

CITY OF AUBURN PLANNING BOARD  
TUESDAY, AUGUST 4, 2015 6:30 PM, MEMORIAL CITY HALL

Present: Sam Giangreco, Anne McCarthy, Frank Reginelli, Theresa Walsh

Absent: Tim Baroody, Crystal Cosentino, Andy Tehan

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

Agenda Items: 128 Grant Avenue Site Plan Review for the construction additional parking spaces.

Items Approved: 128 Grant Avenue Site Plan

Applications Denied: None

Applications Tabled: None

Chair Sam Giangreco had a commitment that may require him to be excused early from the August 4, 2015 Planning Board Meeting. Therefore Anne McCarthy was appointed as Acting Chair.

Acting Chair, Anne McCarthy, calls the meeting to order. The Pledge of Allegiance is recited. Roll is called.

**Agenda Item 1: Approval of June 2, 2015 Meeting Minutes.**

Acting Chair asks for a motion to approve the minutes of the June 2, 2015 meeting. So moved by Frank Reginelli, seconded by Sam Giangreco. All members vote approval. No members opposed. Motion carried.

**Agenda Item 2: 128 Grant Avenue: Site Plan Review for the expansion of an existing parking lot for 12 additional vehicles. Applicant: Robert C. Dempsey Agency**

Acting Chair invites applicant to present the project.

Matt Napierala, Napierala Consulting, Manlius NY- The existing building is a commercial building that is currently occupied by RC Dempsey Agency as well as a vacancy in the building. In order to utilize the space that they have and improve the property they need to increase the parking spaces available. Refers to the site plan located on the projector screen. The building is a rectangular shape and the existing configuration off of Grant Ave includes two curb cuts. The existing Asphalt is a short ring that includes a few parking spaces in the front and rear of the building. Recently RC Dempsey purchased a property to their South and demolished a building with the idea of doing a parking area, the gray areas indicate expanded parking. The expanded parking will allow them to lease out some space in the building.

Stormwater calculations were submitted to the engineering department for review. In the report we show pre and post construction runoff conditions. There will be an addition of some grass and lawn areas to compensate for the additional impervious areas. The way the DEC looks at gravel areas are that they are impervious since they are compacted. The end result in the calculations is a slight increase but in the pragmatic sense the preexisting conditions to the post construction conditions are essentially the same.

Chris Dempsey from Dempsey Agency

Acting Chair opens Public to be Heard portion of the meeting. There being none, Acting Chair closes Public to be Heard.

Acting Chair asks for Board comments and/or questions. None.

Acting Chair asks for staff comments.

Stephen Selvek- We have before us a minor site plan approval. As noted it is simply an expansion of an existing parking lot.

Stephen Selvek \*Reviews Short Environmental Assessment Form (EAF).\*

Stephen Selvek- All questions in the Short EAF were no or small impact, including land use planning, zoning, intensity of land use, existing community character, critical environmental areas, traffic circulation, existing utilities, historic/archeological/natural resources, flooding, drainage and/or health. Part III is read and states “The proposed action consists of the expansion of an existing parking lot to accommodate 12 additional vehicles at an existing office building. The use of the property is consistent with the area along Grant Ave and permitted within the C-3 Highway Commercial zoning district. In part, because of the very limited scope of the project and its location on a previously developed site, no environmental impacts are anticipated. Site access is provided by existing curb cuts along Grant Ave and stormwater run-off will be mitigated.” Staff recommends a negative declaration.

I would like to bring the Board’s attention to review of the site plan. Upon staff review there were four recommendations that are being incorporated into the site plan and ultimately asking the Board to approve the site plan with these recommendations, including:

1. Placement of signage to identify south driveway as entrance and north driveway as exit only. Ultimately the width of the drive lanes cannot support two way traffic so it does need to be one way with designated entrance and exits.
2. Clear delineation of north side edge of pavement and grass area.
3. Placement of one additional shade tree, or equivalent, in defined grass area, typically plantings would be required to separate the property lines. In this case the South property line is a swale and to minimize draining impact we are requiring an addition of 1 shade tree.
4. Minor unspecified revision to the plan to mitigate any stormwater runoff increase.
5. Resubmission of a final site plan to the City incorporating the above noted revisions

Matt Napierala- Can we discuss the first item?

Stephen Selvek- Yes.

Matt Napierala-The curb cuts are limited and should be enter in and exit only. The issue with this building is the entrance door and the circulation of the building is that north driveway is the entrance and people make a clockwise movement around the building, essentially entering in the North and Exiting out the South. If we identify the Enter and Exit that would give us the flexibility to make it work and flow.

Chris Dempsey- On the far side what is going to happen is that people are going to pull back out. The enter/exit will still work, it’s just cars do not go up and down that far side. There is just not enough room. I don’t have any problem with putting an enter and exit sign in. I think the people will pull in and go out the exit. The whole thing is my parking lot is horrible. We are regarding and resurfacing the whole lot so if we have to put in a drain to solve the drainage issue we will do that.

Matt Napierala- I was dealing with Chris' associate, Kevin so I would like a little clarification on this. So the entry and exit is okay?

Chris Dempsey- Yes that is okay. What would we be looking at for a start date?

Stephen Selvek- Well, the revisions will need to be completed, submitted and reviewed, that should not take long. Then you would need to obtain a paving permit.

Brian Hicks- We can turn those (paving permit) around in a couple of days.

Acting Chair asks for a motion to adopt the SEQRA Negative Declaration Resolution for 128 Grant Avenue so moved by Frank Reginelli seconded by Theresa Walsh. All members vote approval. None opposed. Motion carried.

Acting Chair asks for a motion to adopt the Site Plan approval resolution for 128 Grant Avenue so moved by Frank Reginelli seconded by Theresa Walsh. All members vote approval. None opposed. Motion carried.

### **Agenda Item 3: Other Matters**

The date of the next Planning Board meeting is Tuesday, September 1, 2015 at 6:30 pm.

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

Respectively submitted by Renee Jensen