

CITY OF AUBURN PLANNING BOARD
TUESDAY, MARCH 3, 2015 6:30 PM, MEMORIAL CITY HALL

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

Absent: Tim Baroody

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

Agenda Items: 28 Lexington Avenue Special Use Permit for a Home Occupation to conduct a gunsmithing and repair business; 17 Clymer Street Major Site Plan Review for the construction of a gymnasium to the school and site improvements; 208 Grant Avenue Major Site Plan Review for the construction a retail store.

Items Approved: SEQRA Negative Declaration and Special Use Permit for Home Occupation on 28 Lexington Avenue; Major Site Plan approval of 17 Clymer Street; SEQRA Negative Declaration and Major Site Plan approval of 208 Grant Avenue.

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 February 3, 2015 Meeting Minutes.

Chair asks for a motion to approve the minutes of the February 3, 2015 meeting. So moved by Frank Reginelli, seconded by Andy Tehan. All members vote approval. No members opposed. Motion carried.

Chair moves to Agenda Item 4- 208 Grant Avenue to Agenda Item 2 since the representative is from Rochester and the road/weather conditions are poor this evening.

Agenda Item 2: Major Site Plan Review for the construction of a 7,381 retail store and site improvements located at 208 Grant Avenue. Applicant AutoZone Northeast Inc.

Chair invites applicant to present updates to the Board.

Joe Ardieta, VanGuard Engineering- Proposal is for the construction of an AutoZone located at 208 Grant Avenue. Tonight we are looking for site plan approval. Changes that we have mad so far include:

- Right in and right out onto Grant Avenue, approval was received by NYS DOT
- Sidewalk will remain in front of the property along Grant Avenue
- Construction entrance was moved to the southern driveway
- NYS DOT reviewed SWPP and their concern is that runoff remains the same and does not increase. Developed a storm water facility in front of the site. Also put in a dip at the right in, right out so water remains on site.
- Sign is in the 5 foot setback
- Lighting plan is developed by AutoZone and will be submitted with the revisions

Chair asks staff for comments.

Stephen Selvek- In front of Board members are ½ size drawings of the plans for 208 Grant Ave. C1 Site Layout- detailed items requested to be met were the sidewalks along the street frontage, identified construction limits to ensure they are outside of the existing stream. Staff and engineering reviewed the plans and SWPP. Engineering found the SWPP was acceptable. It is important that post construction runoff does not to exceed previous runoff.

Stephen Selvek reviews the sort Environmental Assessment Form. The applicant filled out Part I and 13A regarding regulated waterbodies is marked yes. A tributary to Hunter Brook is onsite. In Part II of the SEQRA Question 9 is marked no impact however with further evaluation it is noted that although this stream is classified type C stream it is NOT sub classified as T or TS and therefore this stream is not a regulated stream. It is also important to note that the proposed grading will not affect the stream or stream banks, therefore there is no anticipated environmental impact for the stream in that area.

Part II questions other than question 9, questions 1- 11 are no or small impact. In part II it is explained that this is a commercial retail development in a commercial zone. NYS DOT and DEC were contacted on the coordinated review of SEQRA.

Staff recommendation is for a SEQRA Negative Declaration and approval of the site plans as presented.

Chair asks Board members for questions or comments.

Andy Tehan- Questions if the Right of Way (ROW) between properties was resolved.

Stephen Selvek- It is a public ROW transferred at the time the property was transferred to the Community College. It has to remain unobstructed for the College if access is needed in the future. I will note that while this is being improved as a driveway, it is not the City's intent to accept this as a City road and was communicated that maintenance is the responsibility of AutoZone.

Joe Ardieta- The ROW is currently gravel and we will be paving that and replacing the rear area with grass.

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

Chair asks for a motion to adopt the Major Site Plan Review Resolution for 208 Grant Avenue so moved by Frank Reginelli, seconded by Crystal Cosentino. All members vote approval. None opposed. Motion carried.

Agenda Item 3: 28 Lexington Avenue Special Use Permit for Home Occupation to conduct a gunsmithing and repair business. Applicant: Samuel Froio.

Chair invites applicant to provide an update of the project to Board members.

Samuel Froio- Explains that the home occupation will be for the repair of hand guns. It will be by appointment only and will be working with local law enforcement as well.

Chair asks for staff comments.

Stephen Selvek- Design Review Committee (DRC) recommended that the hours of operation be between 7am and 9pm and by appointment only to protect the residential nature of the neighborhood. These have been written in the Special Permit Resolution before you tonight. This approval is a step in the process for

the permit application to United States American Tobacco and Firearms (ATF) agency. ATF is the regulatory agency for the request of gunsmithing.

Stephen Selvek reviews the SEQRA. Part II questions 1-11 were no impact or small impact. The site is as it exists, parking is available and no alterations of the site are being proposed. Limiting clients tone to two at a time and by appointment only limits impacts to traffic.

Last month a Public Hearing was held we did not receive any comments.

Chair asks for Board questions and comments.

Crystal Cosentino- Does ATF requires advanced approval from the Planning Board. If this was in a commercial district, than it would not be in front of Planning Board however since this a Home Occupation, it needs a special use permit.

Stephen Selvek- It requires that the proposed use is allowable on the site.

Crystal Cosentino- so, gunsmithing in general would be allowable but because it is in his home it needs the Planning Boards approval but if it is in a commercial district this would be an allowable use and Planning Board would not be involved.

Stephen Selvek- Correct.

Chair asks for a motion to adopt the NYS SEQRA Negative Declaration Resolution for 28 Lexington so moved by Frank Reginelli, seconded by Andy Tehan. All members vote approval. None opposed. Motion carried

Chair asks for a motion to adopt the Special Use Permit for the home occupation located at 28 Lexington so moved by Frank Reginelli, seconded by Andy Tehan. All members vote approval. None opposed. Motion carried.

Agenda Item 4: Major Site Plan Review for the construction of a 14,000SF gymnasium addition to the school and site improvements located at 17 Clymer Street. Applicant: Tyburn Academy.

Chair invites applicant to present updates on the project.

Michael O'Neill, representing Tyburn Academy- Tonight we are reviewing the site plan for the addition of a gymnasium to Tyburn Academy. Tonight we are looking for final approval of the site plan.

Chair asks for staff comments.

Stephen Selvek- In August the proposal was in front of the Board. SEQRA has been completed and issued a negative declaration. Tonight we have a full set of plans addressing DRC comments and Board concerns including: a concrete sidewalk connecting internal sidewalks to the public one on Clymer, fire protection and access at the site is adequate, parking is adequate-space were added at the rear, a photometric plan includes wall pack lights mounted on the building face with no light spillage onto neighboring properties.

Staff recommendation is for the approval of the site plan as presented.

Chair asks for Board comments or questions. None.

Chair asks for a motion to adopt the Major Site Plan Review for 17 Clymer Street, so moved by Frank Reginelli, seconded by Andy Tehan. All members vote approval. None opposed. Motion carried.

Agenda Item 5: Other Matters

The date of the next Planning Board meeting is Tuesday, April 7, 2015 at 6:30 pm.

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

Respectively submitted by Renee Jensen