

CITY OF AUBURN PLANNING BOARD  
TUESDAY, MARCH 4, 2014 6:30 PM, MEMORIAL CITY HALL

Present: Sam Giangreco, Anne McCarthy, Tim Baroody, Shelley Simon, Crystal Cosentino, Frank Reginelli,

Staff: Jennifer Haines, Director, OPED; Andrew Fusco, Corporation Counsel; Brian Hicks, Code Enforcement Officer; Greg Gilfus, APD Traffic Officer

Agenda Items: PUBLIC HEARING and Application for a Home Occupation Special Permit 33 Chedell Place, PUBLIC HEARING and Minor Subdivision Application at 43 South Hunter Ave., Application for Major Site Plan Review of a proposed development at Merriman Street, Application for Site Plan Review of 33 E. Genesee Street.

Chair calls the meeting to order. The Pledge of Allegiance is recited. Roll is called.

**Agenda Item 1: Approval of February 4, 2014 Meeting Minutes.**

Chair asks for a motion to approve the minutes of the February 4, 2014 meeting. So moved by Crystal Cosentino, seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried.

**Agenda Item 2: PUBLIC HEARING and Special Permit Application for a Home Occupation at 33 Chedell Place. Applicant Linda Webster.**

Chair invites applicant to introduce the project.

Linda Webster, 33 Chedell Place- Proposing a home occupation of manicures and pedicures in the winterized porch of the home. Goal is to maintain the current clients that have been with her for the past 29 years. However, client base has decreased over the years and renting a space or an office is not economically feasible. Also client base is older and an office space will be more difficult for those with mobility issues.

Chair opens Public Hearing. There being none Chair closes Public Hearing.

Chair asks for staff comments

Greg Gilfus- Home many clients per day and how long are the appointments?

Linda Webster- The appointments will be about an hour and spaced. Limit to 4 per day.

Greg Gilfus- My concern is the parking. Is there off street parking available?

Linda Webster- Yes.

Jennifer Haines- Reviews part II of the SEQRA form and reads part II: The proposed action will be by appointment only from 9am to 6pm. There will be two off street parking spaces available via shared driveway. Recommends a Negative Declaration.

Chair asks for board questions or comments.

Andrew Fusco- Your recommended answer to answer 5 was?

Jennifer Haines- No or small impact based on Officer Gilfus's information from the applicant.

Andrew Fusco- So there was no need for part III.

Jennifer Haines- No, but we added supporting information for clarification. Should we adjust the form?

Andrew Fusco- No, but going to part III of the EAF in this case is gratuitous because we did not know the answers that Office Gilfus was asking and if your answer to all of the questions in part II are no then there is no reason to complete part III.

Chair asks for a motion to adopt the SEQRA Negative Declaration Resolution. Motioned by Crystal Cosentino, seconded by Shelley Simon. All members vote approval. No members opposed. Motion carried.

Chair asks for a motion to adopt the Special Permit Resolution. Motioned by Crystal Cosentino, seconded by Tim Baroody. All members vote approval. No members opposed. Motion carried.

**Agenda Item 3: PUBLIC HEARING and Application for a Minor Subdivision at 43 South Hunter Ave. Applicant: Tim Locastro.**

Chair invites applicant to introduce the subdivision application.

Tim Locastro, 1 Alden Ave- I am currently building a house on Linn Ave.

Chair opens Public Hearing. Being none, chair closes public hearing.

Chair asks for Staff comments.

Jennifer Haines- The board discussed this subdivision at the last meeting and it was requested that the applicant make several changes to the subdivision map, which they have done. Their attorney has submitted required easements which have been reviewed by Corporation Counsel. If this is approved tonight the easements will be filed, then the subdivision map will be filed and finally a building permit can be issued.

Reviews part II of the SEQRA form. Question 7 (a) Will the proposed impact existing private or public water supplies; we are recommending that your answer be small impact and (b) public or private waste water; I will read some additional information that we have under part III related to that. The reason why I am spending a little more time on that is the discussion that we heard last month from the public with concern around low water pressure in that particular neighborhood. As you are aware we have discussed this with our water and sewer supervisor who stated that this particular subdivision and the impact on the utilities there would be a small impact. Continues with SEQRA part II questions. Reads part III around question 7. We are recommending that the addition of two potential single family homes will have no or a small impact on the existing public water supply. Recommends a Negative Declaration.

Andrew Fusco- I think we need to correct that to the potential of three. Looking at the map, there will eventually be three homes. Two accessible off of Linn and one off of Alden. Personally that does not change my recommendation to staff that the answer to question 7 would be small impact.

Jennifer Haines. We will make sure the SEQRA record will reflect this change. Recommending a Negative Declaration on the SEQRA. Also they have made all the necessary changes to the map including a water easement so in the future we could loop Linn Ave and Alden Ave. supplies. That is something that hopefully the City can assist with in the future to assist with water pressure in the area.

