

**Minutes of the Special Meeting of the City of Rensselaer Planning Commission
First Floor Conference Room, City Hall, 62 Washington Street
June 11, 2018**

Members Present:

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

Members Absent:

Bridget Moore. Ed Schillaci

Staff Present:

Charles Moore, Director (Planning Office)

Jack Spath, Corporation Counsel

Others Present:

Ed Garrigan (Polsinello), Kendra Hart, Steve Janenka, Brian Hart

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:

Motion made by B. Campano to approve minutes as corrected, Van Voorst to Van Vorst. Second G. Farrell Approved

Communications:

C. Moore- none at this time

B. Campano asked about what the next formal step in the Biohitech review process would be and more specifically if there would be another public hearing? Charles stated information is still being collected as part of the SEQR process, a coordinated review would be held at that time and the information disseminated to the appropriate agencies. As to another public hearing none is required under our law, but there may be one required as part of the SEQR process.

Old Business:

Killeans Landing Final GEIS: Motion read by C. Moore to accept and file the Final Master Plan and GEIS for Killean's Landing (motion attached). Motion made by G. Farrell, second by R. Stevens Approved Unanimously

New Business:

1. **49 Columbia Street:** Polsinello Realty Corp. at this time is seeking conceptual site plan approval for the redevelopment of the existing car wash into a retail building, property is zoned Commercial 1 – C1
Discussion: Ed Garrigan gave a brief over view of the planned redevelopment, and re-affirmed that they are re-developing the existing building not constructing a new one. Board had some concerns about the dumpsters and that they will be enclosed, Mr. Garrigan explained the dumpster location was chosen as it is the best access for dump trucks and is away from other businesses and that they would be enclosed. Some discussion followed on the Greenspace issue and Parking which would be adequate. C. Van Vorst asked C. Moore if they would have to come back to the planning Board to approve any businesses that would occupy the redeveloped building? C. Moore said not if they were appropriate for the location. Board asked about a time frame after approval, Mr. Garrigan anticipated it could be started later in the summer if everything worked out.
Decision: Motion made by G. Farrell and Seconded by B. Campano to table approval until after City Engineers comments have been addressed. Motion approved. , Polsinello Realty should be back next month for final approval.
2. **141 Broadway:** Seeking site plan approval for office and warehouse facilities at this address for use by Martin Electric.. Area is zoned Mixed Use, (MU-2).

Discussion: Steve Janenka gave a brief overview of the changes made to the drawings since their last appearance before the board. Board asked for an anticipated timeline, Ms. Hart stated that they would most likely start the façade work first probably this fall. Site work would start after that in the second phase,, the board questioned as to what they intended to do regarding landscaping and black ornamental fencing in keeping with the neighborhood. Mr. Janenka and Ms. Hart discussed some of their ideas for improving the appearance of the property such as the façade work on the building. Mr. Janenka wanted to know if there were any additional items the board would want so they could come back in July for approval. Items already known are signage, drainage, lighting, fencing, There would also be a letter of comments coming from the City Engineer Bill Smart to address, as well as insuring greenspace and adequate parking as it was noted that the Police are currently occupying parking spaces that belong to this development.

Decision: Motion by G. Farrell and seconded by B. Campano to table approval until July. approved

Adjournment:

Motion to adjourn made by Commission member G. Farrell and was seconded by B. Campano. Meeting was adjourned at 6:45 PM

Next Meeting:

The next regular meeting is scheduled for **Monday, July 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