

CITY OF AUBURN PLANNING BOARD
TUESDAY, JANUARY 5, 2016 6:30 PM, MEMORIAL CITY HALL

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

Absent: Tim Baroody, Theresa Walsh

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

Agenda Items: 44 York Street, SEQRA and Site Plan Review

Items Approved: SEQRA Negative Declaration for 44 York Street

Applications Denied: None

Applications Tabled: 44 York Street Site Plan Approval

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

Agenda Item 1: Approval of December 1, 2015 Meeting Minutes.

Chair asks for a motion to approve the minutes of the December 1, 2015 meeting. So moved by Frank Reginelli, seconded by Andy Tehan. All members vote approval. No members opposed. Motion carried.

Agenda Item 2: 44 York Street: Site Plan Review and SEQRA 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, applicant's engineer – Weaver Machine and Tool are requesting two 9,000 SF buildings and a parking area with 108 parking spaces. Steve and the Planning Office have provided guidance regarding the site plan and we will comply with the changes that need to be made. We have plenty of time to make changes to the site plan since we are not under time constraints.

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

Chair asks for Board comments and questions.

Frank Reginelli asks who the owner of Weaver Tool is.

Mike O'Neil responds that Vick Ianno and his son Victor own the business.

Andy Tehan questions what type of items will be stored in the storage buildings.

Mike O'Neil- It is somewhat tentative but will probably be some machinery tools as well as boats and automobiles. Also states that anything stored will comply with the commercial zoning of the property.

Chair asks for staff comments

Stephen Selvek- The plans before you are revised plans. This project can be defined as two phases. The initial intent or phase is the paved parking lot to supplement existing buildings, and then the proposal of the two buildings for storage. Currently, the review of two buildings is for storage. If there is a change in the management of the two storage buildings than the proposed change in use will need to be reviewed by staff. Right now we are looking at the parking lot and the additional buildings for storage purposes.

Design Review comments were included in a memo in Board packets. Due to vacation schedules and holidays, not all Design Review Committee (DRC) staff has had the opportunity to review the revised plans. Those that were able to, have provided the following comments:

- Increased stormwater runoff needs to be mitigated for all flows up to the 100 year storm event.
- The Erosion Control Devices noted on the detail plan shall be properly labeled on the Site Drain Plan.
- Proposed finish floor elevations and parking lot grading should be shown.
- Minimum 18" vertical separation shall be provided where water and sewer lines cross.
- Cleanouts need to be indicated on the site plan to allow for proper future maintenance.
- Install street trees and landscaping as required in Section 305-25 of the City Zoning Code along Chase Street Ext.
- Placement of the islands appears awkward. Islands should be curbed.
- What is the treatment of the area around the parking lot and buildings? Please indicate on plans.
- Detail type of lighting to be used. Lighting fixture should be "dark-sky" type compliant fixture and not shine on to adjoining properties.

Last meeting we initiated the Environmental Review process and coordinated with the NYS DEC regarding the Stormwater Pollution Prevention Plan (SWPPP). NYS DEC has not provided comments and the 30 days have lapsed. Tonight we will be reviewing the SEQRA. Staff has drafted answers to Parts 2 and 3 of the Short EAF for the board's review. On Part 2 of the Short Environmental Assessment Form, questions 1-11 indicate or small impact. In Part 3: The proposed action which includes a phased approach to the construction of a 200' x 200' asphalt parking area and two 9,000 SF storage buildings. The intent is to first construct the parking area and then the buildings as business operations dictate. The site, 44 York Street, is in a C: General Commercial zone and is adjacent to industrial zoned lands. The existing manufacturing use and the associated proposed expansion are both appropriate and permitted in this area. The site, measuring approximately 5.3 acres, has sufficient space to accommodate the proposed expansion and the stormwater runoff management infrastructure necessary to mitigate increased runoff. A SWPPP is required per NYSDEC regulations.

Included in your packet is a draft resolution issuing a Negative Declaration under SEQRA for the project. Staff is recommending approval of the SEQRA Negative Declaration resolution and staff will continue to work with the applicant's engineer to develop a completely detailed site plan for Board approval at a future meeting.

Chair asks for a motion to adopt the SEQRA Negative Declaration Resolution for 44 York Street so moved by Crystal Cosentino, second by Frank Reginelli. 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, second by Crystal Cosentino. All vote to approve. None opposed. Motion carried.

Other Items:

SEQRA Forms: Requirement to use current NYS DEC Forms

Stephen Selvek- In October of 2013 NYS DEC revised the SEQRA Forms. We generally see these forms submitted with applications however, we do occasionally receive the older version. NYS DEC gives the

ability to a Board to use alternate forms as long as the information is there and complete, but it is my recommendation that we as a procedural item we require the current NYS DEC forms to be used. For your consideration I have drafted a resolution stating that the current NYS DEC will be required and that the EAF mapper application or similar resource needs to be used.

Anne McCarthy-If an applicant is using the EAF Mapper application will that fill in information as they move through the form?

Stephen Selvek-Yes, that database will self-populate a handful of the questions throughout the form.

Andy Tehan- Is the program easily accessible by people?

Stephen Selvek- Yes, it is easily accessible through the NYS DEC website and is something I refer to with all of the applications. Anyone preparing the Part I of the EAF may use the EAF mapper or as noted in the resolution, a similar application if that is more easily accessible to an individual.

Chair asks for a motion to adopt the Requiring The Use Of The Current SEQRA Forms As Provided By New York State Environmental Conservation Resolution so moved by Crystal Cosentino, seconded by Frank Reginelli. All vote to approve. None opposed. Motion carried.

The date of the next Planning Board meeting is Tuesday, February 2, 2016 at 6:30 pm.

Motion to adjourn made by Frank Reginelli and seconded by Andy Tehan. All in Favor.

Respectively submitted by Renee Jensen