

CITY OF AUBURN PLANNING BOARD
TUESDAY, AUGUST 5, 2014 6:30 PM, MEMORIAL CITY HALL

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

Absent: Frank Reginelli

Staff: Stephen Selvek, Senior Planner; Andrew Fusco, Corporation Counsel; Brian Hicks, Code Enforcement Officer; Greg Gilfus, APD Traffic Officer

Agenda Items: PUBLIC HEARING for a Minor Subdivision Review application of 273 State Street, Minor Subdivision Review application of 273 State Street, Application for a Minor Site Plan Review of 5 Frederick Street; Application for Minor Site Plan Review of 12 McMaster Street, Application for Major Site Plan Review of 78 Franklin Street, Presentation of a Major Site Plan Review of 17 Clymer Street.

Applications approved: 273 State Street, 5 Frederick Street, 12 McMaster Street, 78 Franklin Street

Applications denied: None

Applications tabled: None

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

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

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

Agenda Item 2: PUBLIC HEARING and SEQRA environmental review of an application for Minor Subdivision of 273 State Street. Applicant: Mark Wrobel and Edward Wrobel, II.

Chair invites applicant to introduce the project.

Robert Bergen, attorney for Mark Wrobel- Applicant Mark Wrobel, 118 Mary Street, is present tonight. This is a Minor Subdivision involving an approximate 17 acre parcel on State Street. It is improved by a residential structure. Mark Wrobel and Edward Wrobel own this parcel together and the purpose is to divide it so the residential structure on .78 acres will be separated from the remaining undeveloped parcel. The portion of the parcel with the residential structure on it will be owned by Edward Wrobel while the remaining undeveloped property will be owned by Mark Wrobel.

Chair opens Public Hearing.

William Slayton, 263 State Street- Questions the location of the larger vacant parcel and questions if it will be developed for housing.

Mark Wrobel- There will not be any development for housing. We are separating the parcels for tax purposes.

Chair closes Public Hearing.

Chair asks for staff comments.

Stephen Selvek- The application is for a minor subdivision with no development. It is the subdivision of the vacant portion of the lot from the residential structure there.

Reviews part II and III of the short form SEQRA. The Determination of Significance on part III states the proposed action is a minor subdivision and does not involve any physical alterations to the land. Therefore no adverse environmental impacts are anticipated. Part II questions regarding zoning regulations, intensity of land use, impact to the community, critical environmental areas, public and private water supply, and historic impact have all been noted as no environmental impact.

The Board is the sole agency in this application and is responsible to make the determination of SEQRA. Based on the basis that there is no significant impact staff is recommending the approval of the SEQRA Negative Declaration Resolution and then approval of the minor subdivision.

Chair asks if Board members have questions. None.

Chair asks for a motion to adopt the SEQRA Negative Declaration Resolution for 273 State Street. Motioned by Crystal Cosentino, seconded by Tim Baroody. All members vote approval. No members opposed. Motion carried.

Chair asks for a motion to adopt the Minor Subdivision Resolution for 273 State Street. Motioned by Crystal Cosentino, seconded by Tim Baroody. All members vote approval. No members opposed. Motion carried.

Agenda Item 3: Application for Minor Site Plan Review for site improvements to re-use the existing building as a medical transport office located at 5 Frederick Street. Applicant: Helping Hands Transportation.

Chair invites applicant to update the Board on the project.

Rick Galbato- Subsequent to the July meeting, staff has contacted our architect, Jill Fudo, and an updated site plan has been submitted. At the last meeting SEQRA was adopted and tonight we are looking for site plan approval for the most updated site plan submitted.

Chair asks for staff comments.

Stephen Selvek- Initially this application came in front of this Board in April and then back in July with the adoption of the SEQRA Negative Declaration. Opportunities for public comment were provided at the April and July meeting and have been incorporated into the final site plan. The final plans include the maintenance of the existing vegetation and existing sidewalk, adjusting the curbs and adding a sidewalk as well as adding the future location of a sidewalk, should the existing sidewalk need to be replaced.

Staff recommendation is approval of the Site Plan as presented.

Chair asks for Board questions or comments.

Tim Baroody- They added the curbs and sidewalk with an asphalt apron, correct?

