

CITY OF AUBURN PLANNING BOARD
TUESDAY, SEPTEMBER 5, 2017 6:30 PM, MEMORIAL CITY HALL

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

Excused: Tim Baroody

Staff: Nate Garland, Corporation Counsel and Greg Gilfus, Auburn Police Department

Agenda Items: 31 Richardson Ave-Special Use Permit; 112 Park Place-Site Plan; Concur with City Council Request on Lead Agency for Designation of Brownfield Opportunity Area

Items Approved: Concur with City Council Request on Lead Agency for Designation of Brownfield Opportunity Area.

Applications Denied: None

Applications Tabled: 31 Richardson and 112 Park Place

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

Agenda Item 1: Approval of August 1, 2017 Meeting Minutes.

Chair asks for any corrections on the August 1, 2017 meeting minutes. There being none, Chair asks for a motion to approve the August meeting minutes. Motion made by Theresa Walsh, second by Anne McCarthy. All in favor. No members opposed. Motion carried.

Agenda Item 2: 31 Richardson Ave- Special Use Permit to operate a dog grooming business as a home occupation. Applicant: Brianne Neabel.

Chair asks applicant to present the project.

Brianne Neabel, 31 Richardson Ave- Is proposing a dog grooming business at her home. Hours will be from 9am to 5pm Monday through Friday and is by appointment only. Each appointment will be 1 ½ hours each and the driveway fits about four vehicles. I will be the only employee.

Chair asks Board members if they have any questions. There being none, Chair asks for staff comments.

Stephen Selvek- Design Review Committee reviewed the application and did not have any concerns. A formal Public Hearing is required for Special Use Permits and tonight I am asking the Board to authorize the Public Hearing for the October 3rd Planning Board meeting.

Motion to hold a Public Hearing at the October 3, 2017 Planning Board meeting made by Crystal Cosentino, second by Theresa Walsh. All in Favor. None Opposed. Motion Carried.

Agenda Item 3: 112 Park Place- Site Plan Review to construct a 17 vehicle parking lot at 112 Park Place. Applicant: Joe Bartolotta for 112 Park Place LLC.

Chair asks applicant to present the project.

Joe Bartolotta, R&M Real Estate- Recently completed renovations at 112 Park Place and to comply with parking requirements required by the code we would need to expand the parking lot to include 17 spaces. The entrance will be on the southern end of the home and the exit will be on the north side of the property. There is adequate room for snow storage and a dumpster that will be located in the southwestern corner.

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

Stephen Selvek- The site plan before Board members tonight is a preliminary plan which was updated by the applicant this afternoon and shows a fence around the perimeter and the front of the property. This creates the access to the parking lot to be gate control. Staff has not had the opportunity to review the updated plan and it will be shared with Board members. Staff recommendation is to table the application for a full review.

Chair asks for board comments.

Crystal Cosentino- Asks applicant if fencing required.

Joe Bartolotta responds that it is not required.

Anne McCarthy asks how many parking spots were there

Stephen Selvek states that the configuration was different and there may have been about 5 or 6 spots available in the rear.

Motion to table the application made by Crystal Cosentino, second by Anne McCarthy. All in Favor. None Opposed. Motion Carried.

Agenda Item 4: Concur with City Council's request to be Lead Agency for the Designation of the Auburn SPARKS Brownfield Opportunity Area and associated revisions the City of Auburn Code.

Stephen Selvek presents the Auburn SPARKS program and introduces the updated Zoning Code. Tonight the Board may concur with City Council's request to be Lead Agency and next month the Board may send recommendations to City Council on the updated zoning code.

Anne McCarthy asks if the arts ordinance is new

Stephen Selvek- The arts ordinance was developed with the insight of an arts committee and sets the process for public art requests and may in the future be a way for the City to solicit artists for projects.

Motion to accept the SEQR Lead Agency Acceptance for the designation of the Auburn Sparks Brownfield Opportunity Area (BOA) and associated revisions to the Code of the City of Auburn made by Crystal Cosentino, second by Theresa Walsh. All in Favor. None Opposed. Motion carried.

Other Items

The date of the next Planning Board meeting is Tuesday, October 3, 2017 at 6:30 pm.

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