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Minutes of the Regular Meeting of the City of Rensselaer Planning Commission
First Floor Conference Room, Rensselaer City Hall, 62 Washington Street
January 11, 2010

Members Present:

Charles Moore – Chair, Frank Adams, James Ahlemeyer, Bob Campano, George Farrell, Christine Van Vorst, Tom Hughes

Members Not Present:

NONE

Staff Present:

Marybeth Pettit – Director of Planning, John Spath – Deputy Corporation Counsel

Others Present

Jeff Nusbaum

Call to Order:

Chair Moore called the regular meeting of the City of Rensselaer Planning Commission to order at 6:25 PM. Roll call was taken, and it was determined there was a quorum.

Adoption of Past Meeting Minutes

The special meeting minutes of December 14, 2009 were approved as submitted and without amendment.

Communications

None

Old Business

Planning Commission Chair Charles Moore inquired about the status of the deLaet's Landing design guidelines. The applicant had indicated that they would be submitted for review by the consultant by January 6, 2010, but nothing was received. Ms. Pettit informed the board that an e-mail had been sent to Marx Properties requesting funds to replenish the escrow account, but that also had not been received. Mr. Ahlemeyer reiterated that that there can be no further review of any submissions regarding the project by Fraser and Associates until the escrow is replenished.

New Business

- 1. Earth Friendly Recovery, 500 South Street** - site plan approval for light manufacturing / assembly of automotive pumps and baling/assembly of scrap steel blocks for sale to steel recyclers. Operation to be located in northern building of Tacy's Express property in a commercial industrial (CI) zoning district.

Project Manager, Jeff Nusbaum, described the proposed business, Earth Friendly Recovery, currently called Nuts and Bolts, that has been in business in Rensselaer County for four years. He stated that the business has two components; one is the assembly of approximately 2,000 pumps per year for their primary client, the Safety Clean Company. He estimated that volume to be equivalent to twenty pallets per year, an annual amount that would create minimal truck traffic.

The second component of the business is the collection and compression of bulk oil filters for foundries and the steel market. He estimated that one to two trucks per week would bring the collected filters to a small loading dock that will be built at the rear of the building. According to Mr. Nusbaum, the collected filters will be loaded into two containers that will be placed at the rear of the property and will remain covered at all times until they are processed in the interior of the existing building. He stated that it is a start up business with two part time employees and that he may acquire another full time employee in the coming year. Hours of operation would be from 7:00 am – 5:00 pm, Monday through Friday, and on Saturdays as needed.

Mr. Compano asked where the extracted oil would be directed. Mr. Nusbaum responded that the floor drain would be blinded and the oil would be collected from the sump and sent to a collection tank. He said all oil is then collected on a weekly basis and reused.

Mr. Ahlemeyer asked these oil collection trucks could leak oil. Mr. Nusbaum responded that that all oil collection trucks are fully sealed to prevent leaks. Mr. Ahlemeyer asked if secondary containment methods would be used and Mr. Nusbaum said that the oil tanks system that will be used, called oil cubes, have secondary containment.

Mr. Moore asked who would have the responsibility for any spills and Mr. Nusbaum verified that any spills would be the responsibility of the company.

Ms. Pettit inquired about the number of decibels associated with the manufacturing process and Mr. Nusbaum replied that it was not a loud process and that the noisiest element of the process would be the 75,000 kilowatt outdoor generator.

Mr. Moore read through the SEQRA checklist to determine if the project would have any adverse environmental effects.

Mrs. Van Vorst made a motion for a SEQRA determination of no significant impact, seconded by Mr. Farrell and unanimously approved.

Mr. Farrell made a motion to approve the proposed business at the site contingent upon review of the oil tank specifications and drawings by the city engineer. The motion was seconded by Mrs. Van Vorst and passed unanimously.

The meeting was adjourned at 7:05.