City of Auburn Planning Board

Tuesday October 6, 2020 6:30 pm

Memorial City Hall

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

Excused: Theresa Walsh

Staff: Stephen Selvek, Office of Planning and Economic Development; Holly Glor, Secretary; Brian Hicks, Code Enforcement; Nate Garland, Corporation Counsel

**Agenda Items:**

1. Approval of the July 7, 2020 Planning Board Meeting Minutes

2. Application for Site Plan Review to demolish the existing building and construct a +/- 4,000 SF building and associated site improvements at 167/169 Grant Avenue. Applicant: Antonio Briseno for Cameron’s Bakery

Items Approved: Agenda Item 1

Applications Denied: None

Applications Tabled: Agenda Item 2

**Crystal Cosentino** 00:10

Alright, so we will call our meeting to order this evening. And if I could ask the Secretary to please call the roll.

**Holly Glor** 00:18

Andy Tehan (here). Elizabeth Koenig (here). Tina Tomasso (here). Teresa Walsh is absent this evening. Crystal Cosentino (here).

**Crystal Cosentino** 00:27

The first item on our agenda is the approval of meeting minutes from way back in July, July 7. If I could get a motion to approve the meeting minutes. Made by Elizabeth. Second? Made by Christina. All in favor, Aye. Aye. Those opposed none. Motion carried. The second item on our agenda is an application for a site plan review to demolish the existing building and construct a approximately 4000 square foot building with a drive thru at 167 Grand Avenue. Our applicant is Antonio Bresino. Okay, for Cameron's bakery, apologize to butchering your name there. If we could have the applicant come up and explain the project, or representative, which whichever.

**Paul Billings** 01:20

Paul Billings, sponsor for the project and I'll be handling the presentation. And if you don't mind, I will drop this a little bit just for clarity.

**Stephen Selvek** 01:28

While you're at the podium.

**Paul Billings** 01:30

It does get I had to speak to for over an hour to a group the other night with this on, I was ready to pass out by the time I was through. But as you said the the application is for not only the new construction of the 4033 square foot bakery, but the demolition of the existing bakery, which in itself poses a lot of advantages here and I'm sure you want to go through it tonight. If we could, if we could walk through the application if you'd like I can respond to your questions and I can pretend I can present the the site plan and just give you an overview of exactly how we're looking at the project would be wonderful. To begin with where we're doing this without asking for relief, there are no variance reliefs that we know of that we're asking for that we're looking for, either in setbacks or density, or any of the other applications. The the existing building, as you know, stands proximately 34 feet off the highway boundary and 52 feet off the edge of pavement, the new building would be a significant improvement to that in allowing us to create a front yard as well as parking and landscaping per per the city requirements, pushing the new building back about 121 feet from the highway boundary and 139 feet from the edge of pavement. So we would be significantly changing the the cityscape at the at the at the straight line. We would be providing landscaping at between the highway boundary and the edge of curb, we restore restoring the sidewalks and we'd be making another significant change. As you know right now, there essentially is an 80 foot curb gutter. And people come and go and obviously, there's no directional assistance they come in where they kind of leave when they can. It does create problems. There's no question about that. And it's in it's great that there have been more significant problems. But what we're proposing is a one way in in one way out to alleviate that type of that type of congestion and that type of problematic situation. In addition to the one going in one way out. We're also incorporating a drive thru so that the customers that come in that typically and Tony you can back me up on this thing. They want to come in for a coffee and a bag of doughnuts. They don't want to park they don't want to go in they don't want to check they're not going to sit down. They want to come in they want to pick up this stuff and you want to go out this would facilitate that rush hour that morning, crunch hour of traffic that would be coming in just to pick something up and scooting back up. The the landscaping and the site improvements would be in accordance with the city requirements for the for the for the numbers and types of foliage. It's Matter of fact, I think we've gone a little bit beyond because we're actually proposing two landscape beds one at the street line and another one at the building into one of the building is really for building aesthetics. The building itself is a departure from the typical mainstream commercial structure. It is more residential in nature, it is very comfortable style building, and it is intended to be a friendly place a welcoming place. And that's how the business has been developed. That's, that's how Tony and the crew facilitate the business, it is a very personal type of operation. And we like to maintain it that way, in addition to what he has now, which is you can go in and pick up your coffee and doughnuts and so on and so forth. And you can sit and enjoy that in the booths in front of the building, we would still have that and a front dining area. But the drive thru as well. So we're trying to facilitate both functions. At the same time, the the finishes, the colors, the roofing, the so on and so forth. Very residential and in context, as I said, a departure from the typical auto dealership or, or fast food. We purposely designed the building, so it would never be confused with a fast food operation. It is a destination people look for it, they know it, they go there. He has a very, very loyal clientele. And this would be appealing to those people. So with that, I'd like to open it up for questions if you'd like.

