City of Auburn Planning Board

Tuesday February 4, 2020 6:30 pm

Memorial City Hall

Present: Andy Tehan, Crystal Cosentino (Chair), Tina Tomasso

Excused: Elizabeth Koenig, 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. Approval of the January 7, 2020 Planning Board Meeting Minutes

2. 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

3. Application for Site Plan Review to construct a +/- 10,639 SF addition to an existing manufacturing building at 15 Brookfield Place. Applicant: Ron Weaver for AvStar Fuel Systems.

4. TABLED ITEM: 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.

5. TABLED ITEM: 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& 2

Applications Denied: None

Applications Tabled: Agenda Items 3, 4, & 5

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

Agenda Item 1: Approval of January 7, 2020 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 Andy, seconded by Tina. All in favor. No members opposed. Motion carried.

Agenda Item 2: 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

Steve - Provides an overview of the topic on agenda discussed at last month’s meeting. Goes over regulations and reviews the draft resolutions for the board. Modifications and conditions include: 1 employee reporting to the property. Goes over the Environmental Review, parts 1, 2, & 3. Makes note that the pesticides used by the business do not pose any risk when stored properly and in limited quantities. Reviews the SEQRA. Asks board for questions.

Andy – Asks what 1 employee reporting to the property means.

Steve – They are only allowed to have 1 employee show up at the property. Explains it’s only 1, not 1 at a time.

Crystal – How will it impact the business at peak season?

Steve – Only 1 can come to the property. If they had more then they’d be at more of a capacity than a Home Occupation.

Tina – Who verifies they maintain proper certification?

Steve – That’s done by New York State and you can see it online.

Crystal – Asks if the owners are aware and agree to the conditions?

Owners – Absolutely.

Steve – States for the record that the labels specify the disposal requirements, which is normal trash pick-up.

Chair – Asks for a motion to approve the SEQRA Action-Negative Declaration. Motion made by Tina. Seconded by Andy. Secretary calls the roll: Yes: Andy, Tina, Crystal. No: None. Absent: Elizabeth, Theresa. Motion carried and adopted.

Chair – Asks for a motion to approve the Special Use Permit for a Home Occupation. Motion made by Andy. Seconded by Tina. Secretary calls the roll: Yes: Andy, Tina, Crystal. No: None. Absent: Elizabeth, Theresa. Motion carried and adopted.

**Agenda Item 3: Application for Site Plan Review to construct a +/- 10,639 SF addition to an existing manufacturing building at 15 Brookfield Place. Applicant: Ron Weaver for AvStar Fuel Systems.**

Ron – Applicant describes the project for review. They are building a new building on an existing concrete pad where an old building was previously demolished. It’s approximately the same size and footprint of the new building. The owners are getting new machinery and the new building will allow for an easy flow. There would be very little change in character of the whole area.

Chair – Asks board for comments.

Crystal – Any anticipated traffic?

Ron – No, it will just allow better work flow and easier transition for the new equipment.

Steve – The expansion is for additional manufacturing space. Will it increase productivity or bring more trucks to the site?

Ron – There will be no large influx of trucks.

Steve – The existing trucks will utilize Garfield and will stay the same?

Ron – Yes, the basic character is staying.

Steve – Is it a sprinkled building?

Ron – Yes, it will be sprinkled.

Chair opens the public comment portion of the meeting, inviting up all those who wish to be heard. There being none, the chair closes the public comment period.

Steve – Explains the current process. There are no major concerns at this time. Staff will continue to review and we will see the item on agenda back next month for final consideration. Staff Recommends tabling the item at this time.

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.

**4. TABLED ITEM: 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.**

Staff explains they are awaiting additional information specifically on storm water management.

**5. TABLED ITEM: 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 explains they are awaiting additional information.

Other Items

Date for next Board meeting is Tuesday March 3, 2020 at 6:30 P.M.

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

Respectively submitted by Holly Glor