

**CITY OF AUBURN PLANNING BOARD
TUESDAY APRIL 2ND, 2019 6:30 PM
MEMORIAL CITY HALL**

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

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 March 5th, 2019 Planning Board Meeting Minutes
2. Update Only: Application for a Special Use Permit for the conversion for residential property to a two-family dwelling at 112-114 Janet Street. Applicant: Petro Rentals, Inc.
3. Public Hearing: Application for a Minor Subdivision to subdivide existing real property at 315 Genesee Street into two parcels. Applicant: Samuel Giacona as owner's representative.
4. Application for Site Plan Review for the construction of a 91,690 ± SF building addition to the existing Currier Plastics facility together with site improvements for access and storm water management at 101 Columbus Street. Applicant: Currier Plastics.

Items Approved: Agenda Items 1, 3 & 4.

Applications Denied: None

Applications Tabled: Agenda Item 2.

Crystal Cosentino 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 March 5th, 2019 Planning Board Meeting Minutes.

Chair asks for any corrections on the March 5th, 2019 meeting minutes. There being none, Chair asks for a motion to approve the March meeting minutes. Motion made by Andy Tehan, seconded by Elizabeth Koenig. All in favor. No members opposed. Motion carried.

Agenda Item 2: Public Hearing: Application for a Minor Subdivision to subdivide existing real property at 315 Genesee Street into two parcels. Applicant: Samuel Giacona as owner's representative.

Sam Giacona, Giacona Law for the applicant – Explains proposal to subdivide property at 315 Genesee Street, the former P&C shopping center, from the rest of the mall. The applicant has gone through many steps and is here to finalize the separation of the 2 lots.

Chair – Asks for any questions from the board.

Andy – Asks if the parcel was rezoned.

Steve – It was rezoned by City Council.

Andy – Asks if there is now a buyer.

Sam – Yes.

Chair – Looks for confirmation that the subdivision will not affect the coffee kiosk.

Sam – That's correct.

Steve – Explains there are two existing outparcels in front of the proposed subdivision. They will remain. Also explains that the lot itself maintains 36' of road frontage so that there is access to the parcel. Subdivision would include the open space to the west of the building, parking lot in front, and driveway access to the street.

Chair – Opens the public hearing for any members of the public who wish to be heard. There being none, chair closes the public hearing. Asks staff for comments.

Steve – DRC has reviewed the proposed subdivision. Background memo in the packets explains the subdivision and that the committee is agreeable to the subdivision contingent upon adding a couple easements to the subdivision itself. First would be to allow rear access to the block of commercial spaces, outlined in the draft resolution. The second easement would be a utility easement to preserve the current water line situation. The proposed subdivision would require a variance from ZBA as well. The packets include the short EAF completed by the applicant and drafted answers to Parts 2 and 3 for the board's consideration. There is a SEQRA negative-declaration resolution and a subdivision approval resolution for the board's consideration.

Chair – Asks for a motion to adopt the SEQRA resolution issuing a negative-declaration. Motion Made by Andy, seconded by Theresa. Secretary calls the roll. All in favor, none opposed, motion carried.

Chair – Asks for a motion to adopt the resolution to approve the subdivision. Motion made by Elizabeth, seconded by Theresa. Secretary calls the roll. All in favor, none opposed, motion carried.

Agenda Item 3: Application for Site Plan Review for the construction of a 91,690 ± SF building addition to the existing Currier Plastics facility together with site improvements for access and storm water management at 101 Columbus Street. Applicant: Currier Plastics.

Mark Chambers, C & S Companies for the applicant – Explains that they were at the previous meeting last month and have since addressed some concerns regarding the storm water pollution prevention program, the turning radius for emergency vehicles, the air handling unit positions, and additional parking spaces.

Steve – mentions he did a count for all the parking and came up with roughly 100 parking spots, which is adequate enough for 160 employees and potential growth.

Mark – There was also a question on the confirmation of Wright Ave. being the primary entrance. That will continue to be the main entrance and exit driveway. There was a question on the fire line itself. They looped it around the building to connect it and added a fire hydrant. There were also questions regarding the sprinkler system. The addition is its own building and has an independent sprinkler system and air supply service. It's not connected to the additional building. The fire separation wall will be tied back into the existing building. He also addresses questions regarding access to the courtyard. It's not a congregation space; it's just accessed for maintenance.

Chair – Asks the board for questions or comments.

Chair – Makes comment that it is larger than the original approved building. Asks if it is going to be completely used and if there is opportunity to grow in this site as it is? Or is the entire site going to be used up with this plan.

Mark – Asks currier to comment.

Ray McKee, Director of Manufacturing, Currier Plastics – Mentions that this building should cover the growth for the next 5 + years. They are out of space right now. They will have a 5.5 acre lot to look to for future expansion.

Theresa – Asks if the proposed expansion is to do more of what they are already doing or if it is to do something new.

Ray – It's to do more of what we do now.

Chair – Opens the public hearing. There being no members of the public who wish to be heard. Chair closes the public to be heard.

Steve – Further explains changes made to the plans since last month, including a lighting plan. Will look to review the storm water prevention plans once those are received. Recommends tabling the item on the agenda until those couple of items are finalized.

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.

Other Items

Chair – Mentions Steve was recognized as the City's employee of the year.

Date for next Board meeting is Tuesday May 7th, 2019 at 6:30 P.M.

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

Respectively submitted by Holly Glor