

**MINUTES OF CITY OF AUBURN PLANNING BOARD
TUESDAY, MARCH 7, 2023 6:30 PM
MEMORIAL CITY HALL
AUBURN, NY**

Present: Crystal Cosentino, Chairperson
Theresa Walsh
Andy Tehan
Karen Walter

Absent: Jenna Powers

Staff: Stephen Selvek, Deputy Director of Planning and Development
Nate Garland, Asst. Corporation Counsel
Sgt. Greg Gilfus, Auburn Police Department
Brian Hicks, Sr. Code Enforcement Officer

Agenda Items:

1. Approval of the January 3, 2023 Planning Board Meeting Minutes – *Board Action: Approved*
2. Approval of the February 7, 2023 Planning Board Meeting Minutes – *Board Action: Approved*
3. Site Plan review to redevelop 197-199 North Street. – *Board Action: Tabled*
4. Site Plan review to complete the construction of the existing building at 2 & 4 Commerce Way – *Board Action: Tabled*

Meeting Call to order: 6:30p

Agenda Item 1: Approval of the January 3, 2023 Planning Board Meeting Minutes

Motion by: Andy and Second by: Crystal

All in Favor, None Opposed, Motion Carried

Agenda Item 2: Approval of the February 7, 2023 Planning Board Meeting Minutes

Motion by: Theresa and Second by: Crystal

All in Favor, None Opposed, Motion Carried

Agenda Item 4: Presentation of Site Plan Review to complete the construction of the existing building and site improvements, together with future preliminary plan to construct a 2,300 SF office building at 2 & 4 Commerce Way. Applicant: Cayuga County Sewer and Water Authority

Mr. Karl Rindfleisch, Cayuga County Water and Sewer Authority, presented the site plan application, describing the proposed improvements to the property.

Board asked about presence of wetland plants near retention pond, EAF Question 13 indicates relegated wetlands on or adjoining the site, if the retention pond was completed, confirmed use and staffing of existing building,

Mr. Rindfleisch, stated that the wetland plants are likely the result of the stormwater retention pond which is required, the retention pond was graded but all the conveyance is not, staff would be relocated from County House location, questions pictures submitted by Mr. Stephen Chabot.

Staff noted that this site does not include regulated wetlands and will confirm wetlands map.

The chairperson opened the public hearing.

Mr. Dave Nikolson, Volpi Manufacturing, referencing Mr. Chabot's letter, shared concerns: the proposed industrial look and use differs from that of a "Technology Park" and that of Volpi Manufacturing's image, and improving the aesthetics of the property is very important.

A letter (attached) was received from Mr. Chabot, President Volpi USA outlining several concerns.

Mr. George Kalkowsky, P.E., consultant to CCWSA, acknowledged that the property is in a pretty regrettable state, but CCWSA as a government body would be accountable for better managing the site.

Public hearing was closed.

Board asked for clarification regarding the photos included in Mr. Chabot's letter.

Staff clarified, with the help of Mr. Rindfleisch, that the images are of materials and equipment of Cayuga County Soil and Water on County House Road. The materials shown are not CCWSA. Pipe that is delivered to the site may be in the yard for 2-3 days, but would be moved into the building.

Staff further noted the following: increase screening/planting along Commerce Way, the primary need is to clean-up the site, need a clear planting plan, north and south driveways need to be better defined, and in the absence of new information regarding drainage and stormwater management, the City will require conformance with these provisions as shown in the approved plans and SWPPP.

A motion to table the application was made by: Theresa and Second by: Karen

All in Favor, None Opposed, Application tabled to April Meeting

Agenda Item 3: Site Plan Review to construct 2 commercial structures totaling 11,000+ SF, parking for 74 vehicles, provision to support a drive-through, landscaping, and stormwater management at 197-199 North Street. Applicant: Grant Kyle for North Brook Farms, Inc.

Item 3 moved to the end of the meeting. Applicant was unable to attend the meeting.

A motion to table the application to have the applicant present was made by: Karen and Second by: Andy

All in Favor, None Opposed, Application tabled to April Meeting

The next Planning Board meeting is rescheduled to April 12, 2023 at 6:30p.

Meeting adjourned 7:15p

Minutes prepared by: S. Selvek