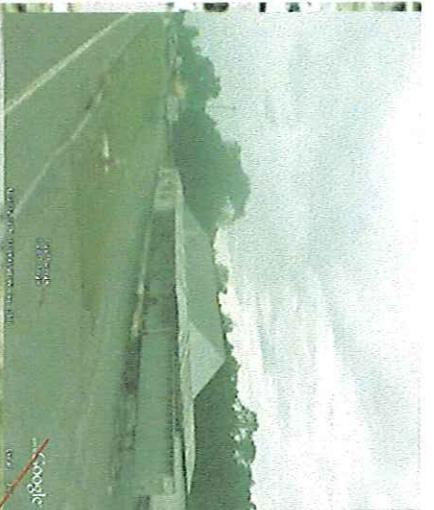
Community impact and engagement: There would be less junk vehicles around the city.

Risks/ constraints: N/A

Strategies: N/A

Action plan: N/A

SOUTH ST



RENSSELAER SCRAP & AUTO RECYCLING

550 SOUTH ST,

© 2011 Google
Image © 2011 New York GIS

© 2011 Google

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Planning and Development Agency
City Hall, 62 Washington Street
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(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 Snyder's 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

1218 1st Street



Exit Street View

2

1220 1st St, Rensselaer, NY

© 2012 Google

© 2012 Google

Google earth

[Report a problem](#)

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

Eye alt 120 ft



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

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

CERTIFICATE OF APPROPRIATENESS

Address of property to be improved: 37 Nelson Ave Rensselaer, NY

Name and Address of owner/applicant: Frank Filippini
37 Nelson Ave
Rensselaer, NY

Phone # for owner/applicant: _____

Description of proposed improvements to home:

Replace existing front porch with a new porch and roof. See attached drawing

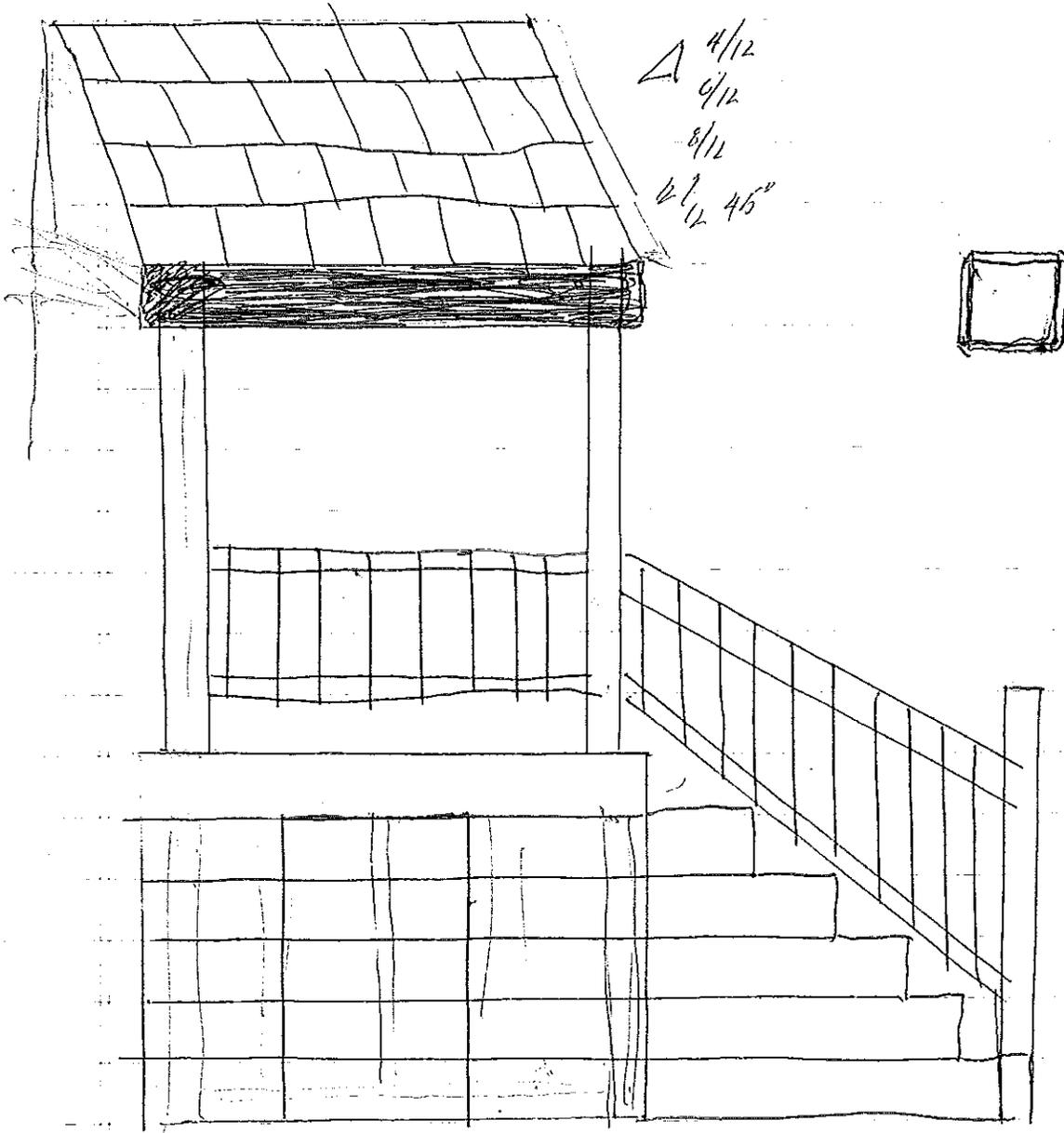
Material: Pressure treated framing, 4x4 posts, pressure treated 2x4, colonial style spindles on railings, double 4" traditional vinyl siding, 30 year architectural roof shingles, siding color Red to match house color, pressure treated decking boards, plywood

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.

Frank J. Filippini
Signature of Owner/Applicant

11/2/12
Date

37 Nelson Ave



Δ 4/12
4/12
8/12
12/12 45°

10

37 Nelson Ave, Rensselaer, NY



37 Nelson Ave, Rensselaer, NY

© 2012 Google

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Google earth

42°38'00.63" N 73°44'54.27" W elev 26 ft

Eye alt 25 ft

Report a problem