City of Auburn Planning Board

Tuesday March 3, 2020 6:30 pm

Memorial City Hall

Present: Andy Tehan, Crystal Cosentino (Chair), Tina Tomasso, 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 February 4, 2020 Planning Board Meeting Minutes

2. Presentation of Site Plan to construct a +/- 10,000 SF building and associated site improvements at 4200 Tech Park Blvd. Applicant: Geoff Blackwell for Northern Mast Climbers.

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. PUBLIC HEARING for a Special Use Permit to convert the existing building into an 8 apartment multiple family dwelling at 70 South Street. Applicant: Robin Casper

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, 3, & 5

Applications Denied: None

Applications Tabled: Agenda Items 2 & 4

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

Agenda Item 1: Approval of February 4, 2020 Planning Board Meeting Minutes.

Chair asks for any corrections on the February 4th, 2019 meeting minutes. There being none, Chair asks for a motion to approve the July meeting minutes. Motion made by Andy, seconded by Elizabeth. All in favor. No members opposed. Motion carried.

Agenda Item 2: Presentation of Site Plan to construct a +/- 10,000 SF building and associated site improvements at 4200 Tech Park Blvd. Applicant: Geoff Blackwell for Northern Mast Climbers.

Geoff Blackwell, Owner – Presents the project. They are in the process of purchasing the plot from the City and improvements will be made after. Improvements will include: a pole barn for storage.

Bill Murphy, Space Architecture Studios, architect for project – explains the site and building plans.

Steve asks about use of the yard and need for 2 separate entrances on site.

Bill – Explains that the company rents out equipment and goes onto explain said equipment. It is trucked out over the Northeast. Trucks come into the yard and load on parts being rented for jobs. The hill limits a 3-point turn situation, so the drive-through allows bigger vehicles to get through the site.

Steve – asks about the paved part.

Bill – mentions it looks like there’s too many spots.

Geoff – says they have between 3-6 employees.

Steve – asks for the square footage.

Bill – Explains the footprint, heated space, and storage. The enclosed area is about 2,000 Square feet.

Steve – asks what the exterior storage is for.

Bill – explains the stacking and covered storage

Crystal – asks if that’s the fenced area

Bill – Yes, the fence is there for that.

Crystal – Asks about the trucks

Bill – mentions they load and unload trailers with a vehicle/forklift.

Geoff – explains that tractor trailer traffic can be between 0 and 6 each week.

Theresa – Asks about current location.

Geoff – The company rents out 48 Canoga Street. They’ve been in Auburn 4 ½ years and are outgrowing the Canoga site.

Chair asks board for additional questions.

Theresa – Asks about the degrading water

Bill – Mentions the plan is to catch the water uphill and let it flow around the development. There would be a channel around the development.

Chair – Opens the public to be heard.

Jim, from Volpi at 5 Commerce Way – explains concerns he has now including the entrances and exits. Asks if they could consider paving the driveways to prevent gravel from going out onto the road.

Bill – They plan to pave some parts, but the yard is gravel.

Jim – Asks if the chain link fence could be dressed up with fabric to look a little more professional.

Geoff – The intention is for something that looks nice.

Bill – the chain link is the basis, but they could dress it up.

Jim – asks about improvements that could be made with vegetation and the gravel lot.

Geoff – mentions there would be 2-3 vehicles on the lot.

Jim – asks about the construction timeline.

Geoff – ASAP.

Jim – Has concern for the safety on commerce way and keeping Tech. Park tech park. Mentions he feels like his company is now the outcast.

Karen Walter, 15 Case Ave. – States concerns of the City selling to non-technology businesses. Has questions about the access to the site.

Steve – the site is closer to Tech. Park entrance to north. Mentions focus of traffic is on the area closedt to the site.

Bill – Explains why the entrance is where it is.

Geoff – mentions that having 5 trucks in 1 week is a lot for them.

Chair – Closes the public to be heard.

Steve – Staff is doing a more in-depth review and asks for items on proposed lighting, signage, and paved driveways. Recommends tabling the item.

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

**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.**

Steve – Brings up staff comments and questions regarding the proposed plantings which have been submitted. Goes over SEQRA and environmental review and states there is no or small impact and that light industrial manufacturing is appropriate in the zone. The building is being proposed on existing location, parking is being moved to the spot with existing parking. Explains the approval is conditional to back-flow requirements.

Chair asks board for questions. There being none, chair asks for a motion to approve the SEQRA. Motion made by Andy, seconded by Theresa. Chair asks the secretary to call the role. All in favor. None opposed. Motion carried.

Chair asks for a motion to approve the site plan resolution. Motion made by Tina, seconded by Elizabeth. Chair asks the secretary to call the role. All in favor. None opposed. Motion carried.