Stephen Selvek- Yes.

Chair asks for a motion to adopt the Minor Site Plan Resolution for 5 Frederick Street. Motioned by Crystal Cosentino, seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried.

Agenda Item 4: 12 McMaster Street: Application for Minor Site Plan Review for the installation of a 28-vehicle parking lot to adjoin an existing parking lot at 15 Hulbert Street. Applicant: Community Computer Service.

Chair invites applicant to update the Board on the project.

Mike Palmieri, Architect – Tonight we are seeking final approval of the new drawings submitted to the Design Review Committee.

Chair asks for staff comments.

Stephen Selvek- This project came in front of the Board initially at the June meeting with a presentation to the Board; at the July meeting we conducted the Environmental Review and the tonight is the review of the final plans. The updated plans include the installation of solid fence along the residential property, provisions for storm water management and the addition of a handicap parking space. The staff recommendation is approval of the site plan as submitted.

Chair asks for Board questions or comments. None.

Chair asks for a motion to adopt the Minor Site Plan Resolution for 12 McMaster Street. Motioned by Tim Baroody, seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried.

Agenda Item 5: Application for Major Site Plan Review for the construction of a new 2015 SF bar with an attached covered patio and site improvements located at 78 Franklin Street. Applicant: John Mortimer.

Chair invites applicant to update the Board on the project.

Mike Palmieri, Architect- Tonight we are seeking approval on the updated site plan. We have done some changes regarding parking, enlarged the entrance and provided space for the dumpster and a solid fence.

Chair asks for staff comments.

Stephen Selvek- The plan before you does incorporate the changes provided by the Board and Design Review Committee. The applicant outlined those changes. This application required a number of approvals. Review was initiated in June. In July Environmental Review was conducted with a determination of a Negative Declaration and it has been in front of both City Council and Zoning Board of Appeals for approvals. Both were granted.

Final changes include snow storage dumpster placement with an enclosure, the widening of the entrance to 24 feet to accommodate two-way traffic and the plan better reflects the curb and sidewalks on Franklin Street. Staff recommendation is approval of the site plan as presented.

Tim Baroody compliments Mike Palmieri's site plan application.

Sam Giangreco questions timeline of the project.

Mike Palmieri- We will be seeking a building permit right away and hopefully looking at 8 weeks from start to finish.

Chair asks for a motion to adopt the Major Site Plan Resolution for 78 Franklin Street. Motion made by Crystal Cosentino, seconded by Tim Baroody. All members vote approval. No members opposed. Motion carried.

Agenda Item 6: PRESENTATION for an application for Major Site Plan Review for the construction of a 14,000 SF addition for a gymnasium to the school and site improvements located at 17 Clymer Street. Applicant: Tyburn Academy.

Chair invites applicant to introduce the project.

Michael O'Neill, Civil Engineer of JEDA Capital Group representing Tyburn Academy- Displays Elevations of the exterior of the building as well as the interior floor plans of the proposed 14,000 SF new construction gymnasium located at 17 Clymer Street, between Quill and Norma Drive. Most of the infrastructure such as sewer and water exists on site because of the existing building. The new building will have a sprinkler system as the current building is not sprinkled. Currently there is a 6 inch water main, 4 inch main to the building, there is good pressure and good flow but we need to know the size of the line on Quill, if it is 8 inch we may connect to that. This will be evaluated during the design of the sprinkler system. It is on a 14 acre parcel and there is a 100 year floodplain which will not be impacted. The drainage from the roof and from the additional parking will be sent to a mobile dry pond near the soccer facility that we put in last year. The landscape plan includes existing large trees on site and existing grass soccer and baseball fields. We will work with the City on an appropriate landscape plan.

Distributes pictures of current site conditions.

Chair opens Public to be Heard section of the meeting.

Mike Chamberlin- 133 South Street- Our property is adjacent to Tyburn and would like more detail on the lighting plan.

Mike O'Neill- There will be the addition of two wall packs or down lights to the east side of the building and two on the west side of the building but we may add another one on the west side because it's so dark. We do not intend to put any more lights in the parking area. So there will be 6 wall packs shining down on the building.

Chair closes Public to be Heard.

Chair asks for staff comments.

