

**CITY OF AUBURN PLANNING BOARD  
TUESDAY, SEPTEMBER 4<sup>TH</sup>, 2018 6:30 PM  
MEMORIAL CITY HALL**

Present: Elizabeth Koenig, Theresa Walsh, Tina Tomasso, Crystal Cosentino, Sam Giangreco

Excused: Andy Tehan

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

Agenda Items:

1. Public Hearing and application for a Special Use Permit for a Home Occupation to operate a real estate office at 16 Scammell Avenue. Applicant: James Driscoll
2. Public Hearing and application for Subdivision to subdivide the existing parking lot for Hollywood Restaurant from existing real property at 15 Garfield Street. Applicant: Joseph A. Colella Jr.
3. Application for Site Plan Review to Construct a 2,300 SF office building and 6,000 SF maintenance garage together with site improvement for parking, equipment staging, and storm water management at 2 & 4 Commerce Way. Applicant: F. Rizzo Construction, Co.

Items Approved:

1. Public Hearing and application for a Special Use Permit for a Home Occupation to operate a real estate office at 16 Scammell Avenue. Applicant: James Driscoll
2. Public Hearing and application for Subdivision to subdivide the existing parking lot for Hollywood Restaurant from existing real property at 15 Garfield Street. Applicant: Joseph A. Colella Jr.

Applications Denied: None

Applications Tabled:

1. Application for Site Plan Review to Construct a 2,300 SF office building and 6,000 SF maintenance garage together with site improvement for parking, equipment staging, and storm water management at 2 & 4 Commerce Way. Applicant: F. Rizzo Construction, Co.

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 July 9<sup>th</sup>, 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: Public Hearing and application for a Special Use Permit for a Home Occupation to operate a real estate office at 16 Scammell Avenue. Applicant: James Driscoll**

Chair invites applicant to present the project to the Board.

James Driscoll, 16 Scammell Ave. – Explains application. Applicant is looking to operate a realtor office out of his home at 16 Scammell Avenue. The office will be operated by the resident of the property and will not have any non-resident employees. Other than a small sign attached to the home, the proposal does not include any physical alteration to the property. Clients will be one at a time, by appointment only. Therefore, there will be no anticipated/noticeable impact to vehicular traffic in the area.

Chair opens public to be heard:

Marcus De Voe, 114 Walnut Street – States concern of neighborhood becoming a business enterprise and losing ground on the neighborhood they have.

Susan Miller, 7 Scammell Ave. – States concerns of application as well as traffic in neighborhood already from events at the park and 1 business on the street.

Sherryl Parsons, 106 Frances Street – States initial concerns of application, but isn't against a non-invasive business and is in favor of the cause.

Karen Walter, 15 Case Ave. – States concerns of application.

Margaret Clay, 2 Scammell Ave. – States concerns of application. Notes that it is a small neighborhood with no drama and small businesses would ruin the atmosphere.

Ray Brown, 20 Scammell Ave. – Doesn't think the business would be a problem. Notes that parties that neighbors have on the weekends bring more traffic than the business would.

Lori Treat, 3 Scammell Ave. – States concerns of application. Unclear of difference of this application and a home office.

Chair closes public to be heard. Chair asks for comments from the board:

Stephen Selvek – Further explains the application, updated zoning code, and restrictions on a home occupation permit in relation to the application.

Conversation occurs between board members.

Crystal – Mentions she lives close to that neighborhood and enjoys the events that go on in the park.

Steve – Makes note that he received 2 emails of concerns from neighbors earlier today.

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

Steve – Goes over the Short Environmental Assessment Form. The proposed action will not result in any significant adverse environmental impacts.

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

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

Chair- Motion carried.

Chair asks for motion to adapt the Special Use Permit for a Home Occupation. Motion made by Crystal Cosentino, seconded by Theresa Walsh.

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

Chair- Motion Carried.

**Agenda Item 3: Public Hearing and application for Subdivision to subdivide the existing parking lot for Hollywood Restaurant from existing real property at 15 Garfield Street. Applicant: Joseph A. Colella, Jr.**

Chair invites applicant to present the project to the Board.

Sam Giacona, representing owner of property – Explains application.

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

Steve – Goes over the Short Environmental Assessment Form. The proposed action will not result in any significant adverse environmental impacts.

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

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

Chair- Motion carried.

Chair asks for motion to adapt the Subdivision Resolution. Motion made by Elizabeth Koenig, seconded by Theresa Walsh.

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

Chair- Motion Carried

**Agenda Item 4: Application for Site Plan Review to Construct a 2,300 SF office building and 6,000 SF maintenance garage together with site improvement for parking, equipment staging, and storm water management at 2 & 4 Commerce Way. Applicant: F. Rizzo Construction, Co.**

Joe Durand, P.E., TDK Engineering Associates, P.C. – Presents proposed site plan. Explains details of the site that will include an office building with an approximate area of 2,300 square feet and a maintenance building with an area of 6,000 square feet. And site improvements to parking/staging areas and storm water management facilities. They are looking to have 25-30 employees.

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

Steve – Explains this is a preliminary review to get the project under the radar. Asking applicant to bring back more complete plans and address initial concerns.

Board members ask about the type of equipment that will be stored and repaired on, if the entire site is fenced or just part, and if there are any residential properties nearby.

Joe – Mentions equipment will be trailers, dump trucks, rollers, pavers, loaders, dozers, etc. Just part of the site will be fenced. There is one residence nearby, but the site is in Tech. Park which is commercial/industrial zoning.

Chair asks for motion to table the item. Motion made by Elizabeth Koenig, seconded by Crystal Cosentino.

### **Other Items**

Chair – Date for next Board meeting is Tuesday, October 2<sup>nd</sup> at 6:30 P.M.

Motion to adjourn today's meeting made by Theresa Walsh, seconded by Tina Tomasso. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Holly Glor