

**Minutes of the Meeting of the City of Rensselaer Planning Commission
First Floor Conference Room, City Hall, 62 Washington Street
March 12, 2018**

Members Present:

George Farrell, Christine Van Vorst, Ray Stevens, Bridget Moore, Bob Campano

Members Absent:

Ed Schillaci

Staff Present:

Charles Moore, Director (Planning Office)

Jack Spath, Corporation Counsel

Mark Hendricks, (Planning Office)

Others Present:

Steve Hart, Dennis Soriano, Michael Cristo; Dave Gardner, Rich Mooney, James Van Voorst , John Difrancisco(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:

Christine Van Voorst called for Motion to accept minutes from January 8, 2018 minutes motion made by G. Farrell seconded by R. Stevens. Motion Passed unanimously.

Communications:

Charles Moore gave an update that the Boys and Girls Club Project is now out to bid (April 9, 2018) and that the Planning Office is working our way through the preliminaries of the new Trail Grant and hope to have a design out soon for the new trail connecting the existing at Delaets Landing to the North End Boat Launch.

Old Business:

None

New Business:

1. **Killean's Landing GEIS:** Charles Moore gave a short history of the Killean's Landing Project and that the Board would be making a motion to declare the draft GEIS complete and available for public review and comment, copies would be here at City Hall, the Library, and digitally on-line.

Discussion: C. Van Voorst asked Charles to more detailed summary of the Killean's Landing Grant and Study for those present. Charles Moore gave an overview of why the City got the grant which was \$ 250,000 from New York State, the information and directions the City hoped to glean from this report, information the City could use for future development of the Site, C. Moore concluded by saying the public review and comments from this review by the public would be used to draft the final Environmental Impact Statement

Decision: Motion made by George Farrell and seconded by Bob Campano to accept the draft GEIS as complete and move forward with the public comment period. Motion passed unanimously..

2. **36 Riverside Ave, Former BASF brownfield site:** Rensselaer Resource Recovery LLC gave an informational presentation on their proposed Biotreatment Facility to be located in a portion of the BASF brownfield located on the East side of Riverside Avenue.

Discussion: ,Steve Hart from Hart Engineering gave a brief overview of the Project Location and proposed layout of the plant which would be a 20 Acre portion of the existing 44 Acre parcel, he also discussed in

general the impact on the local area such a utilities which would be minimal and traffic. He also noted they have already had preliminary discussion with DEC and that they hope to come back to board in another month or so with a more formal application for site plan approval. He then turned the floor over to Dennis Soriano from Rensselaer Resource Recovery and BioHitTech. Mr. Soriano handed out some information packets and proceeded to discuss the technology behind the proprietary process to be used in this plant, a technology that was developed and has been used successfully in Italy. Mr. Soriano also pointed out the environmental benefits of this process as opposed to the traditional landfilling process. There were several questions from the board, regarding the end product produced (a solid light weight fuel that can be used by cement kilns or steel plants. What type of trucks and type of waste that would be brought in? which would be regular municipal garbage trucks – municipal waste only no hazardous or construction debris. How would outgoing material be handled? Will there be outside storage?: no outside storage. Mr. Soriano also reiterated that this is a natural process and no chemicals or burning. Operation hours would be normal working hours. Charles Moore said that the City has brought on a consultant to review the process, design etc. Additional concern were raised about where waste would be coming from, Mr. Soriano stated that it would come from the local Capital District. It was anticipated that they would come back in April for Site Plan and Special Use Permit Approval as well as public comment and SEQR review and comment. It was also discussed that it might be advantageous if the City of Rensselaer would seek to be lead agency during this process.

Decision: Board thanked Mr. Soriano, will await formal paperwork in April.

3. **96 Partition Street. :** M. Cristo Inc. is requesting a renewal of their Special Use Permit to bring in fill to maintain the cap on the old dump.

Discussion: M. Cristo gave the background on his requirement from DEC to maintain cap on landfill, he also gave board a copy of the original letter from DEC. C. Van Voorst noted the letter is from 2002 and the board would like a more recent letter from DEC stating this work needs to be done, Mr. Cristo stated that he has one from 2011, the board reiterated it would like something more recent as well as an approved SWPPP. Other concerns were the type of material and where the material is coming from, Mr. Cristo stated the material is excavated soils from one location off Temple Lane in East Greenbush. Mr. Cristo also stated he would have a street sweeper on hand every day that he was hauling to clean Partition St., but that a tire cleaning station was not economically feasible.

Public Comment:

Chairperson Van Voorst opened the floor for Public Comment

William Parker 89 Partition St: Mr. Parker asked would this work add more truck traffic to the high volume of truck traffic going to the C&D landfill? Mr. Parker also stated that the dust problem is terrible on Partition from the existing trucking as the sweeper being used has not been using water, Mr. Cristo stated that he would insure his sweeper would use water when sweeping.

Louis Sebasta 36 Partition St.: Also stated his concern about the addition of more trucks to a route already overwhelmed by the existing truck traffic to and from the C&D dump, and that more truck would cause further harm to the quality of life along Partition St. He also noted that many of the C&D trucks are not tarped either going to or coming from the dump. Mr. Cristo stated that he would insure his trucks do so,, he also stated that he would have most likely 20-30 trucks per day and not every day, he also noted that the amount of time to do the cap maintenance is dependent on the amount of trucks he can put on the haul, more trucks less time to complete, fewer trucks much longer, but he would comply with whatever limits the City imposed.

Mike Papero 45 Partition: Like the others Mr. Papero expressed concern and anger over the truck traffic going to and from the C&D Dump, Mr. Papero blamed a lack of foresight on the City's part that has led to this situation and wondered why another route was not considered.

Louis Sebasta 36 Partition: Asked to amend his statement to further emphasize the extreme disruption to the quality of life and property along Partition that these large C&D trucks are causing.

Joanne Farrell of 1st Street. Ms Farrell expressed the outrage of the people along the route and that the City has done nothing to alleviate the situation on Partition and that if they allowed Mr. Cristo's additional trucks it would only add to the problem.

David Ellis 1st Street: Stated that as it appears Mr. Cristo does need to maintain the cap on his landfill, he asked if it would not be possible to reduce the amount of trucks going to the C&D landfill by the amount of trucks Mr. Cristo would need to haul the material needed to maintain the cap on his landfill. It was noted

that these are two separate issues and C. Van Voorst responded that this is why the City wants an updated letter from DEC stating that it needs to be done at this time, if it does not then the City does not need to allow the additional truck traffic.

John Patterson of 3rd Street: Mr. Patterson was concerned about the duration of Mr. Cristo's capping operation 1 to 5 years. Mr. Cristo responded that the duration of the operation is dependent on the amount of trucks he can use for the haul, if he can use more trucks it would shorten the time.

Public Comment Period was closed by board.

Decision: Mr. Cristo's request for renewal of Special Use Permit was tabled till next meeting so that Mr. Cristo can bring the requested material to the board.

The board then discussed some options the board might have given the concerns raised by the citizens along Partition Street, Bob Campano asked if it would be appropriate for the board to pass a resolution and send it to the Common Council to discuss. J. Spath that they would not need a formal resolution, but could at any time as a board request information or pass on information to the common council for consideration. Further discussion ensued, but it was eventually determined that given fact that the City had tried to stop the operation before and lost, there is little the City can do if the dump is following the terms of their permit.

Adjournment:

Motion to adjourn made by Commission member G. Farrell and was seconded by R. Stevens Meeting was adjourned at 8:10 PM


Next Meeting:

The next regular meeting is scheduled for **Monday, April 9, 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