**Andy Tehan** 06:38

How far off the street is the building now.

**Paul Billings** 06:42

Right now the building sits off the edge of pavement 52 feet. Oh, it's 120 124. So yeah, it matter of fact, you bring up a good point. If you line up the rest of the buildings along granted at that location, the new location or the new siting for this building is more in line with the existing buildings, the existing building fronts, the existing existing sub front parking in areas for the music store for the for this Plaza next door. So your sight line is going to be quite a bit different. So yeah, it's significantly improved.

**Crystal Cosentino** 07:30

What's the current size of the building as it stands now?

**Paul Billings** 07:34

Well, it's a little deceiving. It's about 2400 square feet, or maybe a little bit more. But that I like to say what is the usable square footage. One of the big reasons why Tony wants to do the new building is for efficiency. So it is more efficient to be able to do what they do every day, without being a track star, running from one section to building to the other and having storage facilities and having the type of amenities for the staff to be able to function and function closely and be and do it efficiently do it with some sense of order. It's 4000 versus 2400.

**Crystal Cosentino** 08:19

And it looks like you're gonna go from being a really wide facility to being a more narrow, long facility?

**Paul Billings** 08:24

It's more consistent with the lot. It is a narrow lot 80 feet from 85 feet back to try and impose a building that's a lot took up the entire lot. All of a sudden, we're choking the site, you know, we're looking and how do you use it like that? How do you do it like that? a great amount of care was given in the sizing of the building, not only for what fits on the site, but what works inside. How the internal flow works, how the people can get in and out of the building, and how the employees can do what they have to do to make the business work.

**Crystal Cosentino** 09:06

Will there be, in terms of the drive thru pickup? Will there be like traditional fast food you place your order and then you drive around and you pick it up at the I see the window on here, but I didn't know is there going to be a speaker microphone system in the back or on the right hand side when you pick it up on the left hand side? Or how will

**Paul Billings** 09:27

Actually the jury's still out on it. And I'll tell you why. We wanted to stay away stay away from the fast food concept. However, there There comes a time where if we came around the back of the building and you were just starting to make the curve coming down to the drive thru. That is a potential site for communication between the inside and the auto traffic. So you can say yeah, you know it's"hey it's me", cup of coffee and three glazed doughnuts in and go up to the When doing pick it up, not so much that it's going to create a traffic situation at the menu board, but just to facilitate people in and out rather than have to drive up to the window. But I want to enforce it that that decision has not been made as yet. Right now it's not there. If it is there, and it goes there, it'll be at the back, left corner.

**Crystal Cosentino** 09:52

So right now a person would drive through, you know, come in the entrance, go to the right around the back to the window and order their coffee and donuts and then wait for it to be prepared, then they would pay and well,

**Paul Billings** 10:42

Tony can certainly enlightened and explain it much better than I am. The donuts are right there. The things that he would be serving is almost next to the window. There is a prep area, there is a prep kitchen that is virtually on the other side of the window. It's not like it's being prepared someplace and they have to go get it and bring it to the window. It's there. It's already there.

**Crystal Cosentino** 11:04

But from the size of the building, it looks like you'd have plenty of cars to stack. It's not. I was only curious as to like will there be stops along the journey but you would just the nature of that.

**Paul Billings** 11:16

 If we stack all the way around their building. He'd probably looking for more land

**Crystal Cosentino** 11:22

would be putting one on the West End.

