

CITY OF AUBURN PLANNING BOARD  
TUESDAY, APRIL 1, 2014 6:30 PM, MEMORIAL CITY HALL

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

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

Applications approved: None

Applications denied: None

Applications tabled: 33 E. Genesee St., 5 Frederick St., 3 St. Anthony St.

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

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

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

**Agenda Item 2: Minor Site Plan Review at 33 East Genesee Street for the expansion and renovation of an existing single story automotive store. Applicant: Mavis Tire Company**

Chair invites owner or agent to speak.

Richard Pierce, Pierce Engineering, Engineer for Mavis Tire: Looking for site plan and SEQR approval for 33 E. Genesee St. Project was presented last month at Planning Board who made recommendations that have been complied with.

- Drainage plan has been submitted. Designed for varied detention systems to John St. storm drainage. Up to 100 year flood plan.
- Landscaping plan submitted with 2 mature trees at E. Genesee St. remaining, recurb and regressing and top soil. Low lying shrubbery along E. Genesee St. and around sign. Greenery down John St. Additional trees and shrubbery in rear.

Suggestions to alter traffic flow accesses, E. Gen will be ingress only. Parking spots as indicated. 18 foot drive lane.

Jennifer Haines: Revised plans submitted tonight to the board.

Richard Pierce: There will be a fence between the parking lot and residential area-solid, stockade, 6' high along the border.

Sign and colors: Teal is the Mavis Corp standard color and little can be done about that. Cole wants to keep the name due to market brand. Sign redesigned for Cole to keep and stand out. Color combination causes concern. Mavis is a privately owned corporation and is conscientious of communities and tries their best to comply with concerns. Submitted revised plan decreasing the amount of red. Has received permission from headquarters and the sign was revised this evening. Red has been completely removed. Mavis has been steadfast in the appearance of their façade.

Anne McCarthy: Asks if the sign is flat.

Richard Pierce: Yes.

Andy Fusco: Asks if the amount of signage within Code maximum allowed and if it's okay to have two brands on one sign.

Brian Hicks: We have not calculated the square footage but I believe it is in the allowed limits. They have two street fronts. It is okay to have both brands.

Richard Pierce: Confident calculations are within Code.

Crystal Cosentino: Is the Cole sign still present?

Richard Pierce: Yes.

Sam Giangreco: Asks if there is anything else to be presented.

Richard Pierce: No.

Andy Fusco: Questions if egress from E. Gen is eliminated.

Richard Pierce: Yes, in compliance with DoT.

Sam Giangreco: Opens the public hearing and asks for comments. There are none. Closes the public hearing and asks staff for comments.

Jennifer Haines: Richard Pierce has been good to work with and has communicated well with staff. There was general access concern with size and two way. Asked to change E. Genesee St. to ingress and John St. to egress. Traffic officer Greg Gilfus okay with this.

Concern with separation of use from residential area and the fence was added.

The sign is under discussion. This was a concern in Dewitt also. We are not asking for a vote on site plan this evening. A vote on SEQR is also needed but we need to coordinate with the ZBA. We will work on SEQR tonight.

Andy Fusco: Point of order: we have essentially three proposal. We need a consensus of the board concerning which one to pursue.

Jennifer Haines: There is a company representative here. Asks if anyone from Mavis looked at the City's Downtown design guidelines.

Richard Pierce: They have been looked at. We went through the color combinations. The immediate neighbor of Goodyear uses the colors of blue and yellow making Cole look dowdy next to them. Rite Aid uses their standard color of red. Sunoco uses their standard colors. Considering the neighborhood we feel we are complying with the flavor and intent of the design.

Andy Fusco: Asks members again which design to pursue.

General consensus is to use the solid teal color.

Jennifer Haines: Reviews SEQR. Staff recommends a negative declaration.

Sam Giangreco: Asks the board for comments.

Shelley Simon: Questions handicapped accessibility.

Jennifer Haines: Reviewed by Design Review Committee.

Andy Fusco: Questions the store manager if the section in question is flat.

Chris Shoring: It is flat.

Richard Pierce: Yes, the plan is to make all areas accessible.

Shelley Simon: Rendering looks different on the plans.

Richard Pierce: Dumpsters are being added with enclosure. Gates chain link with vision plats.

Sam Giangreco: Asks for a motion for a negative declaration on SEQR. So moved by Tim Baroody, seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried.

Andy Fusco: On April 28 I will be asking the ZBA to issue their own SEQR review and then to ratify their March 24<sup>th</sup> decision. This will return to Planning Board the week after.

### **Agenda Item 3: Application for a Minor Site Plan Review at 5 Fredrick Street. Applicant: Helping Hands Transportation**

Chair invites owner or agent to speak.

Richard Galbato, attorney: Client is under contract to purchase the property. The plan is to provide non-emergency medical transportation. It was deemed a use variance was not needed as it was a quasi-public welfare use but site plan is required. There are no exterior renovations or detached signage planned. SEQR application has been submitted. Survey not yet completed – it needs to show all buildings, parking and vegetation. To clarify some concerns:

- The sidewalk is not entirely in the City right-of-way. To remain the city will have an easement for access until such time as the owner may re-locate it.
- We anticipate one full time employee on the site. The rest are off site doing the transportation.
- There are seven fleet vehicles; two will be at the home of the employees, five will remain on site when not in use. There is enough room to store two inside, two in the driveway and one in the rear. On-street parking is not needed or allowed.