Chair asks for questions and comments from the board.

Chair asks for a motion to adopt the SEQRA Negative Declaration Resolution. Motioned by Frank Reginelli, seconded by Tim Baroody. All members vote approval. No members opposed. Motion carried.

Andrew Fusco- I would like to ask that we add a condition to the Minor Subdivision Resolution that the signed subdivision map be held in escrow pending the filing of the various easements that are shown on the map. Once the applicants attorney files the signed easement document then we will allow the map to be filed.

Chair asks for a motion to adopt the Minor Subdivision Resolution. Motion made by Frank Reginelli, seconded by Crystal Cosentino. All members vote approval. No members opposed. Motion carried.

**Agenda Item 4: Application for Major Site Plan Review at Merriman Street for the proposed development of 28 apartment units. Applicant: AHA Development Corporation**

Chair invites applicant to present the project.

Stephanie Hutchinson, Auburn Housing Authority, 20 Thornton Ave- We are seeking site plan approval for the Merriman Street Family Transitions Project which will consist of 28 apartment units for homeless women and families.

Chair open public to be heard.

Timothy Donovan, 33 Prospect Street- I am a homeless advocate in the community and read as well as reviewed this project. I strongly support this project. We need additional housing for the homeless in our community and I would like to see this project move forward.

Chair closes public to be heard section and asks staff for comments.

Jennifer Haines- Reviews part II of the SEQRA form and reads part III pertaining to a phase I environmental review that was completed of the property. Part III: This site had a phase I environmental site assessment completed by Evergreen Testing and Environmental Services in January 2014. The report stated the subject property has always been vacant land with portions used for farming or playground area for adjacent apartment buildings. No recognized Environmental Conditions were identified in the Phase I report. Recommends Negative Declaration.

On the site plan we have had a lot of discussion with the applicant and architect. They have been great to work with in making changes to fire department comments traffic, storm water pollution prevention, and municipal utilities comments. Again this is a site plan approval for a project that needs to apply for funding. We have been in discussion on the project's impact on Garrow Street and the architect added sidewalks to the back of the houses but they have a front facing façade and yard. We are still interested in some work being done around that. From a planning perspective we want to ensure whoever is in that facility now and beyond, that it will be a good fit for that neighborhood. That area is not yet fully developed but it may be in the future and it is our responsibility as staff to you to be looking at those things.

Andrew Fusco- Officer Gilfus, is there any concern about the fire lane being used as some type of short cut by people?

Greg Gilfus- It is going to be gated with a sidewalk so it is going to have pedestrian access but not vehicle.

Stephanie Hutchinson- The main right of way for this area will be Merriman Street. We did do some things that one driving down Garrow Street would not feel like they were looking at the back of an apartment complex. The first thing we did was move the buildings and orient them so they are towards Garrow Street, so they are parallel with Garrow Street, just like you would build a house. Before they were tilted because we were forming a circle. We then redesigned the backs of the buildings so they would look like the front of the building. We added porches and sidewalks and added sidewalk to the fire lane to make it a pedestrian walkway. There will be foundation plantings toward the back of the building which will make it appear as the front of the buildings. There are a few reasons we designed it this way. We did not want two entrances. We did not want to increase traffic on Garrow Street although we are not expecting a big increase in traffic overall from this facility but where the traffic will be is on the Merriman Street side. From a property management standpoint, it benefits us to have the community center located in the center of the buildings because it gives us a 360 degree view of everything that is going on around us and who is entering the complex on the Merriman Street side. From a case management standpoint, one of the conditions to living in this complex will be complying with different case management goals and attending different community events and classes that will be held in the community hall so when you place it in the center, it really feels like it is in the center of the community.

Tim Baroody- You had mentioned security reasons before. Will there be a gate at Garrow Street and if there is, will the Fire Department be able to have access to it. And you mentioned a sidewalk going up the fire lane.

Stephanie Hutchinson- Yes, we have recently added a sidewalk along the fire lane.

Tim Baroody- Can we give conditional approval on the condition of an approved SWPP plan approved by the DEC.

Andrew Fusco- Yes.

Stephanie Hutchinson- As to your first concern, there will not actually be a gate. It will bollards and fire trucks knock them over to gain access and will look better than a gate.

Chair asks for a motion to adopt the SEQRA Negative Declaration Resolution. Motioned by Crystal Cosentino, seconded by Shelley Simon. All members vote approval. No members opposed. Motion carried.

Chair asks for a motion to adopt the Major Site Plan Resolution. Motioned by Crystal Cosentino, seconded by Frank Reginelli. All members vote approval. No members opposed. Motion carried.