**Paul Billings** 11:24

Yeah. We'd be looking at looking at some place to build another one. But yeah, the staking capacity is incredible. It's well over 300 feet.

**Crystal Cosentino** 11:36

Does anybody else have any Elizabeth?

**Elizabeth Koenig** 11:38

Congratulations. Cameron's (inaudible)

**Antonio Briseno** 12:06

Inaudible

**Elizabeth Koenig** 12:41

No and no doubt, but that's why I was asking, you do sell more than doughnuts. But that to me was like you go to the drive thru and I want a cup of coffee six doughnuts. It's more than that. So I just wanted to bring that to the attention.

**Antonio Briseno** 12:57

Inaudible.

**Crystal Cosentino** 13:23

It would be attached to the building versus a pole or anything to that nature I mean.

**Antonio Briseno** 13:31

Inaudible

**Paul Billings** 13:44

I think you've made everybody hungry.

**Andy Tehan** 13:46

I'd like to go in and see what's there I don't want to get it through drive thru I want to shop

**Paul Billings** 13:52

You want us to put more glass on the west side of the building so you put all the doughnuts in the window? You know now that you mention it. Yeah, we get you know if we can put in more glass.

**Crystal Cosentino** 14:11

Anybody else have any questions? So at this time, then thank you, we'll we'll open the public to be heard portion of our meeting and ask if anybody in the audience is here to speak to the project if you could come state your name at the podium and your name and address for the record. Alright, so there are none. So I'm going to close that portion of the meeting and turn it over to Steve for staff comments on the project.

**Stephen Selvek** 14:44

So with regards first to just timing of approval the project um, I shouldn't say timing of approval should say timing of board consideration. What we are doing this evening tonight is of course during the presentation so we can come familiar with the project allowing the opportunity for public input tonight, as well as any written comments that may come in. Throughout the next month or so, what I would propose doing is bringing the the site plan back to the board at the November 4 meeting, incorporating any comments that staff might have, as well as if there's anything that comes in from the public into a final resolution for for consideration. At that time, we'll also do the state environmental quality Review Act. This is an unlisted action. Any building of this nature that's being developed over 4000 square feet comes out of the type two, so we actually have to walk through the the environmental review, again I don't see anything that's standing out as major concerns. I have looked through the plans in detail, the way that the timing happened last month, this did not make it before design review committee. So I still do have to sit down with the design review committee internally and make sure that all the other departments are on board with what they're seeing. If there's any comments or whatever, we'll go ahead and address those and work with the applicant over the next few weeks to make sure that that's incorporated into the final site plan. In doing the review, one of the things that we often look for with our sites is a reduction in the amount of impermeable space that's on that particular site. Over the years, many of our commercial sites have become just paved from one end to the other without consideration for stormwater, the proposal actually reduces the amount of impervious site and pervious pavements and building on the site. So that's something we like to see that kind of addresses on one of our key components that we look at normally, and that's stormwater concerns. With the reduction of impervious surface, there's less potential for stormwater runoff. In this particular case, I mean, I think a lot of us are familiar with the site, maybe some of us more intimately familiar with it than others. But there has always been the concern with the way that that drive that parking lot driveway does function. I've seen everything from people doing full u-eys in the parking lot to get in and out to people backing back out onto grant Dev, which of course poses a concern from a traffic safety standpoint.

**Nate Garland** 17:25

No doughnuts in the parking lot though, right?

