

CITY OF AUBURN PLANNING BOARD  
WEDNESDAY, NOVEMBER 6, 2014 6:30 PM, MEMORIAL CITY HALL

Present: Sam Giangreco, Anne McCarthy, Andy Tehan, Frank Reginelli

Absent: Tim Baroody, Crystal Cosentino

Staff: Stephen Selvek, Senior Planner; Andrew Fusco, Corporation Counsel

Agenda Items: SEQRA Lead Agency for Application of a Major Site Plan at 17 Clymer Street; SEQRA Lead Agency for Application of a Major Site Plan at 208 Grant Avenue; SEQRA Lead Agency for Application of a Major Site Plan at 72 Owasco Street. PUBLIC HEARING: Community Development Block Grant Program.

Applications Approved: None

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 October 7, 2014 Meeting Minutes.**

Chair asks for a motion to approve the minutes of the October 7, 2014 meeting. So moved by Frank Reginelli, seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried.

**Agenda Item 2: Application for Major Site Plan Review for the construction of a 14,000 SF gymnasium located at 17 Clymer Street. Applicant: Tyburn Academy**

Chair requests staff update on the project.

Stephen Selvek- In August the applicant came before this board and gave an introduction of the project. At that time the Planning Board declared its intent to be Lead Agency for an unlisted SEQRA action. As an involved Agency, NYS DEC was sent information on the project and therefore sent comments back on the proximity of the site to the National Register Historic District. The proximity of the site to the Historic District moves the project to a Type 1 SEQRA Action. Tonight I am recommending to the Board to amend the initial resolution of August 5<sup>th</sup> indicating that this is a Type I Action.

Chair invites applicant to present updates.

Michael O'Neill, Civil Engineer of JEDA Capital Group representing Tyburn Academy – Since we last met we did receive information indicating that the project is near the Historic District. According to our in house research, the project is 600 feet from the designated historic area. We completed and submitted a NYS Long EAF form for the Type 1 action.

Displays an updated site plan for Board members and members of the public. The following were updates shown on the site plan.

- Rear fire access but included an alternative for the front of the building-includes moving a hydrant

- Building moved to the East to align buildings
- Reduce parking
- Eliminate detention pond and install an underground drainage pipe (needs to be reviewed by engineering)
- Working with NYSEG on Electrical service and Gas connections
- Moved sidewalk back and added grass
- Inside footprint remains the same

Chair asks for staff comments.

Stephen Selvek- The Full EAF was included in Board member packets. There are questions in the form that need clarification in regards to overall area of disturbance; name of water supplier; total gallons per day for sanitary wastewater. I will be working with the applicant to properly include all of the information in the form.

The Design Review Committee reviewed the site plans and discussed the preferred fire access to be alternative one (1) with rear access, where there is not any trees or vegetation interfering with access. This would negate the need for alternative two (2) in the front. Alternative two (2) would require the removal of trees on the premises which would interfere with climate control within the building, especially since they do not have air conditioning. So long that alternative one for fire access is incorporated into the plans; the layout of the site is adequate. Parking requirements are met, Connections are provided, and setbacks are met. Photometric plans have been submitted and we can see that there are not additional lighting impacts besides the wall packs to the site. However, we do need to know what type of wall packs are going to be used since wall packs could indicated many different things.

Last meeting neighbors presented concern with lighting. The only additional lighting shown on the plans are mounted wall packs but information on what type of wall packs is needed.

Chair asks Board for questions or concerns. None.

Chair asks for a motion to adopt the SEQRA Lead Agency Amendment Resolution for 17 Clymer Street. So moved by Frank Reginelli, seconded by Anne McCarthy. All members vote approval. None opposed. Motion carried.

Stephen Selvek provided a copy of the Full EAF and the questions listed to Mike O'Neill. Once the Board make a determination on SEQRA, the Planning Department will post that determination in the States' Environmental News Bulletin.

**Agenda Item 3: Major Site Plan Review for the construction of a 7,381 SF retail store and site improvements located at 208 Grant Avenue. Applicant: AutoZone North East Inc.**

Chair invites applicant to present the project.

Joe Ardieta, Vangaurd Engineering, Rochester NY- Displays a site plan layout of the proposed 7,381 square foot building for AutoZone, on what is currently three lots 208, 210 and 214 Grant Ave. The properties will be re-subdivided and combined for the project. There will be parking, 42 stalls along with the infrastructure. The access will be from Grant Avenue and two secondary access points from the right of way along the South property line. The following has been submitted for the project:

- Landscape Plan
- Grading Plan
- Photometric Plan

The applicant has not submitted a SWPP yet but will shortly.

Chair opens public to be heard.

Joe VanLiew, Carpet House 204 Grant Ave- I am a business partner at the neighboring property, the Carpet House and have a question regarding the about the access driveway/right of way that has always been an access/egress for delivery trucks for our business. That access has always been on every document including our original site plan. I am not trying to stand in the way of progress but we need to be assured that the entrance is going to be preserved. I can see it to be mutually beneficial for both properties.

Chair closes public to be heard.

Chair asks for staff comments.