Stephen Selvek- The Design Review Committee met to review the plans and a list of comments will be provided to the engineer but I will highlight the comments tonight.

1. To ensure site plans easily legible please use black and white and a scale of 1" = 20' or 1" = 30'
2. Show construction limit lines.
3. It appears that a mistake was made on the Short EAF noting that only 0.05 acres is to be disturbed. It appears that once all construction, grading, drainage, and storm water management is accounted for, the disturbance will exceed 1 acre.
4. A storm water Pollution Prevention Plan (SWPPP) is needed.
5. Is there adequate off-street parking for both the school use and events at the gym?
6. Show existing and proposed contours.
7. Provide drainage design, details, and calculations.

8. The proposed addition increase the distance from the fire access roads (driveway and parking lot) to the west side of the building. Is the existing building sprinkled? If not, this distance may not exceed 150ft. Refer to section 503 of the 2010 NYS fire code for more regarding this requirement.
9. Nearest existing fire hydrants are at 13 and 32 Clymer St. Auburn Fire Department (AFD) will confirm these locations and determine if new fire hydrant is needed adjacent to school property.
10. Preliminary floor plan indicates one direct exterior exit from the gym to the east. Will there be interior partitions that would require additional exits?
11. Show all utilities and utility connections.
12. The proposed connection is to be built over the NYSEG gas line. It has been the City's experience that NYSEG has prohibited this on other projects. Please coordinate this with NYSEG.
13. Exterior doors on floor plan do not match site plan.
14. Provide lighting details.
15. Will there be site lighting other than the wall packs?
16. Indicate proposed location for the Fire Department Connection (FDC).
17. Drainage from the proposed lot appears to circumvent the storm water management pond by utilizing existing storm drains. Present runoff levels must be maintained or decreased.
18. The treatment of the area between existing parking and new parking is not well defined. Please include additional detail regarding intent.
19. Provide proper treatment of landscaping, sidewalk, and curbing along east side of the additions to accommodate pedestrian circulation, access to/from doors, and separate vehicular parking from the building.
20. Remove unused, old backstops from the former ball fields on the west side.
21. Provide proper pedestrian amenities around the addition and on the site. This should include a sidewalk connection from the new public sidewalk to the internal sidewalks and buildings entrances. Also, connect the exits along the west side of the addition to the internal pedestrian system.

This list of comments will be provided directly to the applicant's engineer.

Chairs asks for Board comments and questions.

Tim Baroody- Questions the requirement of a SWPP.

Stephen Selvek- Depending on the calculations for disturbance of land provided by the applicant a SWPP may needed. If disturbance is less than an acre storm water calculations are needed.

Michael O'Niell- I see no problems with those comments. We did prepare a SWPP last year with the soccer field but the permit was terminated. We will call and set up a meeting with staff shortly.

Chair asks for a motion to adopt the SEQRA Lead Agency Resolution. Motioned by Tim Baroody, seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried

Stephen Selvek- For the Board's benefit, tonight we are establishing lead agency and depending on the development of the plans I anticipate on concluding the environmental review at the September meeting. If we have proper plans in place we may seek site plan approval at the September meeting as well

however we may go into the following month's meeting for more plan detail but it is not anticipated too much beyond that.

Crystal Cosentino- I am very familiar with this space as I am a graduate of St. Mary's. This is a great expansion but as Tyburn grows in student population what is the potential for future development? Does this additional structure put in this space allow for future development?

Matthew Fallon, Representing Tyburn Academy- The way that the gym/stage facility has been contemplated is that this is a solution to today's problem and future problems. We see it as a solution to getting kids to gymnasiums in the winter for recess. To answer the for further development, if our numbers were to grow to that point, I have penciled out additional school rooms to the east and west and still meet a setback from the north property line. In addition to what you see there we have sights on a NYS regulated softball field to the northeast, in the top corner of the property and with this year's addition of the soccer fields we are going to be playing home games which is huge for us.

Agenda Item 6: Other Matters

The date of the next Planning Board meeting is Tuesday, September 2, 2014 at 6:30 pm.

Motion to adjourn made by Anne McCarthy, Seconded by Tim Baroody. All members vote approval. None opposed. Meeting adjourned.

Respectively Submitted by Renee Jensen