

**MINUTES OF CITY OF AUBURN PLANNING BOARD
TUESDAY JULY 5, 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
Brian Hicks, Senior Code Enforcement Officer
Greg Gilfus, Auburn Police Department

Agenda Items:

1. Approval of the June 7, 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: 6:32p

Agenda Item 1: Approval of the June 7, 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 layout plan and site plan application, including the anticipated operations of the carwash.

Staff and Board discussed and clarified with the applicant the proposed circulation and operational process, site details, and the amount of daily water necessary for the carwash.

Chairperson opened the floor to the public for comments:

- Chris Kubarek, business address 108 North Street, questioned amount of water usage noting the high volume days may exceed 10,000 GPD, plan for snow storage, and circulation of emergency vehicles.

Staff discussed, with the project manager, several concerns and comments that the Design Review Committee had regarding the plans and site development, including:

- Grading plan, stormwater management design, and SWPPP is needed
- Landscape plan is needed
- Vacuum system is housed inside a building that should mitigate sound
- Stacking for 19 cars appears sufficient, but add an opening in the island to allow vehicles to exit the line
- Continue coordination with NYSDOT
- A vehicle that accidentally enters the site needs a way to exit the site without going through the wash

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

All in Favor, None Opposed, Motion Carried

Meeting adjourned

Minutes prepared by: S. Selvek