

**CITY OF AUBURN PLANNING BOARD
MONDAY, JULY 9, 2018 6:30 PM
MEMORIAL CITY HALL**

Present: Andy Tehan, Elizabeth Koenig, Tina Tomasso, Crystal Cosentino, Sam Giangreco

Excused: Theresa Walsh

Staff: Nate Garland, Corporation Counsel; Stephen Selvek, Office of Planning and Economic Development; Greg Gilfus, Traffic Officer; Brian Hicks, Code Enforcement

Agenda Items:

1. Application for Subdivision to divide existing real property at 20 Thornton Avenue, Melone Village, into 2 lots. Applicant: Auburn Housing Authority
2. Application for Site Plan Review for the construction of a 17-vehicle parking lot at 112 Park Place. Applicant: Joe Bartolotta for 112 Park Place LLC

Items Approved:

1. Application for Subdivision to divide existing real property at 20 Thornton Avenue, Melone Village, into 2 lots. Applicant: Auburn Housing Authority
2. Application for Site Plan Review for the construction of a 17-vehicle parking lot at 112 Park Place. Applicant: Joe Bartolotta for 112 Park Place LLC

Applications Denied: None

Applications Tabled: None

Sam Giangreco is acting Chair for the meeting.

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

Agenda Item 1: Approval of April 3, 2018 Planning Board Meeting Minutes.

Chair asks for any corrections on the May 1, 2018 meeting minutes. There being none, Chair asks for a motion to approve the April meeting minutes. Motion made by Crystal Cosentino, second by Elizabeth Koenig. All in favor. No members opposed. Motion carried.

Agenda Item 2: Application for Subdivision to divide existing real property at 20 Thornton Avenue, Melone Village, into 2 lots. Applicant: Auburn Housing Authority

Chair invites applicant to present the project to the Board.

Matthew Leach, Representative of Keplinger Freeman Associates – Purpose for subdivision is for financing the proposed building and site improvements. The significant costs associated with rehabilitating the entire Melone Village Complex have caused the phased work area to be subdivided. Construction would start in 2019.

Chair opens public to be heard. There being none, closes public to be heard. Asks board for questions.

Stephen Selvek – Further explains the project boundaries, reasoning for subdivision, and Short Environmental Assessment Form in agenda packets.

Chair asks if there are any more questions from the board. There being none.

Chair asks for motion to adapt the SEQRA Action-Negative Declaration Resolution. Motion made by Andy Tehan, seconded by Crystal Cosentino.

Secretary calls the roll: Andy Tehan: Yes, Elizabeth Koenig: Yes, Tina Tomasso: Yes, Theresa Walsh: Absent, Crystal Cosentino: Yes, Sam Giangreco: Yes.

Chair- Motion carried.

Chair asks for motion to adapt the resolution approving the subdivision. Motion made by Elizabeth Koenig, seconded by Crystal Cosentino.

Secretary calls the roll: Andy Tehan: Yes, Elizabeth Koenig: Yes, Tina Tomasso: Yes, Theresa Walsh: Absent, Crystal Cosentino: Yes, Sam Giangreco: Yes.

Chair- Motion Carried.

Agenda Item 3: Application for Site Plan Review for the construction of a 17-vehicle parking lot at 112 Park Place. Applicant: Joe Bartolotta for 112 Park Place LLC

Chair invites applicant to present the project to the Board.

Joe Bartolotta, Representing 112 Park Place LLC – The apartment house at 112 Park Place was previously renovated so they are now looking to complete the site work, a parking lot expansion. The proposed lot will have 17 parking spaces for tenants.

Chair opens public to be heard. There being none, closes public to be heard. Asks board for questions.

Elizabeth Koenig – Asks about number of parking spaces, why there aren't 2 for each unit.

Joe Bartolotta – Because of the size of the units, there's 14 units and there's only 1 bedroom in each unit so that dictates the number of parking spaces needed.

Chair asks for any other questions from the board. There being none, asks staff for comments.

Stephen Selvek – Further describes the reasoning for the number of parking spaces. This plan was originally reviewed last September, which was under the old code. The code stated that if a residential lot had deficient parking it could remain deficient parking. The number of units remained the same so deficient parking can remain. Explains the Short Environmental Assessment Forms and findings in the agenda packet. There is no or small impact.

Chair asks for motion to adapt the SEQRA Action-Negative Declaration Resolution. Motion made by Tina Tomasso, seconded by Andy Tehan.

Secretary calls the roll: Andy Tehan: Yes, Elizabeth Koenig: Yes, Tina Tomasso: Yes, Theresa Walsh: Absent, Crystal Cosentino: Yes, Sam Giangreco: Yes.

Chair- Motion carried.

Chair asks for motion to adapt the resolution approving the site plan. Motion made by Elizabeth Koenig, seconded by Crystal Cosentino.

Secretary calls the roll: Andy Tehan: Yes, Elizabeth Koenig: Yes, Tina Tomasso: Yes, Theresa Walsh: Absent, Crystal Cosentino: Yes, Sam Giangreco: Yes.

Chair- Motion Carried.

Other Items

Chair – Date for next Board meeting is Tuesday, August 7th at 6:30 P.M.

Motion to adjourn today's meeting made by Elizabeth Koenig, seconded by Andy Tehan. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Holly Glor