Andy Fusco: Questions employee parking.

Richard Galbato: Employee parking is in the rear. Work hours are staggered so not everyone will be arriving at the same time. We have spoken with the neighbors and received positive responses. It is a nice, consistent use in the neighborhood. It is in no way a taxi service. We would like to at least get the SEQR review done tonight.

Andy Fusco: Appears City Council did not do SEQR before authorizing the Mayor to sign the contract. As with the last case it will have to come back to ratify the decision. Recommend tonight's action to be to declare this board as the lead agency. Send notice to other involved agencies. Then walk on to Council Thursday. Also, plans are not completed so it gives time to complete the review. Come back for the May 6<sup>th</sup> meeting.

Jennifer Haines: We can do SEQR and site plan at the same meeting.

Sam Giangreco: Opens the public hearing and asks for comments. There are none. Closes the public hearing and asks staff for comments.

Jennifer Haines: Concurs with Andy. City Council is an involved agency. We can declare lead agency and notify Council and they will act on the deed.

Anne McCarthy: Questions the fit of the vehicles in the building.

Andy Fusco: Helping Hands believes they can get the vehicles inside. I will feel better with complete plans to review.

Richard Galbato: The survey from Don Watkins does not have the desired details. The owner believes two minimum will fit side by side.

Sam Giangreco: Asks for a motion to declare this board as lead agency. So moved by Shelley Simon, seconded by Crystal Cosentino. All members vote approval. No members opposed. Motion carried.

**Agenda Item 4: Application for Major Site Plan Review at 3 St. Anthony Street for a proposed two-story addition and site improvements. Applicant: Mercy Health and Rehabilitation Center**

Chair invites owner or agent to speak.

David Schlopfer, Schlopfer Architects representing Mercy Rehab: Submitted a site plan for a 35,000 square foot addition. We are here for the last phase of the design. The existing tower was constructed in 1972. It is a 297 skilled nursing facility, seven stories with two service basements. Currently licensed for 237 beds. Access is from St. Anthony St.

In 2013 Mercy received a HEAL grant for modifications with the following stipulations:

- Renovate the tower up to code and DoH guidelines for nursing homes.
- Reactivate decertified beds and add three for a total of 300 beds.
- Consolidate Cayuga Nursing Home onto Mercy site.

Mercy controls 5.8 acre site. Adjoining senior facility is separate and under different owner. There are 177 parking spaces in different lots; employee, visitors, service receiving, St. Joseph's. Parking is diagonal. Mercy also leases some spaces from the senior facility. We have met with Auburn Fire to improve vehicle circulation especially for emergency vehicles. Existing site is relatively flat to the southeast and drops one story west to Leavenworth. Once the existing facility is renovated to DoH standards it will go from 40 – 50 to 40 per floor leaving 60 beds short hence the addition. This will cater to younger rehab patients. Private and non-private rooms. \*Reviews floor plan\*

We will salvage the existing curb cut on St. Anthony and add a curb cut for ingress and egress. We end up with 188 parking spaces. In house traffic study needs to be done. We have asked Mercy for a count. 234 spaces are needed for the busiest times and shift change.

We have compared to other nursing homes and found our plans comparable to what they offer. The addition is somewhat a contrast to the institutional use of the tower. It will have a residential use and look but will be color coordinated with the existing building.

Landscape plans have been submitted.

Photometric plans have been submitted. There is less than five foot candles at street.

SWPPP has been submitted. Run off quality is improved.

Sam Giangreco: Opens the public hearing and asks for comments. There are none. Closes the public hearing and asks staff for comments.

Jennifer Haines: Mr. Schlopfer has done a wonderful job. I have nothing to add. He has taken care of issues raised by Design Review. Storm water issues are being addressed. Sidewalks and curbs are to be continued down St. Anthony to Leavenworth.

David Schlopfer: Those will be on the next plans.

Jennifer Haines: Recommends adoption of the resolution for lead agency. We will coordinate with DEC as an involved agency and review SEQR at the next meeting.

Sam Giangreco: Asks for a motion to declare this board as lead agency. So moved by Shelly Simon, seconded by Tim Baroody. All members vote approval. No members opposed. Motion carried.

Andy Fusco: Asks if there is any government financing and if so, who as we need to let those entities know also.

David Schlopfer: No grant funding as related to the addition, only the renovations.

Andy Fusco: Questions if any other entities need to approve the plans.

David Schlopfer: Yes. Certificate of need approved by DoH. A final inspection when completed and before occupancy.

Crystal Cosentino: Questions completion of the tower.

David Schlopfer: It will be done before the addition.

Jennifer Haines: States that a full EAF has been submitted for SEQR review.

### **Agenda Item 5: Other Matters**

Andy Fusco: States that he sent e-mail concerning a problem with a subdivision approved last month and how the board should proceed with it.

Tim Baroody: States that is the city needs an easement form A, B, and C and A and B comply then it's the City's issue now.

Andy Fusco: We were trying to help someone in a jam. It should not have been done the way it was, just trying to be nice.

Tim Baroody: It was the perfect storm from beginning to end. We can't hold hostages to get things done.

\*General discussion of the case.\*

Andy Fusco: A good lesson on doing things out of order

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

Motion to adjourn. Meeting adjourned.

Recorded by Alicia McKeen