

**CITY OF AUBURN PLANNING BOARD
TUESDAY, OCTOBER 2ND, 2018 6:30 PM
MEMORIAL CITY HALL**

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

Excused: NA

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 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.

2. Application for Site Plan Review to Construct a 275 SF coffee kiosk building with 2 drive-thru lanes in the existing shopping plaza parking lot at 321 Genesee Street. Applicant: Matthew Pierson for Simple Roast Coffee.

Items Approved:

1. Application for Site Plan Review to Construct a 275 SF coffee kiosk building with 2 drive-thru lanes in the existing shopping plaza parking lot at 321 Genesee Street. Applicant: Matthew Pierson for Simple Roast Coffee.

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 September 4th, 2018 Planning Board Meeting Minutes.

Chair asks for any corrections on the September 4th, 2018 meeting minutes. There being none, Chair asks for a motion to approve the September meeting minutes. Motion made by Theresa Walsh, second by Elizabeth Koenig. All in favor. No members opposed. Motion carried.

Agenda Item 2: 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.

Chair invites applicant to present the project to the Board.

Joe Durand, P.E., TDK Engineering Associates, P.C. for F. Rizzo Construction, Co. – Presents updates to the site plans since the September meeting, including: refined construction drawings, completed topographic survey, refined drainage. They've also added an 8-12' high gravity retaining wall and a

driveway onto N. Division Street from the maintenance building. Entry/egress rules for the driveway are TBD upon the board's recommendation.

Chair opens public to be heard:

Karen Walter, 15 Case Ave. – Asks Mr. Durand to point out the proposed driveway onto N. Division St. Has questions and concerns about the location of it.

Chair closes public to be heard. Chair asks for comments from the board. There being none, Chair moves onto staff for comments.

Stephen Selvek – Further explains the updated plans and requests for design studies to be done for the driveway proposed on N. Division St. Mentions it could be a gated access with primary means of access would be from Commerce Way. Has question about the difference between the light and dark grey surfaces on the site plans.

Joe Durand – Dark surfaces are paved and lighter surfaces are run-and-crush.

Steve – Concern with run-and-crush would be dust control. Other questions include fencing and if it is included in the plans.

Joe Durand – Points out fence on the proposed plans. Will have it nailed down on the next set of plans.

Steve – Mentions there are still requirements needing to be met for landscaping. Would like to see trees planted on Commerce Way and N. Division St.

Joe – Says it shouldn't be a problem on the Commerce Way side as there is a lot of green space. On the N. Division St. side there are dual swales and it might too close to the city road.

Steve – Brings up concerns on the lighting plan. Presumes the lighting on site is mainly for security and safety. Wants to be sure they aren't over-lighting to site. Concern is mainly with the 25' light poles impacting the residential properties and wall packs shouldn't be higher than 15'. The board will give its final consideration at next months meeting.

Chair asks for any more questions from the board.

Andy – Makes comment about the driveway onto N. Division. Presumes the heavy equipment will only be going out or coming in once a day.

Steve – Concerns for this aren't for traffic volume; it's based off of the geometry of the turn.

Chair asks for motion to table the application. Motion made by Tina Tomasso, seconded by Theresa Walsh. All in favor. None opposed. Motion carried.

Agenda Item 3: Application for Site Plan Review to Construct a 275 SF coffee kiosk building with 2 drive-thru lanes in the existing shopping plaza parking lot at 321 Genesee Street. Applicant: Matthew Pierson for Simple Roast Coffee.

Matt Pierson, 360 Grant Ave – Elaborates on the plan. The site will be immediately to the right when you drive into the plaza. One lane is set up for 6 vehicles; the other is set up for infinite. The intention for this site is to provide relief of the other site on Grant.

Jill Fudo, Fudo Architecture, on behalf of Simple Roast Coffee – Further describes design. The building is a module being built off site. Minor modifications will be made on-site for connections with water and sewer. Mentions it is a short-term lease of 5-years so the provisions of the lease are reflected in the design. Other modifications include paint, concrete, and planter barriers.

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

Elizabeth – States concerns of the business' popularity and cause for possible traffic issues.

Matt – Put the concrete pavers in the plan to direct traffic along with a pull-off lane for people to get out of the line if needed.

Jill – Further describes plan for drive-through lanes including signage. The plan allows for at least 12 cars of queuing.

Crystal – What were to happen if there is too much traffic?

Steve – Discussed operations and code requirements with the applicant prior to application submittal. The board can require more stacking for cars as appropriate. The room for 6 vehicles should be adequate. If not and there are problems with cars backing up into the parking lot, codes officers have the right to issue a cease and desist order where the applicant needs to come back with new plans. If it backs up onto Genesee St. it becomes an APD issue. The nature of approvals is temporary as per the 5-year lease.

Matt – Explains traffic at other location and how he believes traffic will be controlled at this location.

Steve – Provides comments for the board's consideration, including: direction and location, impermeable surface regulations, and proposed signs for traffic control. This is a Type II Action under SEQRA; the building footprint is only 275 SF so it doesn't require further review in an environmental standpoint. It sits with the board at this time for final site plan consideration.

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

Secretary calls the roll: Andy Tehan: yes. Elizabeth Koenig: yes. Tina Tomasso: yes. Theresa Walsh: yes. Crystal Cosentino: yes. Sam Giangreco: yes. Motion carried and adopted.

Other Items

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

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

Respectively submitted by Holly Glor