**Agenda Item 4: PUBLIC HEARING for a Special Use Permit to convert the existing building into an 8 apartment multiple family dwelling at 70 South Street. Applicant: Robin Casper**

Ed Onori, Architect for project from Beardsley – Explains the plans for a single family home to be turned into 8 apartments. Goes through the site plan and building plans. There’s enough spots for parking and there is no plan to do anything with the carriage barn yet. There is a 1bedroom apartment in the basement with handicap access. The first floor has 3 separate apartments. 2 in front are 1 bedroom and 1 in the back addition has 2. Explains each space and the elevator area.

Elizabeth asks is they are efficiency.

Ed – mentions they are all between 600 and 900 SF. The second floor has a similar layout with 2 single apartments in front and a double in the back. The 8th apartment is in the attic with 2 bedrooms and storage. The elevator goes up to the attic.

Elizabeth – asks if the elevator is working.

Ed – No. there is no electrical in the building. The previous owner ripped out the plumbing, electric, and heating. They need to replace the roof fascia and soffit.

Steve – Mentions that the 8 apartments as presented include 6 1-bedroom and 2 2-bedroom. Asks what the market is aimed for.

Ed – Singles and couples.

Nate – Asks about the market rate.

Ed – Says between $900-1,200 per month.

Robin – The apartments will be higher-end and the plan is to keep the integrity of the building.

Chair asks the board for questions.

Tina – How long has the building been vacant?

Steve – It’s been without power longer than it has been vacant.

Crystal – Does this require Zoning Board and HRRB review?

Steve – there would be a Special Use Permit for 8 units. And HRRB review would only be required for exterior changes.

Robin – There will be no appearance changes. The plan is to fully restore it.

Elizabeth – asks if it is a shared driveway.

Robin – Not really.

Ed – Mentions there are concrete barriers that would be removed.

Chair opens the public to be heard.

Paul Dungy, 5 Elizabeth Street – Lives in a single family home in the historic district. His property joins the property line of 70 South Street. Mentions his displeasure with the timeline if notification, how he couldn’t find the agenda, and mentions board terms are expiring. Also mentions his hope for no degrading of quality of life of the neighborhood, desire to maintain the historic integrity, has questions of it being owner-occupied or absent landlord, how 3-4 apartments are allowed by right in the zone, the lack of snow removal from sidewalks, concerns of his back yard view changing.

Kim Dungy, 5 Elizabeth St – Mentions how these plans increase population density when City made efforts to decrease density. Has concerns about 16 cars, dumpster, snow plow, and absentee landlord. Asks board to limit the number of apartments to 4.

Karen Walter, 15 Case Ave – Mentions she lived at 3 Elizabeth street and how the carriage house was the barrier to that property. Has concerns of storm water backup and how the property should revert to use of single family home after being vacant. Also mentions the board should allow for only 3-4 units.

Elaine Oughterson, 1 Elizabeth St – Has concerns of parking being positions so that storm water does not flow into her back yard. Also doesn’t want to see a parking lot in her back yard. Has concerns for the quality of the apartments.

Alex and Amy Vanderpool, 3 Elizabeth Street – Concerns for the Special Use Permit when the general area allows for 4 units or fewer. Says it is an unnecessary number of apartments and the board should be reluctant to convert a single family home into multifamily. Brings up a tabled agenda item from March 2019 about a building on Janet Street losing its multifamily status after being vacant.

Chair closes the public to be heard.

Steve – Mentions that in the Specialized Commercial district multifamily units are allowed as of right for 4 units. A Special Use Permit is allowed for up to 8 units. The board is looking at and considering if the proposed use is compatible, does it generate traffic, noise, smoke, dust, appearance and code compliance. Are there concerns for parking, storm water, trash and traffic. Recommends tabling the item at this time.

Elizabeth – Mentions King and Queen apartments is the only building allowed more than 4, why is 8 permitted?

Steve – Allowing 5 or more units is because King and Queens exists.

Crystal – Asks if the vacancy issue of it not converting back to single family is because it is not in R1?

Steve – Specialized Commercial allows for a 4 unit multifamily building and it is not in a residential zoning district.

Theresa – Asks about the notification.

Steve – There is a standard notification for all agenda items.

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

**Agenda Item 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.**

Steve – Mentions the applicant has been working on finalizing the site plan. The latest issue handled was the storm water plan. The applicant moved the kiosks and vacuum bays and circulation. All existing curb cuts are being maintained and used. The plan is contingent upon the backup of traffic into the street and staff handling direction of traffic, review of electronic menu boards, storm water management, and backflow requirements. After review of environmental impact, there is no or small impact. Staff recommends issuing a negative-declaration and approval of the site plans with conditions.

Chair asks board for questions. There being none, chair asks for a motion to approve the SEQRA. Motion made by Andy, seconded by Tina. Chair asks the secretary to call the role. All in favor. None opposed. Motion carried.

Chair asks for a motion to approve the site plan resolution. Motion made by Elizabeth, seconded by Tina. Chair asks the secretary to call the role. All in favor. None opposed. Motion carried.

Other Items

Date for next Board meeting is Tuesday April 7th, 2020 at 6:30 P.M.

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

Respectively submitted by Holly Glor