Stephen Selvek- Submitted plans are substantially complete and have been reviewed by the Design Review Committee. There are a couple of questions the DRC had in regards to the plans which includes the right of way and the ownership of it. Currently that right of way serves as an access to three separate parcels in that area including; the Carpet house property, the greenhouse (proposed AutoZone) property and a property to the south. There has been question as to whether that area is owned by the City or not and right now the City has reason to believe that it is not City owned, but we are researching to ensure that access is going to be maintained for all of the parcels.

As for the site plan, the development is appropriate for the C3 district. This is the type of development we like to see in the Grant Ave area. Currently, there are two houses in that area, along with the greenhouses. Those buildings are being deconstructed or demolished. Along with the demolition there is a series of mature trees near the houses that may come down. Since some of the trees will be coming out **the DRC has requested to include shade trees into the plan** and reminds the applicant that **water and sewer are to be properly capped and abandoned with** demolition of the existing buildings.

We also request a portion of the property be reserved for future cross access to the North. The NYS DOT would like to limit the number of future curb cuts so we are trying to make an attempt to ensure cross access. Essentially there would be **a 30 foot wide area designated on the site plan that links the front driveway to the North property line.** This is not required but is more of a future planning effort as Grant as is being developed.

**The SEQRA form that was submitted is the old SERQA form. Please submit the new form.**

Tonight we are looking to adopt a SEQRA resolution with regards to Lead Agency Declaration. Involved agencies include NYS DOT because of the potential for work to be happening in the right of way and the NYS DEC with respect to the SWPP.

Chair asks for Board questions and comments. None.

Joe Ardieta- If I may respond to the DRC comments; shade trees are no problem. Is there a preferred tree list that we can refer to?

Stephen Selvek- We do not have a list of approved trees but prohibit the planting of Willow, Elm, Ash and Cottonwood.

Joe Ardieta- Two of the trees we are keeping are Birch, which are beautiful trees but difficult to maintain. We will plant shade trees but they will not be Birch. **With regards to the right of way,** the South curb line

for the site is 10 feet off the property line in order for us to continue to maintain that right of way and to continue to be used by the adjacent property owner. Right now it is paved for 40-50 feet and turns to gravel.

Stephen Selvek- **DRC will require that to be paved to ensure it is being maintained,** after ownership is determined.

Chair asks for a motion to adopt the SEQRA Lead Agency Resolution for 208 Grant Avenue. So moved by Frank Reginelli, seconded by Anne McCarthy. All members vote approval. None opposed. Motion carried.

Joe Ardieta- Questions if the SWPP can be submitted and if it is okay to proceed with developing plans with the use of a rain garden.

Stephen Selvek- That does not raise any issues or concerns with us and we like to encourage the use of rain gardens.

\*Chair moves Agenda Items. The Public Hearing was moved up to Agenda Item 4.\*

**Agenda Item 4: PUBLIC HEARING: Community Development Block Grant Five Year Consolidated Planning Strategy and the 2015-2016 Annual Action Plan. Presented by City of Auburn Office of Planning and Economic Development.**

Chair opens the Public Hearing.

City of Auburn Office of Planning and Economic Development staff Jennifer Haines, Tiffany Beebee and Renee Jensen, present the Community Development Block Grant Program to the Board and members of the public.

During the presentation a streaming PowerPoint presentation displayed completed projects and programs through the past five years. The 2014 CDBG budget was distributed as well as the Five Year Consolidated Plan Survey. Five members of the public were present for the presentation. \*Presentation notes are attached.\*

The Chair asks for the Public as well as the Board for questions or comments.

Andy Tehan questioned the Property distress program and if properties were determined by staff or if individuals are to apply for grant monies. How is the money channeled?

Jennifer Haines- It is a combination. We have homeowners who apply for the Home Repair Program but we have done targeted work such as the Orchard Street area where we partnered with two Agencies, Home Head Quarters and Housing Visions to do some comprehensive neighborhood work, which was based on community feedback. The program gives us some flexibility as to whether we use funds for demolition or rehab.

Sam Giangreco questions if the program works with SHPO in determining restoration for landmarks and/or historically significant properties.

Jennifer Haines- We interact with SHPO, so all of our projects are reviewed by SHPO. As for your question we would need to see if it meets on HUD's objective. One of which is benefiting low to moderate income persons. 70% of our money has to be spent that way.

Chair closes the Public Hearing.

**Agenda Item 5: Major Site Plan Review for the construction of a 1,160 SF addition to an existing building and site improvements located at 72 Owasco Street. Applicant: Louise Vasile, D&L Truck Stop.**

Stephen Selvek- I was hoping that the project architect was able to join us. The owner/applicant is here.

Chair invites the applicant to present the proposed project.

