

**Minutes of the Regular Meeting of the City of Rensselaer Planning Commission**  
First Floor Court Room, Rensselaer Community Center, 62 Washington Street  
May 12, 2014

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RENSSELAER CITY CLERK

**Members Present:**

Christine Van Vorst – Chair, Bob Campano, George Farrell, Bridget Swick, James A. Meyer, Lynn Feltus

**Members Absent:**

Tom Cardamone

**Staff Present:**

Tony Manfredi – Asst. Planning Director and Charles Moore – Director of Planning.

**Others Present**

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

**Call to Order:**

Chairman Van Vorst called the meeting of the City of Rensselaer Planning Commission 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**

A presentation was made by the students of the RPI architecture program regarding the proposed riverfront esplanade at DeLaets Landing.

**Old Business:**

1. **54 Riverside Avenue – Cenex Rensselaer Terminal LLC:** Request for site plan approval to construct (12) 30,000 gallon butane storage tanks and (3) rail off-loading stations in a district zoned IND-2.

Tony Manfredi read into the record the letter form the fire chief and consultant engineer regarding the project.

Mr. Ingalls, the engineer representing the applicant, presented the proposal to the Planning Commission. 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.

The Planning Commission 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. There was extensive discussion as to whether the applicant would install a 4ft concrete wall as per the grading plan. James Brust, representing Cenex, agreed to install the wall as proposed.

**Decision: A motion was made by George Farrell, seconded by Bob Campano, to declare the proposal an unlisted action under SEQR and issue a negative declaration, approve the site plan and Special Use Permit, based on the following conditions:**

- A. Site plan approval would be subject to approval a of rear setback variance from the Zoning Board of Appeals.**
- B. Approval would be contingent upon the fire chief approving the final fire safety analysis.**
- C. Applicant would work with the fire chief to provide training as necessary to the Rensselaer Fire Department.**
- D. Applicant would provide funds to hire CHA as third party inspector for the site construction and allow for the application of any remaining funds in escrow for the same, and provide a timetable of delivery of as built plans during construction.**
- E. Applicant would construct a 4ft concrete wall at the rear and rail side of the project as specified in the Creighton Manning grading map.**

**Adjournment:**

A motion was made to adjourn by Christine Van Vorst, seconded by George Farrell, and all agreed. The meeting was adjourned at 7:10 PM.

**Next Meeting:**

The next regular meeting is scheduled for July 14, 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