

CITY OF AUBURN PLANNING BOARD
TUESDAY, MAY 6, 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: Application for Minor Site Plan Review of 33 E. Genesee Street; Application for a Minor Site Plan Review for 5 Frederick Street; Application for Major Site Plan Review for 3 Saint Anthony Street.

Applications approved: 33 E. Genesee St., 3 St. Anthony St.

Applications denied: None

Applications tabled: None

Applications pulled: 5 Frederick Street

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

Agenda Item 1: Approval of April 1, 2014 Meeting Minutes.

Chair asks for a motion to approve the minutes of the April 1, 2014 meeting. So moved by Anne McCarthy, seconded by Frank Reginelli. All members vote approval. No members opposed. Motion carried.

Agenda Item 2: Application for Minor Site Plan Review for 33 East Genesee Street. Applicant: Mavis Tire.

Chair invites applicant to introduce the project.

Richard Pierce, 3975 Amber Road, Syracuse- Engineer for Mavis Tire and we are seeking approval of the site plan to expand the existing Mavis/Cole tire store at 33 East Genesee Street.

Andrew Fusco- This matter was in front of the Zoning Board of Appeals last week and the Zoning Board of Appeals within the statutory time deferred to the Planning Board in the SEQRA matter and ratified its prior decision.

Andrew Fusco questions the sign and a black area located near the Cole writing.

Richard Peirce- The sign is small on the rendering but it says muffler and brake. Cole Muffler and Brake is black and outlined in red. It is illuminated and it is the standard Cole logo. Six years ago Mavis Tire took over Cole Muffler and they established what they thought was a branded configuration. Recently they revisited that, to the extent that this Auburn store will be the only façade like this. Moving forward there will be a red banner approximately a quarter of the width of the façade cut at a diagonal. Last month I presented a number of sign plans and this one was the most favorable and will be moving forward with for this store.

Chair opens Public to be Heard. There being none, chair closes Public to be Heard.

Chair asks for staff comments.

Jennifer Haines- Last month we had discussion with the applicant and they have made changes to the site plan to accommodate the code and our requests. We discussed ingress and egress, diagonal parking to widen the driving lane, a fence to the rear of the property to buffer the residential use behind the building. They have been very accommodating and we had a longer discussion about the signage and the Board came to consensus on this sign. SEQRA was completed last month.

Chair asks for a motion to adopt the Minor Site Plan Resolution for 33 E. Genesee Street. Motioned by Shelley Simon, seconded by Frank Reginelli. All members vote approval. No members opposed. Motion carried.

Agenda Item 3: Application for Minor Site Plan Review for 5 Frederick Street. Applicant: Helping Hands Transportation.

Chair announces that 5 Frederick Street, Helping Hands Transportation application was pulled from the agenda by the applicant.

Agenda Item 3: Application for Major Site Plan Review for 3 Saint Anthony Street. Applicant: Mercy Health and Rehabilitation Center.

Chair invites applicant to present the project.

David Schlosser, Schopher Architects, Syracuse- Mercy Rehab is proposing to construct a two-story 35,000 sq ft, 60 bed addition attached to an existing building. David takes a moment and presents the changes made to the site plan:

Submitted Storm Water Pollution Prevention Plan (SWPP) to NYS DEC and received NOI.

- Sidewalk extension on St Anthony Street onto Leavenworth to the service curb cut. Also issued easements on the sidewalks because of snow removal.
- The addition was moved 4 feet closer to St. Anthony because of the fire departments need for clearance with the addition. Total of 41 feet of clearance.
- Added a fire connection at the request of the fire department.
- Cul-de-sac has increased from 24 to 26 foot on both sides to accommodate fire truck access and turning radius.
- Height of the addition has been reduced to 34'6"

Chair opens Public to be Heard. There being none, chair closes Public to be Heard section.

Chair asks for staff comments.

Jennifer Haines- Type I Full EAF. *Reviews Long Form SEQRA Part II*

During review Andrew Fusco questions applicant on question 14, the proposed impact on energy.

Andrew Fusco- The answer which triggers the yes on question 14; 96,000 kwh/yr is that the overall uses or the additional uses contributed to the addition?

David Schlosser- That is everything.

Andrew Fusco- How much will be additionally required?

David Schlosser- about 15-20% of that number.

Andrew Fusco- So it triggers that 2,500 threshold but its small to moderate impact.

Jennifer Haines continues with Part II of the Long Form SERQA and recommends a Negative Declaration.

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

Jennifer Haines- On the Site Plan Mr. Schlosser has met with many different departments and recommends approval of the site plan as it has been amended and presented.

Chair asks for a motion to adopt the Major Site Plan Resolution for 3 St. Anthony Street. Motioned by Crystal Cosentino, seconded by Frank Reginelli. All members vote approval. No members opposed. Motion carried.

Agenda Item 6: Other Matters

Jennifer Haines announces the addition of a familiar face and staff to the Planning Board, Stephen Selvek. Stephen will be returning May 9th and will be seeing the June applications through the Planning Board process.

Chair Sam Giangreco- applauds Jennifer Haines' efforts and a job well done during her time on Planning Board.

The date of the next Planning Board meeting is Tuesday, June 3, 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