

CITY OF AUBURN PLANNING BOARD
TUESDAY, APRIL 7, 2015 6:30 PM, MEMORIAL CITY HALL

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

Absent: Tim Baroody, Frank Reginelli

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

Agenda Items: 7 Catlin Street Minor Site Plan Review for the installation of a parking lot; 148 Grant Avenue Major Site Plan Review for the construction a retail store.

Items Approved: 7 Catlin Street, Minor Site Plan

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 March 3, 2015 Meeting Minutes.

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

Agenda Item 2: Minor Site Plan Review for the installation of a 20 vehicle parking lot located at 7 Catlin Street serving Kostas Bar and Grill. Applicant Ioannis Inc.

Chair invites applicant to present updates to the Board.

Michael Palmieri, Genesee Street, Auburn- New site plan proposes twenty parking spaces. Grading and a bio-retention area have been worked on with the engineering department. We received a variance from Zoning Board of Appeals in the fall. Tonight we are looking for final approval.

Chair asks Board members for comments.

Stephen Selvek- In September 2014 this proposal was presented to this Board and at that time there was opportunity for public comment. There were three residents that spoke at that time primarily concerning the extension of commercial use in the neighborhood. At that time Planning Board declared its intent to be lead agency for SEQRA. On September 22, 2014 the Zoning Board of Appeals accepted Planning Board being Lead Agency and a Negative Declaration was passed at the October 7, 2014 meeting. At the October 2014 meeting there was a petition with 14 Catlin street residents in favor of the parking lot. On October 27, 2014 the Zoning Board of Appeals granted the Use Variance. A public hearing was held at the ZBA meeting and no one spoke in opposition of the project. One person spoke in favor.

Anne McCarthy- Was there discussion among Board members at the ZBA meeting? There is potential with public safety and parking on the street.

Stephen Selvek- There was discussion at the meeting and reviewed the petition that was submitted with the application and ultimately decided that the parking lot was beneficial. There is a public safety issue regarding on street parking and ticketing may be necessary for even/odd parking.

The revised site plan addresses necessary grade, storm water, retention areas on site as well as planting and in the resolution there are conditions including:

1. One (1) additional accessible parking space shall be added to the primary Kosta's parking lot at 105 Grant Ave,
2. The new sidewalks, curbing, and curb cut as described on drawing S-1 shall comply with City standards as defined by the Engineering Department

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

Chair asks for Board questions. No comments or questions by the Board.

Chair asks for a motion to adopt the Minor Site Plan Review Resolution for 7 Catlin Street so moved by Crystal Cosentino, seconded by Andy Tehan. All members vote approval. None opposed. Motion carried.

Agenda Item 3: Site Plan presentation and SEQRA Lead Agency declaration for the construction of a new Fastrac gas station and market located at 148 Grant Avenue. Applicant: Fastrac Markets, LLC.

Chair invites applicant to present updates on the project.

Matt Napierala, Napierala Consulting, Manlius NY- Sets up presentation Board with enlarged site plan and hands out site plan to Board members. Tonight we are presenting the site plan for the construction of a Fastrac gas station and markets at located at the corner of Rout 5 and North Seward Street. This is the site of the former fastrac location which was a smaller footprint than propose. This proposal includes the acquisition of portions of Harry's Tire and Generations Savings Bank property. This will allow us to have a larger lot for the proposed development. This proposal includes an approximate 5,000 SF convenience store with indoor and outdoor seating areas. The convenience store will include prepared food including sandwiches and "Take and Bake" pizza. The proposed plan has been before the Design Review Committee (DRC). Comments were received regarding the challenges of this site including grading on the site, signage, and the retaining wall. DRC felt the retaining wall was obstructive with the visual view lines and traffic.

In response we did some adjustments. We lowered the 1st floor of the store and put in the collection drains to protect the backside of the building but by lowering the building we are getting a better elevation difference. Another thing we will be doing is to step the dispenser pads. The dispenser pad itself needs to be level and flat but the areas between the pads will be stepped about 4 inches, slope and plateau from one dispenser to the other. The end result will be a graded sloped enhancement and the retaining wall behind the building is not needed. The retaining wall along North Seward was about nine feet tall but is now approximately 4 feet high.

The access on Grant Avenue will be right in and right out and is for Emergency vehicles. Essentially that is the proposed plan. This will be a bigger store with five fuel dispensers and adequate parking. Also, there will still be connectivity to Harry's Tire.

Chair asks for Board questions and comments.

Andy Tehan asks for clarification on the steps in the fuel pad.

Matt Napierala- The fuel pad is flat and that is where the car sits while fueling. From the pad there will be a drop of approximately 4/10 of a foot, which is not an obtrusive drop for a vehicle.

Sam Giangreco- Questions the use of only two access/egress points and the use of a retaining wall on the side of Harry's Tire property.

Matt Napierala- Yes, NYS DOT will only allow these two points. The access from Grant Avenue will be right in and right out only and the access from North Seward is pushed back from the intersection light to the most practical location for full access. Harry's elevation is a 701 and our elevation is a 699 so we will be about 2 feet lower than his grade. Portions of his lot have curbing. We are proposing to curb his entire parking lot but there will not be a retaining wall. Harry's Tire will have access from North Seward.

Anne McCarthy- How much property will be acquired from Harry's and will there be access behind the building?

Matt Napierala- About a quarter acre 10,000-15,000 SF from Harry's and close to a half acre from the bank. There is not access from behind the building but from an emergency standpoint, they can access it from Harry's Tire property.

Crystal Cosentino questions the access point on North Seward because of the slope and blind spots.

Matt Napierala- That is an excellent point. It is a steep hill and we are balancing the proper separation from the intersection with the steepness of the hill and looked at site distance with the speed of North Seward street. We have just over 300 foot of site distance so that is acceptable for the posted speed of the road.

Chair opens Public to be Heard.

Mr. Quinn, Auburn Alliance Church- Questions the entrance on Grant Avenue and the location of the entrance on North Seward to Harry's Tire.

Matt Napierala- The entrance on the Grant Avenue side is right in and right out only. The location of the entrance on the North Seward side is approximately 80 feet from Harry's Tire property.

Chair closes Public to be Heard.

Chair asks for staff comments.

Stephen Selvek- Outlines the process explaining that the Board will be looking at declaring themselves as lead agency for The Environmental Review. The involved agencies include ZBA regarding a setback variance and NYS DOT with work being done in the right of way of NYS Route 5.

This site is a difficult site. This site plan is a doable site plan that is a comprehensive conceptual layout. The site plan has been through review by DRC. The DRC had a concern with the height of the retaining wall on the previous plan and its impact from a visual aspect, aesthetics and neighborhood character. The plan tonight addressed those issues but we still have concerns with site lines for the access on North Seward. We would like to ask the engineer to prepare a professional letter regarding site lines being met or exceeded. Questions regarding storm water management with underground storm water detail will be reviewed by Seth Jensen of the Engineering Department. Additionally, I will bring these plans back to DRC for additional comments.

Chair asks for Board comments or questions. There are none.

Chair asks for a motion to declare SEQRA Lead Agency status for Site Plan Review for 148 Grant Avenue, so moved by Anne McCarthy, seconded by Andy Tehan. All members vote approval. None opposed. Motion carried.

Agenda Item 4: Other Matters

The date of the next Planning Board meeting is Tuesday, May 5, 2015 at 6:30 pm.

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

Respectively submitted by Renee Jensen