

CITY OF AUBURN PLANNING BOARD
TUESDAY, MAY 2, 2017 6:30 PM, MEMORIAL CITY HALL

Present: Sam Giangreco, Anne McCarthy, Christina Tomasso, Andy Tehan

Excused: Tim Baroody, Theresa Walsh, Crystal Cosentino,

Staff: Stephen Selvek, Senior Planner; Stacy DeForrest, Corporation Counsel; Brian Hicks, Code Enforcement Officer; Greg Gilfus, Auburn Police Department

Agenda Items: 357 Genesee Street, Site Plan Review; 226 Grant Avenue, Site Plan Review

Items Approved: None

Applications Denied: None

Applications Tabled: 357 Genesee Street, Site Plan Review; 226 Grant Avenue, Site Plan Review

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

Agenda Item 1: Approval of April 4, 2017 Meeting Minutes.

Chair asks for any corrections on the April 4, 2017 meeting minutes. There being none, Chair asks for a motion to approve the April 4, 2017 meeting minutes. Motion made by Anne McCarthy, second by Christina Tomasso. All in favor. No members opposed. Motion carried.

Agenda Item 2: 357 Genesee Street: Site Plan Review to demolish the existing McDonald's Restaurant and construct a new 4,900 sq. ft. restaurant together with site improvements. Applicant: McDonald's

Chair invites the applicant to present the project.

Steve Wilson- Bohler Engineering, Albany- Shows the site as it exists today. It is a 1980's era building with a play space at the front of the building. The plan is to demolish the building and build a new building with a play space. Shows the plans for the new building which includes more green space in the parking lot and a side by side drive thru with two order stations. The two separate lanes will merge into one lane as vehicles approach the pay and pick up windows. Currently the set up allows stacking for about 7 cars, the new set up will eliminate the vehicle stacking issues that are currently present. With the side by side ordering windows and the additional length of the lane you may be able to double that and stack 14 cars just in the drive thru. As for the parking lot, code requirement is 28 spaces for the size of the building; the current parking has 63 spaces. The new lot will have 30 parking spaces and 34.8% green space.

Chair opens the public to be heard portion of the meeting. There being none, Chair closes the public to be heard portion.

Chair asks for Board comments or questions. There being none Chair asks for staff comments.

Stephen Selvek- DRC met and reviewed the site plans and there are concerns with traffic circulation on the site. In the mornings traffic backs up on to Genesee Street and can be as deep as 3-4 cars. The dual order system may assist with the stacking issues however; we would like to confirm that there is sufficient

stacking on the site. Another concern that DRC had were the competing driveways (3 of them) and the recommending to eliminate the middle driveway access and maintain the far left and right driveways. The parking lot configuration now allows a vehicle to enter the lot and continue straight or turn right and wrap around the building where there is more parking available. Since the parking on the other side of the building is eliminated, there should be a way for people to safely drive around the building to re-enter the lot. The handicap accessible spots are shown at the North end of the block and the recommendation is to move them to the southern end due the chance of vehicles being blocked by other vehicles in the drive thru. There is a decrease in impervious surface and the site plan shows adequate plantings. At this point we would like to have the applicant finalize the plans and have them back in front of the Board next month to proceed with the review.

Chair asks for Board questions and comments.

Sam Giangreco- Comments that the handicap spaces are between the building and drive thru line which can trap vehicles. Asks if handicap spaces can be placed to the right of the parking lot?

Steve Wilson- We have to meet ADA compliance so the handicap spaces need as close to the building as possible but we can take a look and see if there is anything we can do further down the building.

Christina Tomasso- Is the suggested alignment pull in and go all the way or is it two way at some point?

Stephen Selvek- The suggested alignment is to pull straight in and then wrap back around but additional investigation/discussion is needed so back up is not happening there.

Motion to table the Site Plan application made by Andy Tehan, second by Anne McCarthy. All in Favor. None Opposed. Motion Carried.

Agenda Item 3: 226 Grant Avenue: Site Plan Review to construct a single tunnel car wash, vacuum stations, and site improvements. Applicant: Robert Marchenese, LLC.

Chair invites applicant up to present the project.

Matt Bragg, Chrisantha Construction Corporation, Gorham NY, representing applicant Robert Marchenese-Submitted updated plans to the Board that comply with lighting standards, landscape plan and the SWPP was submitted to the City engineer for review. We have an application in to the NYS DOT and the City has received comments back. Continues to reviews the site plan and explains that there will be two lanes and we are able to stack 22 cars. There are two pay stations operating at 15 seconds each and each car will go through the wash for a 2 minute cycle. There are vacuum stations on the side of the building and cars can exits around the building. Tonight, we are seeking conditional approval. Conditional being the DOT getting back to us on the entrance way which will be right in, right out and a left in and a review on the SWPP plan.

