

**Minutes of the Regular Meeting of the City of Rensselaer Planning Commission**  
**First Floor Court Room, Rensselaer Community Center, 62 Washington Street**  
**December 9, 2013**

**Members Present:**

Christine Van Vorst – Chair, James Ahlemeyer, , Bob Campano, and George Farrell

**Members Absent:**

Bridget Swick,

**Staff Present:**

Charles Moore – Director of Planning, Tony Manfredi Asst Director of Planning

**Others Present**

Dave Gardner, Ann Reed, among others.

**Call to Order:**

The Chair, Chris Van Vorst, called the meeting of the City of Rensselaer Planning Commission to order at 6:30PM. Roll call was taken and quorum determined.

**Adoption of Past Meeting Minutes**

A motion by Mr. Campano was made to approve prior meeting minutes, seconded by Ms. Feltus. It was approved by all present. The minutes were adopted.

**Communications**

Director mentioned finalization of inter-municipal agreement for MS4. Barton and Loguidice was retained to work on a Brownfield study. City is also working on a housing rehab grant application for a city-wide rehab.

**Old Business**

**None**

**New Business**

**441 Washington Ave-Monolith Solar-Request for Site Plan Approval and Special Use Permit.** Chris Hall and Greg Crawford presented their application on behalf of Monolith Solar. Applicant explained merits of solar carport and went into detail on merits of concrete foundation for flood resistant design as well as building footprint and board questions regarding the same. Ms. Van Vorst asked for more detail on Flood Resistant Design-Applicant explained there were 4 substantial footings and elevated electrical components.

Chair opened public hearing-

Dave Gardner asked if crusher run would be used for parking and whether trees would be cut for greater sun exposure. Applicant explained a solar pathfinder was used to get NYSERDA funding and to make sure trees would not need to be cut.

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Mr. Lourinia-Asked if drawings of Flood Resistant design was made. Also asked if a setback requirement raised the need for a variance. It was determined that a variance was not required.

Ms. Collins-Mentioned Applicant was doing a wonderful job maintaining lot and truck traffic was well managed.

Chair Closed Public Hearing

**Decision**

Motion-Mr. Campano made a motion to approve Site Plan and Special Use Permit contingent on the implementation of Flood Resistant Design. Ms. Feltus seconded. All were in favor-Motion Passed.

**58 Riverside Ave**-Monolith Solar-Request for Site Plan Approval and Special Use Permit. Chris Hall and Greg Crawford presented photos of site and distance from river of approximately 45 ft from river. Board expressed concern of proximity to river. Mr. Ahlmeyer explained concern that flooding and duration under water created a need for flood standards. Applicant explained it could be moved 125ft. from river. Applicant explained use of helical screws driven 7ft into the ground representing a static ground mount. Board recommended to table decision until more information could be given as it related to Flood Resistant Design.

**Decision:** Mr. Farrell made a motion to table until applicant could provide a Flood Resistant Design. Lynn Feltus seconded. All were in favor.

**Conceptual Presentation: 54 Riverside**-Cenex- James Brust of Cenex and Matt Hiltz of Hiltz Propane presented preliminary plan for (12) 30,000 gallon propane tanks. Mr. Brust explained tanks would be located 25ft from the center of the rail tracks in the rear of the Cenex property. Applicant explained current racks already handle propane. Board asked about precautions were made for fire safety. Mr. Ahlmeyer expressed concern for fire safety. James Brust explained they had spoken will fire department. Mr. Ahlmeyer asked if current fire safety infrastructure was enough to respond to an incident. Board recommended the Board of Public Safety be contacted. Mr. Brust explained they would make sure they presented a Flood Resistant Design during formal Site Plan review.

**Adjournment:**

Ms. Van Vorst made a motion to close the meeting, seconded by James Ahlmeyer. All were in favor The meeting was adjourned at 7:21 PM.

**Next Meeting:**

The next regular meeting is scheduled for January 13, 2014 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,  
Antonio Manfredi, Asst Director Planning