

CITY OF AUBURN PLANNING BOARD  
TUESDAY, JUNE 2, 2015 6:30 PM, MEMORIAL CITY HALL

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

Absent: Tim Baroody

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

Agenda Items: 148 Grant Avenue Major Site Plan Review for the construction a retail store.

Items Approved: 148 Grant Avenue Major Site Plan

Applications Denied: None

Applications Tabled: None

Chair calls the meeting to order. The Pledge of Allegiance is recited. Chair welcomes new Planning Board member Theresa Walsh to the Board and introduces the City Coporation Counsel representative, Chad Hayden. Roll is called.

**Agenda Item 1: Approval of May 5, 2015 Meeting Minutes.**

Chair asks for a motion to approve the minutes of the May 5, 2015 meeting. So moved by Frank Reginelli, seconded by Crystal Cosentino. All members vote approval. No members opposed. Motion carried.

**Agenda Item 2: Site Plan Review for the construction of a new Fastrac gas station and market located at 148 Grant Avenue. Applicant: Fastrac Markets, LLC.**

Chair invites applicant to present updates on the project.

Matt Napierala, Napierala Consulting, Manlius NY- Our application to Zoning Board of Appeals for the side and rear setback for the building was granted. We have also reviewed comments from the Design Review Committee (DRC) and like to believe we addressed all of them. Site plan is displayed on the screen for Board members.

- C8 attempted to addresses the landscape on North Seward and Grant Avenue regarding visual impacts with the use of trees and shrubs.
- C4 right in right out. NYS DOT agreed to the concept but asked for a traffic study.
- Site distance analysis was submitted to the Board for the safe stopping distance on North Seward.

Chair asks for Board comments and questions.

Theresa Walsh questions the location of the fuel pumps.

Matt Napierala- Refers to the site plan and explains that there will be five fuel dispensers with 10 locations. A canopy will be present as well.

Frank Reginelli refers to C8 and is concerned with the shrubs being an obstruction to traffic.

Stephen Selvek- According to the landscape plan the GC plants are Gold coast juniper, which is a lower shrub about 2 ½ - 3 ½ feet tall and the other plant that will be used is burning bush which is taller but is further away from the entrance/exit. Shade trees will be located at the rear of the site, along the Grant avenue side and can be maintained and trimmed. The selection of plants and shrubs are appropriate and should not be a visual obstruction.

Frank Reginelli questions if sidewalks and curbs are acceptable.

Stephen Selvek- Yes, noted on the plan there will be new sidewalks and new curbs. Deteriorated sidewalks will be replaced and curb cuts will be reset. Also sidewalks will go through the driveway to provide pedestrian right of way.

Chair asks for Staff comments.

Stephen Selvek- DRC comments and requests were addressed in the plans. The one concern regarding the plan was the excessive signage. Therefore, as the developer works through this, signage has been removed from this approval process and submission for signage will take place through the Codes department and if needed through the Zoning Board of Appeals. In front of you tonight there is a memo regarding site times and stopping distances. According to the memorandum, the location of the entrance and exit is acceptable for the site and its constraints. It is more than 250 feet from the changing grade and there is a margin of safety factored in. Last month we issued a negative declaration and the ZBA granted an area variance this month and tonight before us we have a site plan approval resolution.

Crystal Cosentino- Should the resolution be contingent on NYS DOT response on the right in and right out.

Stephen Selvek- Tonight, we are approving the site plan as shown. NYS DOT has the site plan information and was involved in the SEQRA process as a coordinated agency and they did not express any specific concerns on the right in and right out entrance/exit. If NYS DOT requires a different configuration, they will be in front of the Board again for approval. Another note to mention as part of this site plan approval resolution, this approval is subject to City connections including storm, sewer and water.

Chair asks for a motion to adopt the Major Site Plan approval resolution for 148 Grant Avenue so moved by Frank Reginelli seconded by Crystal Cosentino. All members vote approval. None opposed. Motion carried.

### **Agenda Item 3: Other Matters**

Board Training- Stephen Selvek discusses the State statute that requires 4 hours of annual training for Planning and Zoning Board members. Within this next funding year we have requested training funds to make training opportunities for Board members and look at target the trainings to benefit you as Board members. In the meantime I will keep you posted on upcoming County trainings.

Theresa Walsh questions the training topics.

Stephen Selvek- Site Plan Review, Subdivision, Zoning Issues, Environmental/SEQRA.

Stephen Selvek also notes that there is a request for Planning Board members to become involved in the City's Brownfield Opportunity Area Grant by serving on the program committee. One of the main goals of this grant is taking a hard look at our zoning code. Theresa Walsh is interested in attending when she is available.

Frank Reginelli asks information regarding the Vitale Street Subdivision off of Prospect Street, and the regulations that were to be put in place for the Homes.

Stephen Selvek mentions that the lots are approved and the infrastructure is in place. The Home Owner Association compliance has also been addressed by Corporation Counsel. At this point it is market driven. A show home has been built and is in place.

The date of the next Planning Board meeting is Tuesday, July 7, 2015 at 6:30 pm.

Motion to adjourn made by Frank Reginelli and second by Theresa Walsh. All members vote approval. None opposed. Meeting adjourned.

Respectively submitted by Renee Jensen