**Stephen Selvek** 17:30

Do not see doughnuts in the parking lot. Most people keep them to themselves, I guess. But this plan does a lot to address that. Offering 15 parking spaces out front that are accessible in one way and out the other, as well as I think addressing a lot of those quick stops that people make in there. By allowing people to circulate all the way around the back of the building. The the drive thru on is something that we tend to spend a little bit more time looking at, because we have had issues with other drive throughs creating traffic problems. And I will sit down in more depth with APD and make sure that they're okay with it in the end. But looking at it from a code review standpoint, we require a minimum of six stacking spaces, there's actually based upon the formula there's nine stacking spaces from where the potential speaker would be out around the building before you even get into that front parking lot so that you're not interfering with the parking lot circulation, plus an additional four that would actually come up the other side before that window. So you're looking at double what would be required in our code from a stacking standpoint, stamp stacking standpoint, okay. The the the location of the speaker, things of that nature and I think that's still to be determined a little bit, but as required to be 50 feet away from any residential property, the rear of this lot is actually backs on to Standart woods or residential property, the placement whether it be on the building or in that little area would actually be greater than 50 feet from the that particular lot line. So as we work through some of those details, that's something that from a initial look at and consideration, it's an appropriate place to put that drive thru ordering system and the speaker. The the only, I guess, point of concern that we'll have to address really with respect to that drive thru as there is a requirement for some type of either vegetative or fence separation from the neighboring properties. They do have space on both sides. The side to the I'm gonna say the Auburn musician side, because guess it depends on it's not really the south side, it's but the musician side, there is a right-of-way there, that's actually part of the existing plan on existing survey. So we can't go through and put something that's going to prevent that right-of-way. But definitely to the other side there, they have four and a half foot of separation. And we may need to look at some type of fence or screening, just between those two, essentially what we're trying to do was minimize that stacking standing impact of the cars running standing there waiting on any neighboring properties. Pretty minor things overall, honestly to, to get to a point of full compliance. With that, what I'm recommending that we do this evening, assuming that the board doesn't have any further questions, is table the application allowing staff to finalize their review of it and incorporate any comments that the board had this evening. And then bring it back before this board for completing the seeker environmental review and a final vote on November 4. If the board has questions for me, I'll be happy to address those as well.

**Crystal Cosentino** 21:32

Any other questions?

**Elizabeth Koenig** 21:47

Inaudible.

**Stephen Selvek** 21:53

Um, the, um, the corporation itself that own Standart Woods their notified as part of the overall process, um, it's again, and I'm one of those I'm very careful to talk about permission, ultimately, the lot is owned by Cameron's what they really have to do is meet the requirements of the code. And if they meet the requirements of the code, then there's there's that's what the review was based upon. And, and although they're moving the, the, the building back, they're still clearly within I think it's a might be a 25 foot setback or something like that. So they're well outside of the required setback, as well as addressing any of those drive thru nuances with making sure that those speakers are far enough away and things of that nature. And it does, I mean, moving this building back, really improves the circulation at the front of that building. So there is a huge benefit to moving the building back.

**Crystal Cosentino** 22:59

So in terms of the the musician store, on the left hand side, when you're looking at the bakery, as it stands now, will the property will be much closer to the musician store as it's pushed back? Because now obviously, there's a big gap of space because of where the location of the building is. Is there. How close?

**Paul Billings** 23:22

Well, I see what you mean, will we be reducing the side yard?

**Crystal Cosentino** 23:25

How close or will there be any impact? I mean, although you know that that industry in and of itself is not a high volume traffic, it's in and of itself. In it, the liquor, the liquor store that's on the right hand side would still probably maintain the same width because of the location of where that is. And just thinking about being in both of those parking lots in the past.

**Paul Billings** 23:52

Although moving the building back, we are putting the new building in closer proximity to the music building. The the distance the horizontal plane separation actually increases. Oh, it does. Okay. Yeah, actually, it's it's a better thing. And it's a better sight line, obviously. No, we were we were concerned with that as well.

**Crystal Cosentino** 24:18

And what's the timeframe from you know, approval here to demolition to like a rebuild is the

**Paul Billings** 24:25

we we'd love to get your full and complete non conditional approval tonight. And then we will go into construction tomorrow morning.

**Crystal Cosentino** 24:33

It's always a way

**Paul Billings** 24:34

we have the general contractor sitting here. This is general, and the the question I did have and I understand your timing, Steve, I understand it perfectly. Is there any way at all in consideration of winter construction. Good. Well, that's what we're looking at now. To be able to in some way possible move this a little quicker and and I and I say that, you know, it's not a matter of convenience. It's it's real, real issues. I mean, obviously here in Auburn, New York, we're dealing with winter temperatures, snow, yada, yada, yada, we would love to be able to get this thing under construction, mid October, that would be our dream, that would be where we would really want to be. So anything that we could do to facilitate that would be would be tremendous.

