

CITY OF AUBURN PLANNING BOARD
TUESDAY, MARCH 7, 2017 6:30 PM, MEMORIAL CITY HALL

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

Excused: Tim Baroody

Staff: Stephen Selvek, Senior Planner; Stacy DeForrest, Corporation Counsel; Lane Pausley, Code Enforcement Officer

Agenda Items: PUBLIC HEARING and Special Use Permit to operate as a Bed and Breakfast at 107 South Street; Special Use Permit to operate a single station hair salon at 42 Mary Street; 277 Grant Avenue, Subdivision and Site Plan Review; 14 Allen Street, Site Plan Review for the installation of a telecommunication tower and facility.

Items Approved: Special Use Permit to operate a Bed and Breakfast at 107 South Street; Minor Subdivision application for 277 Grant Avenue.

Applications Denied: None

Applications Tabled: 42 Mary Street Special Use Permit; 14 Allen Street Site Plan Review

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

Agenda Item 1: Approval of February 7, 2017 Meeting Minutes.

Chair asks for any corrections on the February 7, 2017 meeting minutes. There being none, Chair asks for approval of the February 7, 2017 meeting minutes. All in favor. No members opposed. Motion carried.

Agenda Item 2: PUBLIC HEARING 107 South Street: Special Use Permit to operate a Bed and Breakfast as a home occupation. Applicant: Victoria VonRandall.

Stephen Selvek introduces the project. Chair opens the Public Hearing for 107 South Street. There being none, Chair close the Public Hearing.

Chair asks for staff comments.

Stephen Selvek presents the short Environmental Assessment Form (EAF) and states that Part I of the SEQRA form was missing information from questions 18, 19 and 20. The applicant was asked to approach the podium so they can review the questions together and complete the SEQRA.

Question 18 of the EAF asks if the proposed action includes construction or other activities that would result in the impoundment of water or other liquids. Upon staff review this would be no. Victoria agrees that the answer is no.

Question 19 asks if the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? Stephen responds that there is one solid

waste facility in the City of Auburn and that is located in the North West quadrant of the City and this property is not adjacent. Victoria VonRandall agrees that the answer is no.

Question 20 has the site of the proposed action or an adjoining property been the subject of remediation for hazardous waste? Stephen Selvek looked at the NYS DEC Environmental Resource Mapper and the answer provided by DEC is no. Victoria VonRandall agrees that the answer is no.

Chair asks Board members if they have comments or questions. There being none, Stephen Selvek reviews part II of the EAF form with Board members stating the answers for questions 1-11 would be no impact. Staff recommendation is for a negative declaration.

Chair asks for a motion to adopt the SEQRA Negative Declaration Resolution for 107 South Street made by Andy Tehan, second by Theresa Walsh. All in favor. None Opposed. Motion Carried.

Chair asks for a motion to adopt the resolution approving the Special Use Permit made by Theresea Walsh, second by Anne McCarthy. All in Favor. None Opposed. Motion Carried.

Agenda Item 3: 42 Mary Street: Special Use Permit to operate a single station hair salon as a home occupation. Applicant: Kristen Carnicelli.

Chair invites the applicant to present the project.

Kristen Carnicelli, 42 Mary Street- Special Use Permit proposing to operate a single person salon in the front of her house, in part of the living room.

Chair asks for comments from the Board.

Anne McCarty asks about the five parking spots listed in the application. Kristen responds that she has a long driveway that can fit 3-4 cars as well as another parking space.

Stephen Selvek asks the applicant a couple of questions:

- If there are any changes to the exterior of the property? Kristen responds that she has to put a wall up.
- The application notes the hours of operation will be Monday and Thursday 3pm-8pm and Tuesday and Wednesday 10am to 3pm. Is it your intent to work just within those hours for the hair salon?
Kristen responds yes.
- The application notes by appointment. Kristen responds that it is only by appointment.

Chair asks for a motion to hold a Public Hearing on April 4, 2017 for 42 Mary Street Special Use Permit made by Andy Tehan, second by Theresa Walsh. All in Favor. None opposed. Motion carried.

Motion to table the Special Use Permit application made by Theresa Walsh, second by Anne McCarthy. All in Favor. None Opposed. Motion Carried.

Agenda Item 4: PUBLIC HEARING 277 Grant Avenue: Minor Subdivision to create a 0.45 acre parcel to install a drive-up ATM Kiosk. Applicant: SBN I Properties, LLC.

Chair invites applicant to present the project.