Louise Vasile, 72 Owasco Street, owner of D&L Truck Stop- Mike Palmieri is expected to be here but he did have a previous engagement in Owasco. I purchased the former two bay Texaco gas Station in 1977 and added gas and propane in 1981. We were moving toward the convenience part during the 80's and are now a convenience store, automotive car wash and selling gas/propane. We are out of space and have a tough time storing items. What we would like to do is on Bradford Street, come out 25 feet from Bradford to the car wash and construct a 25x50 storage building. This will be used for storage. Beyond that we plan to do some upgrades outside. In the back we would like to add a double driveway with a buffer of grass between us and 4 Bradford. That would allow deliveries during the days. The City recently redid Owasco Street, in the front of the store, and asked us to consider putting in grass where asphalt was. We did but it took 3 access points out of use. So our large trucks can no longer use the front but we are hoping that the proposed drive along the back, near the car wash, can be used and Bradford Street can be used as an exit. We are not adding anything else, this building is just storage to move things back and forth.

Stephen Selvek- Mike, could you talk to the size of the addition. In the application it states 58x20. On the plan itself it is showing 24 x 59.

Mike Palmeri- Yes. We made some adjustments on the plans. It should read 24x59. We are still looking at some construction and roofing issues and may be cut back a little.

Louise Vasile- The garage on the property which is 2 Bradford Street, we have own for 25 years and will be gone. I think it will enhance the area.

Chair opened public to be heard.

Ronald Tunney, 12 Walnut Street- Since I am a neighboring property owner I received a notification about the project. After receiving the letter, I contacted the owner of the store to see if I could inspect the property and know what is going on. Louise met me at the station and walked me around the property and to the back to the vacant property. I was glad to see something being done with this because vacant properties have a way of attracting vandalism trash and rodents. He has kept up his property, has been clean and takes pride in his property. I am happy to see someone with the financial means to keep up this property. He did share with me that they are going to landscape the property with some trees and I am in favor with this project.

Chair closes public to be heard.

Stephen Selvek- This is a concept plan showing us where they plan to put the building. This proposal consists of three (3) parcels and in order to develop the parcel the DRC recommends tying all the parcels together and look at it as a whole and not in pieces. At this point, I would like to review the process in detail for the newest Board member.

As per our code we are ensuring that we are adopting and permitting site plans are creating a safe environment. Therefor we are reviewing site compatibility, signs, lighting, landscaping and including:

- The adequacy and circulation of vehicular traffic, parking, pavement surfaces and traffic controls

- The arrangement and appearance and sufficiency of off street parking and loading
- The arrangement and access of pedestrian traffic-walkway structures
- Adequacy of drainage and storm water
- Adequacy of water supplies and sewage disposal facilities
- Arrangement and adequacy of trees and shrubs/ landscaping
- Fire lanes and fire hydrants

We often have site plans similar to this where there are existing businesses or structures on the site. There are existing deficiencies on the site but there is also existing constraints on the site. We are working within the confines and try our best to work with the applicant and development of the site. However we also try to address the deficiencies.

Having gone through the plan with the DRC, there are some concerns in regards to the lack of defined vehicular circulation on the Bradford St side. On the Owasco St. side there are curb cuts and defined access where there is a lack of this on the Bradford side. There is also not any defined parking and with the addition we do need to add the defined parking spaces to accommodate the size of the addition. The other item that needs to be considered is storm water management. We do not want to see an increase in the amount of storm water runoff on the site post development. All three parcels are zoned C1 which is allowed from a use standpoint, therefore a use variance is not needed. There is the requirement for buffering from the residential home from this commercial parcel. An area variance will be needed to adjust the space since it is a 60 ft requirement to separate the sites but the rear site would not be developable.

Because there are multiple boards involved that means we need to do a coordinated review. Tonight the Board will be considering the resolution for the Board to declare lead agency status for SEQRA.

There is one change that should be corrected on the resolution which is the square footage. Instead of 1,160 sq. ft. it should be 1,416 square feet. As the site plan has been developed this has changed.

Chair asks for Board comments or questions.

Anne McCarthy states that the area is odd in its vehicular traffic pattern and questions the parking

Stephen Selvek- It is. The plaza, the one way road that is split in half and directional patterns are difficult so we want to ensure that we are not complicating things. The proposed building of 1,400 square feet will require 6 defined parking spaces. Even if they had defined parking on the site, they would need the additional 6 parking spaces.

Andy Tehan- Confirms that this is additional storage and not additional retail space

Stephen Selvek- The use of the building as a whole is defined for the parking, not the use of the addition only. If parking cannot be accommodated, they will need a variance.

Louise Vasile- Questions if they made it difficult for the business when they added the grass in last year because access is limited now.

Stephen Selvek- The grass is actually helping you because it created defined access points. The problem with not having defined access points is that people come and go from any location which can create conflicts with pedestrians and vehicles.

Louise Vasile- In respect to the parcels, we know we have to roll 72 and 2 Bradford into one parcel but would like 74 to be its own parcel.

Stephen Selvek- That is something we can work with. I do need to refer to code but it may ultimately require you doing an agreement with yourself on access between sites.

Chair asks for a motion to adopt the SEQRA Lead Agency Resolution for 72 Owasco Street. So moved by Frank Reginelli, seconded by Andy Tehan. All members vote approval. None opposed. Motion carried.

**Agenda Item 6: Other Matters**

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

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

Respectively Submitted by Renee Jensen