City of Auburn Planning Board

Tuesday January 7, 2020 6:30 pm

Memorial City Hall

Present: Andy Tehan, Elizabeth Koenig, Crystal Cosentino (Chair), Theresa Walsh, Tina Tomasso

Excused: None

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

**Agenda Items:**

1. Approval of the December 3, 2019 Planning Board Meeting Minutes

2. PUBLIC HEARING: Special Use Permit application to develop a 5MW solar power photovoltaic array on 23.5 acres of the closed landfill at 311 N. Division St. Applicant: Abundant Solar Power (A2), LLC.

3. PUBLIC HEARING: Application for a Special Use Permit for a Home Occupation to operate a seasonal pest control business, Bee Spider Free, at 5 Dennis Street. Applicants: Ken and Jennifer Fasce

4. Update on an application for site plan review to construct a +/- 1,800 SF addition to an existing carwash tunnel and add 18 new vacuum bays at 108 North Street. Applicant: Mark Kubarek for K&S Carwash.

Items Approved: Agenda Items 1

Applications Denied: None

Applications Tabled: Agenda Items 2 and 3

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

Agenda Item 1: Approval of December 3, 2019 Planning Board Meeting Minutes.

Chair asks for any corrections on the December 3rd, 2019 meeting minutes. There being none, Chair asks for a motion to approve the July meeting minutes. Motion made by Theresa, seconded by Elizabeth. All in favor. No members opposed. Motion carried.

Agenda Item 2: PUBLIC HEARING: Special Use Permit application to develop a 5MW solar power photovoltaic array on 23.5 acres of the closed landfill at 311 N. Division St. Applicant: Abundant Solar Power (A2), LLC.

Recap about project given from applicant: Melissa Clark.

Chair Asks board for questions. There being none, the Public Hearing is opened. Chair invites up any members of the public who wish to be heard. There being none, the Public Hearing is closed and the chair asks staff for comments.

Steve – Explains that the review and next steps will be a little above and beyond the typical Special Use Permit process. He’s hoping the final version of the application will be reviewed at the February Meeting. At this time staff recommends tabling the item on the agenda.

Chair asks for a motion to table the item on the agenda. Motion made by Andy, seconded by Tina. All in favor. None opposed. Motion carried.

**Agenda Item 3: PUBLIC HEARING: Application for a Special Use Permit for a Home Occupation to operate a seasonal pest control business, Bee Spider Free, at 5 Dennis Street. Applicants: Ken and Jennifer Fasce**

Applicants explain their business and application for a Special Use Permit for a Home Occupation. It is a seasonal pest control business, in operation from May to September, open Monday to Friday from 8:30-4pm. They have a small office in their home for book-keeping and phone calls. There is no customer interaction inside the home. There are 3 employee work trucks on site. The employees pick them up in the morning before going out to the job sites. 2 are the owner’s trucks; the third is the technician’s. 80% of the business occurs from May to June when they have seasonal employees. The owner is the only technician in the off-season. The process is like pressure washing. They can’t spray when it’s rainy or windy or at a certain temperature. They use 2 types of chemicals for spraying which they store in a locked, fire-proof, storage container in a detached shed. Their storage has been approved by the DEC and they have notified the fire department of it. DEC does regular inspections for pest control businesses; the last was done on 10/31/2019. There are 8 gallons total of the chemicals being stored. They come in 4 gallon shipments, delivered by UPS/FedEx.

Nate asks if they are on an annual inspection list with the fire department. They are not, so Nate recommends they should look into getting on that.

Chair opens the public hearing and invites up any members of the public who wish to be heard.

Jim & Judy Cogart, 9 Dennis Street- They state their concerns with the current operations of the business taking place next door, including: the business labeled trucks parked in the driveway, picnic table being used by employees in the morning, as well as the nature of the business itself.

Steve reads into the record a letter from Brian Bailey of Bowtak, Inc. He states he has no concerns with the administrative side of the business taking place at the residence, but has concerns with the storage of chemicals, commercial equipment, and vehicles on the property.

Steve reads into the record another letter from Nick and Denise Bashta of 10 Dennis Street, stating their objections and concerns, including: the decrease in home value the business adds to the neighborhood, the pesticides being stored on site, more than one non-resident employee, and posts and business hours they had viewed on the business’s Facebook page.

The chair closes the public to be heard. A neighbor supplies the board with pictures she took of the property and the applicant supplies the board with the DEC approval of chemical storage.

Steve- explains the home occupation requirements and restrictions, some of which the applicants do not meet. Recommends the board table the item on the agenda to allow staff to sit down with the applicant and work through the items not meeting Home Occupation requirements.

Chair asks the board if there are any further questions for the applicants or staff at this time. There are questions brought up regarding process, technician duties, hours of operation, certifications, and use of the shed for business.

Chair asks for a motion to table the item on the agenda. Motion made by Elizabeth, seconded by Theresa. All in favor. None opposed. Motion carried.

**Agenda Item 4: Update on an application for site plan review to construct a +/- 1,800 SF addition to an existing carwash tunnel and add 18 new vacuum bays at 108 North Street. Applicant: Mark Kubarek for K&S Carwash.**

Staff gives an update on the application. Mentions they are working through issues and concerns regarding the circulation, kiosk location, vacuums, and items noted on the plans. Mentions that items are still needed at this time for storm water mitigation. Recommends tabling the item on the agenda.

Chair asks for a motion to table the item on the agenda. Motion made by Andy, seconded by Theresa. All in favor. None opposed. Motion carried.

Other Items

Date for next Board meeting is Tuesday February 4, 2020 at 6:30 P.M.

Motion to adjourn today’s meeting made by Andy, seconded by Theresa. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Holly Glor