

Minutes of the Regular Meeting of the City of Rensselaer Zoning Board of Appeals
First Floor Court Room, Rensselaer Community Center, 62 Washington Street
May 27, 2014

RECEIVED

Members Present:

Josh Wainman, Gene Hilstro, William Bulnes, Terry Ruso, Aaron Harbeck

JUN 24 2014

Members Absent:

Paula Micheli, Joseph Swahlen

CITY CLERK

Staff Present:

Tony Manfredi – Asst. Planning Director and Charles Moore – Director of Planning. Jack Spath-Counsel

Others Present

Mr. Gardner, James Brust, Matt Hiltz, Dave Ingalls, Wayne Barnard

Call to Order:

Chairman Hilstro called the meeting of the City of Rensselaer ZBA to order at 6:00PM. Roll call was taken and quorum determined.

Adoption of Past Meeting Minutes

The meeting minutes for April were reviewed and accepted.

Communications

None

New Business:

1. **54 Riverside Avenue – Cenex Rensselaer Terminal LLC:** Request for area variance to construct (12) 30,000 gallon butane storage tanks and (3) rail off-loading stations in a district zoned IND-2, within 50 feet of the rear setback.

Mr. Ingalls, the engineer representing the applicant, presented the proposal to the Zoning Board. The presentation of the revised site plan included the implementation of two gates on the service road for security with accessibility for emergency vehicles, vehicles from the Port of Albany, as well as terminal employees. In addition the revised site plan included the provision of flood resistant design including steel banding around the tanks. For security two cameras in the rear of the property would be added to be monitored by on site personnel on a 24/7 basis. In addition the applicants engineer represented that the applicant would be purchasing two portable deluge cannons (monitor system) with a minimum of a 1250-gpm rated flow meeting the meeting minimum specifications of the local fire department having jurisdiction. The applicant described how the butane would be delivered via rail and offloaded into the tanks. From there the butane would be mixed with gasoline stored on site or offloaded onto trucks, with most of the traffic occurring in winter months.

City of Rensselaer ZBA – Minutes of the May 27, 2014 regular meeting

The Zoning Board members had extensive questions regarding fire safety and the degree to which the applicant consulted the Fire Chief. They also asked how both terminal personnel and city fire personnel would be trained in the safe handling of butane.

Chairman Hilstro opened and closed the Public hearing for comment and entertained a motion

Decision: A motion was made to grant the variance based on the fact that the rear fire lane would be closed to the public and open only to emergency vehicles. The rear setback issues thus were only related to said fire lane. The motion to allow the setback variance carried unanimously.

25 Lindbergh-Request for height variance to allow for construction of a 6ft fence on a corner lot.

The applicant presented their request to construct a 6ft fence on a corner lot. The applicant stated that the boards previous approval was insufficient to meet the needs of his tenants.

Chairmen Hilstro opened the meeting to public comment. It was determined the 6ft fence was already installed, and the board discussed their concern with the applicant taking such action without approval.

Decision: A motion was made to deny the application for a height variance. A vote was taken and the motion to deny the application carried unanimously.

Adjournment:

A motion was made to adjourn by Gene Hilstro, seconded by Terry Russo, and all agreed. The meeting was adjourned at 6:45 PM.

Next Meeting:

The next regular meeting is scheduled for July 21, 2014 at 6:00 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,

Tony Manfredi, Secretary