

**Minutes of the Special Meeting of the City of Rensselaer Planning Commission
First Floor Conference Room, City Hall, 62 Washington Street
January 8, 2018**

Members Present:

George Farrell, Christine Van Vorst, Ed Schillaci, Ray Stevens

Members Absent:

Bridget Moore. Bob Cam

Staff Present:

Charles Moore, Director (Planning Office)

Jack Spath, Corporation Counsel

Mark Hendricks, (Planning Office)

Others Present:

Joe Casale; Hank Labarba, Tim Posecznick; Dave Gardner, Rich Mooney, James Van Voorst (City Council)

Call to Order:

Christine Van Vorst (Chair) called the meeting of the City of Rensselaer Planning Commission to order at 6:30 PM. Roll call was taken; quorum was established

Adoption of Past Meeting Minutes:

Communications:

None

Old Business:

None

New Business:

1. **Rensselaer Development LLC:** seeking conceptual site plan approval for the construction of 2 ea 12 unity apartment Buildings located at 1307 – 1311 Broadway Each Structure would be 12,000 sf with 12 units in each building of 1,000 sf each. Property is zoned Mixed Use 1 (MU-1)

Discussion: Joe Casale showed conceptual drawing of proposed apartment building, which will be very similar to the apartment building already under construction at 1040 Broadway. Mr. Casale stated that these would be high end apartments as well. The board voiced the City Engineer's storm water concerns, how much would be tie into the storm system on Broadway, Joe Casale said that similar to 1040 Broadway storm water will be primarily taken care of towards the rear of the property.

Decision: Motion made by George Farrell and seconded by Ed Shillaci to approve the conceptual Site Plan for the two 12 unit apartments located at 1307-1311 Broadway. Motion passed unanimously..

2. **Gorman Terminals, Inc., Port of Rensselaer:** seeking site plan and special use permit approval to install a new 80,000 gallon above ground storage tank at the existing tank farm located at 290 Riverside Avenue in the Port of Rensselaer. Area is zoned Industrial 2 (I-2).

Discussion: Hank Labarba described the need for the new tank in order to store a polymer additive required by NYSDOT to the asphalt base that would be supplied to various asphalt plants producing Hot Mixed Asphalt for road projects. Mr. Labarba showed where the location of the new tank would be on the copy of the site plan supplied to the board members. Jack Spath asked if the tanks in the tank farm would be empty in the winter and H. Labarba stated they are,. He also responded to other board concerns that Rensselaer Fire Dept. would be notified regarding this project, he stated they would be, and he also noted that there is adequate bermed containment for the new tank. Another concern expressed by the board was the SEQRA classification, whether it was Type II, Charles Moore recommend that it be treated as unlisted.

Decision: Motion made by George Farrell and seconded by Ed Schillaci to approve Gorman Terminals Site Plan for the new 80,000 gallon Polymer Storage Tank, and issue a negative declaration pursuant to SEQR. Motion passed unanimously.

-meeting was reopened after it was noted by J. Spath that Gorman also needed Special Used Permit approval for the new tank as well and to allow for public comment. There was no public comment at which time a motion was made by George Farrell and seconded by R. Stevens to approve the Special Use Permit, motion passed unanimously.

3. **Brayton Construction, Inc. :** Requesting a Special Use Permit to develop a 32 unit apartment building in which the building to be converted is in a flood plain. Property is zoned Commercial 1 (C-1)

Discussion: C. Moore noted that this action was unintentionally overlooked at the last meeting in which Brayton Construction was granted a variance to convert the existing building zoned commercial into residential apartments.

Meeting was opened for public discussion by C. Van Voorst and then closed after there was no comment from the public.

-Motion made by George Farrell and seconded by R. Stevens to grant the Special Use Permit to Brayton Construction, Inc. to develop a 32 unit apartment building in the flood plain. Motion passed unanimously.

Adjournment:

Motion to adjourn made by Commission member G. Farrell and was seconded by E. Schillaci; Meeting was adjourned at 6:50 PM

Next Meeting:

The next regular meeting is scheduled for **Monday, February 5, 2018 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,

Charles E. Moore, AICP, Director
Office of Planning and Development