

CITY OF AUBURN PLANNING BOARD  
TUESDAY, DECEMBER 1, 2015 6:30 PM, MEMORIAL CITY HALL

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

Absent: Tim Baroody, Frank Reginelli

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

Agenda Items: 217 Genesee Street, Site Plan Review; 44 York Street, Site Plan Review.

Items Approved: SEQRA Lead Agency for 44 York Street

Applications Denied: None

Applications Tabled: 217 Genesee Street; 44 York Street

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

**Agenda Item 1: Approval of November 4, 2015 Meeting Minutes.**

Chair asks for a motion to approve the minutes of the November 4, 2015 meeting. So moved by Andy Tehan, seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried.

**Agenda Item 2: 217 Genesee Street Site Plan Review for the conversion of West Middle School into 59 apartments, on-site office space for Unity House, and 22 additional parking spaces. Applicant Susan Kimmel for Lakewood Development II, LLC.**

Chair invites applicant to present the project.

Susan Kimmel, Lakewood Development II LLC- Introduces Ed Keplinger from Keplinger Freeman Associates.

Ed Keplinger, Keplinger Freeman Associates- Two Plus Four Construction will be purchasing West Middle School and converting the school to residential units. The application includes two site improvements:

- A parking area where the current loop is in the front of the building for 22 parking spots, the sidewalk will be moved closer to the building.
- A dumpster enclosure toward the rear of the site where two 6 yard dumpsters and recycling totes will be enclosed by a fence with gates.

Stephen Selvek did share site plan comments and there was a question about snow storage. We have identified two to three areas for snow storage. As for the landscaping, there are existing trees but we will be looking at infilling areas that lack plantings.

Chair opens Public to be Heard. There being none Chair closes Public to be Heard and asks for Board comments. There being no comments from the Board, Chair asks for staff comments.

Stephen Selvek- In the Board's packets there is a background memo outlining the Design Review Committee's (DRC) comments. One of the items that were listed for clarification was the storm drain located in the southwest corner of the building.

Ed Keplinger- It is a roof drain.

Stephen Selvek- There are single family and two-family residential homes adjacent to the school along Pleasant Street and Madison Ave. The code requires a buffer between a residential properties and the more intensified multifamily use proposed here. Existing vegetation can count toward landscape requirements. There are areas that need additional buffer plantings but we would also like to see an inventory of existing on site vegetation and please identify on the plan that this vegetation will be maintained. With the addition of a parking area we would like to ensure that there will not be any additional runoff. Please provide storm water calculations for review by the engineering department. Over the next few weeks these changes can be incorporated into the site plan and brought in front of the Board next month.

Anne McCarthy- How many parking spots are there now and how many are required for this use?

Stephen Selvek- The 22 spots fill the deficiency.

Anne McCarthy- Has there been any community feedback on a parking lot being located in the front of the building?

Sue Kimmel- The Auditorium space will stay intact and available for public use so the front parking lot will be for that space.

Anne McCarthy questions what the Auditorium would be used for.

Sue Kimmel- Public uses such as dance recitals. The existing front entrance will remain in the front for that space.

Anne McCarthy questions how many apartments.

Sue Kimmel- 59 apartments

Stephen Selvek- The code states that 1 ½ parking spaces are required per apartment unit. There is an office space onsite as well. With the existing parking and the additional 22 spots, they are ultimately 7 spaces over the required amount.

Crystal Cosentino questions the level of usage of Unity House and how many Unity House staff will be onsite

Sue Kimmel- I am not sure the level of usage by Unity House but the units that are for Unity House will still go through an application process and will be rented out to Unity House clients.

Anne McCarthy points out that they are applying to be placed on the National Historic Registry.

Sue Kimmel- Yes, we are applying to be on the National Historic Registry and will be applying for tax credits. Essentially this means that SHPO will drive the design. We currently have a similar project in Watkins and SHPO had us keep the lockers in the school.

Anne McCarthy questions if it is only interior design that SHPO is concerned with.

Sue Kimmel- Interior and exterior design. We are looking to replace the windows and SHPO will be involved with that process.

Stephen Selvek- Another item we will need information on is the height of the existing building for Fire Access.

Ed Keplinger- It is 31 feet to the top of the second floor and 54 feet to the top of the tower.

Chair asks for a motion to table the site plan review application for 217 Genesee Street made by Theresa Walsh seconded by Andy Tehan. All in favor, none opposed. Motion carried.

**Agenda Item 3: 44 York Street: Site Plan Review and SEQRA Lead Agency Declaration for the construction of two 9,000 SF buildings and a 108-vehicle parking lot. Applicant: Weaver Tool.**

Chair invites applicant to present the project.

Michael O'Neil – Weaver Machine and Tool are requesting two 9,000 SF buildings and a 200x200 SF parking area with 108 parking spaces. The Design Review Committee have shared their comments with us and we agree to all of the changes. We will continue to work on the changes and iron out the site plan. We do have time since construction will not happen until April/May.

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

Chair asks for Board comments and questions.

Crystal Cosentino- Will the construction of the buildings attract additional traffic to the site?

Michael O'Neil- No, these are warehouse and storage buildings.

Chair asks for staff comments

Stephen Selvek- Shares Design Review Committee comments including:

- The calculations provided indicated that there will be an increase of storm water runoff. Any increase in runoff will need to be mitigated.
- Provide elevations of the proposed buildings showing height of the buildings. Maximum height/elevation is 35 feet for fire code.
- What utilities will be provided to the new buildings? If water and/or sewer, show location of supply and connections. Storage buildings are not required to have water and Sewer however if that is the intent to have water and sewer it needs to be identified.
- What is the surface material of the parking lot to be used? Please indicate on plans. There is an assumption that it will be asphalt but please clarify on plan.
- What is the treatment of the area around the parking lot and buildings? Please indicate on plans. Is there site lighting proposed?
- Where is snow storage to be placed?
- Provide parking lot interior and right-of-way (Chase St. Ext.) landscaping as required in Section 305-25 of the City Zoning Code. The proposed parking area is nearly an acre in size and therefore would need to utilize landscaping areas within the lot to decrease storm water runoff. If this does become a staging or loading area for tractor trailers, that does need to be identified so it can be treated accordingly.

We are moving forward with the application as presented: the storage buildings and parking lot. If this happens to change in the future we will at that time look at the impact of parking availability, traffic and

things of that nature. They are installing a parking lot but we would need to do calculations on whether or not the parking lot would be sufficient for another use. What may happen is that they would come before this Board for clarification and may or may not have to do modifications for a future use that would be allowed in that area.

Tonight we are looking at declaring the Planning Board as Lead Agency for the short Environmental Assessment Form. The disturbed amount of area is 1.3 acres and since it is over an acre a SPDES permit is required and would therefore include review by the DEC.

Chair asks for a motion to adopt the SEQRA Lead Agency Resolution for 44 York Street so moved by Crystal Cosentino, seconded by Theresa Walsh. All vote to approve. None opposed. Motion carried.

Chair asks for a motion to table the application for site plan review of 44 York Street so moved by Andy Tehan, seconded by Theresa Walsh. All vote to approve. None opposed. Motion carried.

**Other Items:**

The date of the next Planning Board meeting is Tuesday, January 5, 2016 at 6:30 pm.

Respectively submitted by Renee Jensen