Chair asks for staff comments.

Stephen Selvek- The revised plans were received last Thursday and include the Landscape Plan, Lighting Plan, Car Wash rendering and proposed signage. The concerns continue with potential of vehicle stacking onto Grant Avenue. When I reviewed the plan I looked at how much stacking can occur before it interferes with vehicles maneuvering around the site. What I did was calculated stacking based on 16 foot vehicle (a typical mini-van size) and found that 18 vehicles can stack before it creates a conflict on the site. Stacking on the site could accommodate the 22 vehicles as mentioned before. We want to ensure that it is sufficient stacking and can get an idea of that with how things flow on the site. Question on the pay stations and how they operate.

Matt Bragg- The Pay stations are gated, a single arm gate, with options for the type of wash and then payment type (cash or credit accepted). After that the arm will go up and allow the car through. It takes about 15 to 20 seconds.

Stephen Selvek- Other items in the process of review include:

- The SWPP has been received but needs to be reviewed by the City Engineer
- NYS DOT: Curb cut request is for a full access curb cut. DOT would limit it to a right in, left in and right out only
- 36 foot wide curb cut needs to be reduced to meet the standard for commercial curb cuts
- The section of Grant Ave (left in lane) will need to be striped as it is hashed out now

Staff recommendation is to table the application for review of the SWPP and to review vehicle stacking to ensure that it is adequately met. Asks for the applicant to discuss further discuss the flow of the site.

Matt Bragg- Compares the previous application (McDonald's) vehicle stacking to the car wash. Both sites will see stacking at some point, both have two kiosks, but unlike the previous application the car wash is not working with food. In addition, the car wash has more ample stacking than the prior application, which can stack 14 cars. States that this is ample amount of stacking for the business and if it becomes an issue, staff can direct traffic or speed the wash to be a minute and half rather than two minutes. This will move the cars through faster. From an operations standpoint I do not think that there will be a serious issue with traffic.

Robert Marchenese, 92 Yacht Club Drive Canandaigua- States that the car wash fits an additional five vehicles and if you add that to the 22 cars it would be up to 27 vehicles. This is more stacking than I have at my three other sites and we have never had an issue with stacking backing up onto the road. You always have the option to shut the car wash down as well. With the two kiosk system, cars will move quickly. They are alternating gates which lead the vehicles into the one tunnel system.

Anne McCarthy asks if the operation is open 24 hours.

Robert Marchenese- No. Hours are 8am to 7pm.

Stephen Selvek asks if the kiosk system is what is used at other stations; this is the one area that cannot be sped up or slowed down.

Robert Marchenese responds that the kiosks are used at the other sites and are never a conflict point. You will never be able to run the car wash as fast as the kiosks process transactions.

Sam Giangreco states that his main concern is the traffic.

Robert Marchenese- The tunnel is the fastest format of car wash. A self-serve bay takes several minutes to wash a car where we have up to five cars in the tunnel and send them out every 45 seconds.

Greg Gilfus- Asks if the other sites have traffic problems and if they are similar type carwashes. Also on a busy day, how many vehicles do you see?

Robert Marchenese- The other locations are similar type car washes. Our busiest site has the most stacking ability which has a few cars less than this site. On a busy day 70 cars, which is only a handful of days a year.

Greg Gilfus- How many employees do you have at that site? My concern is stacking onto Grant Avenue.

Robert Marchenese- We usually operate with 4 employees and we can direct traffic onto the additional blacktop space we have on site.

Stephen Selvek- The NYS DOT has not reviewed the highway work permit application. The applicant stated that it has been sent to NYS DOT. The applicant noted that they will follow up on that. When I spoke with them, DOT indicated that there no concerns with the layout of the site. The only concern was the curb cut.

Motion to table the Site Plan application for 226 Grant Ave made by Andy Tehan second by Anne McCarthy. All in Favor. None opposed. Motion carried.

Other Items:

Stephen Selvek updates that board on the status of past applications before the Board. 150 York Street withdrew application; 277 Grant Ave subdivision was approved but the site application was withdrawn due to development costs; 14 Allen Street AIDA and applicant are looking at alternative sites.

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

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

Respectively submitted by Renee Jensen