

**MINUTES OF CITY OF AUBURN PLANNING BOARD
TUESDAY AUGUST 2, 2022 6:30 PM
MEMORIAL CITY HALL
AUBURN, NY**

Present: Crystal Cosentino (Chairperson)
Andy Tehan
Theresa Walsh

Absent: Elizabeth Koenig
Jenna Powers

Staff: Stephen Selvek, Dep. Dir. Planning and Development
Nate Garland, Asst. Corporation Counsel

Agenda Items:

1. Approval of the July 5, 2022 Planning Board Meeting Minutes
2. Application for Site Plan Review to construct a 3,620SF ± single-tunnel carwash facility, vacuum stations, and site improvements including parking, lighting, landscaping and signage at 176 Grant Ave. Applicant: New Potato Creek Holding, LLC.

Items Approved: Agenda Item 1

Items Denied: None

Items Tabled: Agenda Item 2

Meeting Call to order: 6:30p

Agenda Item 1: Approval of the July 5, 2022 Planning Board Meeting Minutes

Motion by: Theresa and Second by: Andy

All in Favor, None Opposed, Motion Carried

Agenda Item 2: Application for Site Plan Review to construct a 3,620SF ± single-tunnel carwash facility, vacuum stations, and site improvements including parking, lighting, landscaping and signage at 176 Grant Ave. Applicant: New Potato Creek Holding, LLC.

Randy Bebout, project manager with Bohler Engineering, presented the proposed site plans and application, including the existing site conditions, demolition, layout, parking and vacuum stalls, removal of south curb cut, NYSDOT coordination, anticipated operations of the carwash, deliveries limited to a box truck and no tractor-trailer, vacuum system housed in a building, zoning HC where car wash is a permitted use, vehicle circulation, drainage and stormwater management, 4% reduction of impervious coverage, not impeding on floodplain limits, intend to re-use existing water and sewer utility services, landscaping, lighting is dark-sky compliant down lighting, and project includes monument signs, building wall signs, directional sign, and menu boards.

Board asked for clarification on water used in carwash and snow melt system.

Chairperson opened the floor to the public for comments:

- Mark Kubarek, business address 108 North Street, submitted the attached copy of an email with concerns outlined regarding the plans.

Staff discussed comments and a couple remaining concerns that the Design Review Committee had about the plans, including:

- Sediment separator is included as part of drainage plan
- Oil separator is included in utility plan
- Lighting appears appropriate
- Plantings list appears appropriate, City engineer has request additional street trees
- Concern: Snow storage appears to drain into brook
- Concern: There is not an adequate means for a vehicle that accidentally enters the site to exit the site without going through the carwash
- City's water and wastewater treatment capacity is adequate to support development

Staff reviewed SEQRA Environmental Assessment Form (EAF) with the board, including Parts II and III and noted that no significant adverse environmental impact is anticipated associated with the proposed development.

A motion to adopt the SEQRA resolution issuing a Negative Declaration was made by: Andy and Second by: Theresa

All in Favor, None Opposed, Motion Carried

A motion to table the Site Plan application was made by: Theresa and Second by: Andy

All in Favor, None Opposed, Motion Carried

Mr. Bebout asked for additional clarification regarding the DRC concerns about snow storage, vehicle turn-around, and emergency vehicle access.

Zoning code amendment process

Staff informed the Board that the City intends to revise portions of the zoning code and outline that process including holding the public hearing at the September 6, 2022 Planning Board Meeting.

Meeting adjourned

Minutes prepared by: S. Selvek

Fwd: 176 Grant Ave - Tidal Wave Project**MK** Mark Kubarek <mkubarek@me.com>

"mkubarek" <mkubarek@kscarwash.com>

Mark Kubarek
mkubarek@me.com
Mark D Kubarek

Begin forwarded message:

From: Mark Kubarek <mkubarek@me.com>
Subject: 176 Grant Ave - Tidal Wave Project
Date: July 22, 2022 at 10:08:11 AM EDT
To: sdeforrest@auburnny.gov, jdygert@auburnny.gov, jhaines@auburnny.gov,
Councilor Jimmy Giannettino <jgiannettino@auburnny.gov>
Cc: Christopher Kubarek <cjkubarek@icloud.com>

Ms. Deforrest:

I am one of one of the owners of K & S Car Wash and while I do not have a concern about another car wash coming to town, I do have a concern that we are all playing by the same rules. If you look back at the extensive 2005 DRC records for our 108 North St. project the following had to be met: 1) Emergency vehicles had to be able to get on the property AND either turn around or get around the building without backing up onto the street. 2) All delivery vehicles up to a 53 foot tractor trailer had to be able to enter the property and exit without backing up onto the street.

3) Snow storage or snow dumps had to be on final print. On our recent project in 2020 we had to change from three pay stations to two so emergency vehicles could pass between pay stations and the building.

When looking at the Tidal Wave print that was submitted there is no way you could get a delivery or emergency vehicle on the property without backing up on the street. There certainly is no room to turn around on property. There are no snow dumps or any place for snow to be placed. Then add Question 13a on their EAF form is wrong as there is a waterway (North Brook) on the property that is regulated by both the DEC and Army Corp.

Has City Code or NYS Building and Fire Code changed? These are some of the things they cited when we went through the approval process.

We would like to meet with you at your earliest convenience to discuss this matter.

If the rules are imposed on us are not imposed on this and future applicants, we would need ample time to put the materials we have on file to make a presentation a the next planning meeting.

Below is contact information for both myself and my son for your convenience. I look forward to hearing from you.

Mark Kubarek
315.374.2921
Email MKubarek@kscarwash.com

Christopher Kubarek
315-406.1075
Email. CJKubarek@icloud.com

Mark Kubarek
mkubarek@me.com
Mark D Kubarek