### **Agenda Item 5: Application for Major Site Plan Review for 33 East Genesee Street. Applicant: Mavis Tire**

Chair invites applicant to present the project.

Richard Pierce, 3975 Amber Road, Syracuse- The engineer of Peirce Engineering for Mavis Tire Company. A few years ago Mavis Discount Tire established a retail store and had the opportunity to buy Don Cole's business. We have taken over several stores and for the past 5-6 years we have been working with them to renovate the stores. Most of the work is interior by redoing bathrooms and the showrooms. Displays a store in Webster. We did two in Syracuse and just received a site plan approval and permits in Geneva. The store in Auburn was done in 1980 and is presently a non-conforming structure. We will be renovating the inside, new doors, glass front, showroom and the display in the front of the building. We are planning a 2,700 sq. ft expansion in the back with two service bays. Displays a view of the building

from John Street and displays a view of the building from the back. We are adding landscaping and parking as well. We are currently working on landscaping and drainage plans that will be submitted.

Chair opens public to be heard. There being none chair closes public to be heard.

Chair asks for staff comments.

Jennifer Haines- You have received by email the communication that we have had with the engineer for Mavis Tire. There are a few things that we have not received. Some of the things we talked about needing were storm water calculations, landscaping and grading plans. We did send them the design guidelines for downtown for color and character of signs for the downtown area. This use is actually not allowed in our downtown C2 district and Cole muffler was grandfathered in so it was a preexisting non-conforming use and an expansion of that use requires a use variance. Zoning Board of Appeals will take this up at their meeting on March 24<sup>th</sup>. The application for that has been submitted. If they are successful in getting the use variance then we will see this back on our April 1<sup>st</sup> meeting.

Chair asks for board questions or comments.

Tim Baroody- Codes, is there adequate parking?

Brian Hicks- I have not reviewed that piece of the application.

Richard Peirce- Our calculations shows that there is adequate parking. The proposed assigned parking on the north end of the lot is there, but currently not used.

Tim Baroody- People would park in back and then walk around to the front?

Richard Peirce- Some. We have handicap parking immediately adjacent to the showroom and there are 4-5 spots at the front of the store and a couple of spots on the John St. side.

Chair, Sam Giangreco- I see that you have some landscaping proposed on the John Street side and on the front side as well. I would like for you to know that there is going to be extensive renovation in the John Street area, commencing pretty soon. And keeping with the character with the area that is going to evolve is important. It is pretty shabby looking at the moment.

Richard Peirce- Mavis is very sensitive to making their stores very attractive to the community and to the customer. Typically we have about a 25% uptick in sales after a renovation. Irondequoit recently went through a renovation and the NYS DOT also did renovations on Ridge Road. We worked with the DOT to eliminate extra egress and DOT as well as the Town was very happy for that. So, yes we look forward to working with you and the community to make it an attractive and presentable property.

Shelley Simon- Will this be newly paved?

Richard Peirce- Yes and we will be putting in islands depending on our landscaping architect. New plantings will be put around the sign.

Shelley Simon- Will you be increasing runoff?

Richard Peirce- No, we will not be increasing runoff. There is some talk with the City engineer about direct storm water connections and if that is desirable, then we will do that.

Andrew Fusco- Where will the discarded tires be located?

General Manager, representing Mavis Tire- Typically we have tire storage inside and have scheduled pickups, biweekly or weekly.

Andrew Fusco- The back area of the addition, what will that be used for?

General Manager- Tire storage.

Andrew Fusco- New or Old tires?

General Manager- New Tires. Old tires will be near the tire changing area in the shop.

Andrew Fusco- There will not be any tires outdoors?

General Manager- No.

Andrew Fusco- The present business plan is to stage the cars that are to be worked on in front of the store and when they are finished, park them over on the John Street side. Will that continue?

General Manager- Yes.

### **Agenda Item 6: Other Matters**

Empower Federal Credit Union, 65 State Street, minor revision to approved site plan to add two drive thru lanes.

Jennifer Haines- As the board knows the board approved a site plan at that location that will include the renovation of  
He current building and demolition of the current Budget Inn for the Empower Federal Credit Union offices. At the time when they went through the site plan office the requested three drive thru lanes and are now asking to increase that to five drive thru lanes. As staff reviewed that we did not see that as a major change in the site plan so it does not require the board's approval but we did want to inform you of the change. We reviewed the limit of disturbance and their engineer confirmed that it was less than an acre. So we are satisfied with it moving forward. Our understanding is that they will be looking for their demolition permit in the next few weeks.

The date of the next Planning Board meeting is Tuesday, April 1, 2014 at 6:30 pm.

Motion to adjourn made by Frank Reginelli, Seconded by Shelley Simon. All members vote approval. None opposed. Meeting adjourned.

Respectively Submitted by Renee Jensen