

**Minutes of the Regular Meeting of the City of Rensselaer Planning Commission**  
**First Floor Court Room, Rensselaer Community Center, 62 Washington Street**  
**May 9, 2011**

**Members Present:**

Charles Moore – Chair, Christine Van Vorst – Vice-Chair, Tom Cardamone, Frank Adams, Bob Campano, and George Farrell

**Members Not Present:**

James Ahlemeyer

**Staff Present:**

Sarah Crowell – Planning Director, Sharon Butler- Office Manager, Roger Murman, Phil Dixon, and Jack Spath.

**Others Present**

Raymond Smith, Stephen Griffin, Paul Griggs, Greg Danz, Jack Rifenburg, Denise Rifenburg, Colleen Pierson, Chris Pierson, Lee Eck, Roddy Valente, Marshall Dolori, Joe Mollick, David Gardner, Michelle Peart, Terrance Ruso, William Sheldon, Harry Adalain, Johanna Burnham, Jeff Berkun, Regina McNelis, Pam O'Connor, Pat Eaton, Tricia Buchanan, James Newman, Mr. Patterson, Mrs. Patterson, Marion Webber, Pete Sheehan, among others.

**Call to Order:**

Chair Moore called the regular meeting of the City of Rensselaer Planning Commission to order at 6:30PM. Roll call was taken, and it was determined there was a quorum.

**Adoption of Past Meeting Minutes**

A motion by George Farrell to approve the minutes of April 11, 2011 as submitted was seconded by Frank Adams and passed.

**Communications**

A memo regarding required training for Planning Commission members was received and the appended Land Use Training and Technical Assistance event at Hudson Valley Community College was announced.

A letter concerned with the New Castle Asphalt, LLC., application was submitted to the Planning Commission by residents of Rensselaer.

The City of Rensselaer is applying for a \$600k Community Development Block Grant from the New York State Division of Homes and Community Renewal to replace the water line under Washington Ave. Action on the proposed project could occur in conjunction with sewer separation activities during the next year. A public hearing was open and subsequently closed after no one rose to comment.

**Old Business:**

1. By a motion from Christine Van Vorst and a second by George Farrell, invoices from Barton & Loguidice (#56835) and Whiteman Osterman (#353134) for work on the Cottage Hill Landing Project were approved pending the applicant replenish the related escrow account.
2. The Chair of the Planning Commission, Charles Moore, spoke briefly to address public disinformation, describe the function of the Planning Commission, and review the State Environmental Quality Review process and status of the New Castle Asphalt application, within that context, for a special Use Permit to construct and operate a blacktop plant at the Port of Rensselaer in the floodplain. Following Chair Moore's address Paul Griggs, engineering consultant representing the interests of New Castle Asphalt, LLC, provided the Planning Commission with an update and supplemental information pertaining to their application. Joe Mallick of Gencor Industries presented details of the technology and design of the proposed asphalt mixing facility for New Castle Asphalt, LLC, touching upon issues related to concerns over the noise, odor, and general environmental impact of such operations. Additional annotation including the Chair's comments and presentations to the Planning Commission by both Paul Griggs and Joe Mallick are appended to the meeting's minutes.

**New Business**

**1. Stilsing Properties, LLC: approval for final subdivision plat on South Street in CI Zoning district.**

Observing the revised and proposed plat circumscribes the subdivision to the City of Rensselaer, the Chair proceeds with an evaluation of the environmental impacts according to the SEQRA process. Mr. Moore affirmed the action does not exceed Type 1 thresholds and no adverse issues nor environmental impacts could be attributed to the subdivision proposal under consideration. Mr. Moore opened a public hearing and with no input from those attending the hearing was closed. A motion was made by Mr. Farrell to approve the minor subdivision, a second by Frank Adams, and carried by majority vote.

**2. 321 Broadway: recommendation to Zoning Board of Appeals for a Use Variance to allow a 2 bedroom 1 unit residence in a Land Conservation zone.**

In the absence of the applicant and after some discussion observing the reduced impact the proposed use represents compared to previously approved variances for the property the Planning Commission unanimously passed a motion by Christine Van Vorst, second by Bob Campano, to issue a positive recommendation to the Zoning Board of Appeals for the use variance being requested.

**3. 13-15 Nelson Ave: approval of a Certificate of Appropriateness to replace front steps in a Historic Residential zone.**

Mr. Greg Danz, owner of 13-15 Nelson Ave, requests approval to replace his deteriorated front steps and railing. The approval would also extend to the removal of the brick façade in front of the steps and underlining the bottom exterior of the house. It was stipulated that approval was contingent upon selecting appropriate colors conforming to the historic palette in coordination with the Department of Buildings and Planning staff. Christine Van Vorst motioned to approve the Certificate of Appropriateness which was seconded by George Farrell and carried by majority.

**Adjournment:**

Chair Moore adjourned the meeting at 8:05 PM.

**Next Meeting:**

The next regular meeting is scheduled for June 13, 2011 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,

Sarah Crowell  
Secretary