**Stephen Selvek** 25:29

The board has the ability to hold a special meeting, if you so choose, we could do that for the project, if that was critical. Short of that, and that even that would be two weeks out from now just based upon timing and everything else.

**Crystal Cosentino** 25:50

So this, this hasn't been to the design review?

**Stephen Selvek** 25:53

This has not been to the design review, the way that the the meetings worked out, and the application, the way that they came in the design review had their meeting prior to this coming in. But um, so I would be very reluctant to suggest approval prior to that

**Crystal Cosentino** 26:16

You have a standing date is that, every Wednesday or?

**Stephen Selvek** 26:19

and that's what it comes down to.

**Nate Garland** 26:21

I will just say that, as a member of the design review committee, is sometimes the fire department comes in with needs that really, I don't ever anticipate. And it seems like several other members of the board just never think of. And I would hate for you to have to go in and for you guys to change your plans, based on the fire department needs which are, of course are very important. So my guess is the fire department is gonna have have some input at the design review committee.

**Paul Billings** 26:53

Oh, that's a no, that's understood.

**Stephen Selvek** 26:55

And so that the next Design Review Committee meeting is actually scheduled for Tuesday, October 20. So I think it's the third.

**Crystal Cosentino** 27:03

And I mean, as a as a board member, I wouldn't want to meet prior to that, for sure. I just I'm just wondering like what's. So that would be, you know, the 20th. And then you'd have to give time following that to have a special meeting. I mean, I personally don't have a problem polling board members to see if we could meet. But I think our next board meeting would literally be 10 days ish following that, the November 4 date. So I don't know, if we would be able to get that moved up faster, given that December 20. Or, I'm sorry, the October 20th meeting.

**Stephen Selvek** 27:41

And so that's, I mean, that's just the way timing, yeah, plays out. Ultimately, it's something that we can leave on the table at this point, I can pull the DRC and see if there's something that works better for them, and then come back to you guys as a board and see if there's a time that works appropriately based upon that overall timing, but I certainly wouldn't want to promise anything this evening.

**Crystal Cosentino** 28:09

So if internally if the city did that with their own internal review, I think as a board, you know, we could figure out, you know, a way to have an opportunity to meet and we would I mean, I don't want to speak for everybody, but I don't think we would have any problem in calling a special board meeting to have this if it's possible.

**Paul Billings** 28:32

Plus, or there could be doughnuts involved

**Crystal Cosentino** 28:35

Well, we won't go, we won't go there.

**Stephen Selvek** 28:47

I guess that's actually a question with respect to the construction sequencing this building is going behind the the existing building. So from a construction sequencing standpoint, do you forsee doing all the demolition first, and then a rebuild or just just the opposite? So continue to operate out of that front building, as long as you potentially

**Paul Billings** 29:07

We have to have that thing ready. Right? I mean, we can't, can't not do that. No, actually, we would like to have the new building, except for the site work in front of the building on the demolition completed, so that Tony is moving in getting equipment moved into the new building, we tear the old building down, do the the front up front sight work, and have a grand opening and there's your donuts.

**Crystal Cosentino** 29:37

Well, I will leave the DRC in the meeting time and scheduling for the city.

**Paul Billings** 29:42

And we appreciate your consideration, thank you.

**Crystal Cosentino** 29:44

You can reach out and you know, and we can, you know figure out if there's an opportunity. I mean, if there is I again, you know, you have four members here tonight, we'll figure out how we can you know, get a meeting together if it's possible.

**Paul Billings** 29:58

Thank you very much. Appreciate your time.

**Crystal Cosentino** 30:02

So at this time, then I'm going to unless there's any more questions for the applicant or for staff here, we'll have a motion to table the application. Can I have a motion? made by Tina. Seconded by Andy. All in favor, Aye. Any opposed? motions carried. The next meeting date is going to at least be at this point in time scheduled for November 4. That is a Wednesday. It's the day after election day. So we will see you all then if not before. Is there a motion to adjourn. Made by Elizabeth. Second by Andy. All in favor? Aye. Motion carries.

Respectively submitted by Holly Glor