Ed Keplinger, Keplinger Freeman Associates, 6320 Fly Road, East Syracuse- The project is located on the corner of Grant Ave and John Walsh Blvd. the city of Auburn is the current owner of the property and Savannah Bank is looking to purchase the property to install a drive-up ATM Kiosk, which is a permitted use in this zone. Variances for minimum lot width and minimum lot area were needed and both were granted in January.

Chair opens the Public Hearing. There being none, Chair closes public to be heard portion of the meeting and asks for Board comments. There being none Chair asks for staff comments.

Stephen Selvek- This project is undergoing the Subdivision approval process and since this is a minor subdivision the Board can wave the preliminary approval and move to final approval. Stephen reviews part II of the Short Environmental Assessment Form (EAF). Questions 1-11 are small or no impact for the subdivision and site plan. Staff recommendation is a Negative Declaration. In addition staff recommends approval of the site plan with the contingencies listed in the resolution. Stephen reviews the contingencies with Board members.

Chair asks for a motion to adopt the SEQRA Negative Declaration Resolution for 277 Grant Avenue made by Crystal Cosentino, second by Andy Tehan. All in favor. None Opposed. Motion Carried.

Chair asks for a motion to adopt the resolution approving the minor subdivision made by Crystal Cosentino, second by Theresa Walsh. All in Favor. None Opposed. Motion Carried.

Agenda Item 5: 14 Allen Street: Site Plan Review for the installation of a telecommunication tower and facility. Applicant: Crown Castle.

Chair invites applicant to present the project.

Andrew Leja- Barclay Damon, Syracuse NY, representing applicant Crown Castle- Crown Castle submitted an application for site plan approval to construct a 150 ft. monopole telecommunications tower located on a parcel owned by Auburn Industrial Development Authority on Allen Street. The monopole will be surrounded by a 60' x 60' fenced in compound and located in the south eastern corner of the parcel. There will be a driveway off of Allen St. leading to the fenced in compound. The tower will have 12 panel antennas mounted at the 120 foot level of the tower. The antennas will have wires conducting signals down to the base of the tower where the equipment shelter is. That is proposed to be 12' x 30'. The signals will be processed and sent via landlines to the network. The Planning Board had approved this project but there was a challenge to the authorization of AIDA's execution of the lease with Crown Castle for this site. The Supreme Court remanded this back to the Planning Board and back to AIDA. AIDA has authorized its chairman to execute the site plan application in its position of landlord affirming to this board that they are aware of what Crown Castle is requesting. The Chairman of AIDA's signature is on the application and was resubmitted to the Board. Other than that no other facets of the application have changed. After this Board rendered approval of the project AIDA commissioned studied on Auburn's Technology Business Park. This parcel is within the boundaries of Technology Park therefore the wetlands study and archeological study did include this parcel. We have reviewed the studies and submitted them to the Planning Department for review by the Planning Board. There are no archeological issues with this parcel. There were wetlands recorded on the property and will present our means of addressing the wetlands to this Board before the April meeting.

Chair asks staff for comments.

Stacy DeForrest- This case was heard before the Supreme Court. The Supreme Court ruled that there was an issue with the authorization from AIDA. Otherwise, with the exception of the new studies conducted, the application is the same.

Stephen Selvek reviews the process of the application with the Board and notes that the information on the Wetlands and archeological studies were provided and posted for board members and the public to review on the website as of Friday afternoon. This meeting was a presentation of the application and the April 4, 2017 Planning Board meeting will have a Public to be Heard for this project. On May 2, 2017 the Board will have the opportunity to give reconsideration of the SEQRA and site plan for 14 Allen Street. Stephen also notes that the Court record (464 pages) has been provided to Board members for review and is available for the public to review.

Stacy DeForrest- Reminds the Board that the application is unique in that the Board has to abide by the Federal telecommunications act. This includes that the Board has to have substantial evidence to support a denial of the application, we are on a 150 day clock for a decision, and the topic of radio emissions cannot be considered.

Chair asks for Board comments or questions.

Andy Tehan asks when the 150 day time frame starts. Stacy responds that it started from the date of the application which was the middle of February.

Motion to table the Site Plan application for 14 Allen Street made by Crystal Cosentino second by Theresa Walsh. All in Favor. None opposed. Motion carried.

Other Items:

Stephen Selvek announces that directly following this Planning Board meeting is a presentation on the updates to the City's Zoning code.

The date of the next Planning Board meeting is Tuesday, April 4, 2017 at 6:30 pm.

Motion to adjourn made by Andy Tehan and seconded by Crystal Cosentino. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Renee Jensen