

**MINUTES OF CITY OF AUBURN PLANNING BOARD
TUESDAY, JUNE 7, 2022 6:30 PM
MEMORIAL CITY HALL
AUBURN, NY**

Present: Crystal Cosentino
Theresa Walsh
Elizabeth Koenig
Jenna Powers

Absent: Andy Tehan

Staff: Stephen Selvek, Dep. Dir. Planning and Development
Gretchen Messer, Planner

(Video recording of the meeting is available on the City website.)

Agenda Items:

Meeting Call to order: 6:30pm

1. Agenda Item 1: Approval of April 5, 2022 Planning Board Meeting Minutes

Motion by: Elizabeth Koenig
Second by: Theresa Walsh
None Opposed, Motion Carried

2. Agenda Item 2: Application for Site Plan and Subdivision review for the division of one lot located at 17 Lansing Street in the C- General Commercial zoning district, creating a 1.14-acre lot to be developed to create a 12,000-square foot outpatient health care facility with paved parking for 44 vehicles, Applicant: Park Grove

Andy Bodewes with Park Grove Realty in Rochester addressed comments from the previous meeting with the planning board. The applicant had engaged a traffic engineer to study parking at the hospital. The study concluded that there is sufficient parking at the hospital. There are things that the hospital is very willing to do to ensure this is possible. It is such an important project for the hospital and this community and they are very pleased to be a part of it. It is a unique opportunity and benefit to the residents of the area, and they look forward to working with the city to make this happen.

Andy Burns, Civil Engineer. The proposed subdivision will be 1.12 acres currently zoned GC, General Commercial. Some of the modifications that have been made since their previous meeting before the board include the following.

1. Proposed property line was moved to the east so that it no longer cut through parking spaces.
2. They removed cross hatched striping in the parking lot to allow clear access to the parking area north of the Cancer Center lot.
3. They extended the sidewalk from the front of the Cancer Center to the hospital and Lansing Street to maintain connectivity throughout the campus.
4. Larger changes include the removal of the sidewalk along North Street. They have been working with NYS DOT and incorporating their comments for the final Highway permit.
5. Regarding utilities, the City Engineer has no outstanding comments at this time. They are coordinating the sanitary sewer utility placement along North Street in order to obtain a utility work permit.
6. They relocated the dumpster enclosure located on the northern portion of the Cancer Center parking lot.
7. The proposed seat wall along North Street was removed as it was no longer necessary as the grading plan was revised.
8. A parking study was completed by SRF which found that the Hospital campus would have sufficient parking capacity given the redevelopment of 2 parking lots along Park Avenue. Between these 2 parking areas, there should be a total of 88 spaces.
9. The study provided an improved way-finding series of signage throughout the campus to guide users to appropriate parking locations.

Crystal Costentino asked if the Board had any questions.

Elizabeth Koenig asked why the sidewalk along North Street was removed.

Andy Burns stated it was requested by the city and NYS DOT. The existing curb cuts will be removed and repaired.

Steve Selvek stated that the sidewalk along Lansing Street will be repaired and the curb cuts removed.

Crystal Costentino asked about the timing of the project and the improvements to the parking lots. Would the lots be completed prior to the project beginning or would the work be completed simultaneously.

Andy Burns stated the work on the parking lots would be done simultaneously.

Steve Selvek spoke about Part 2 of the SEQR review. He noted that the review revealed there was no or small impacts associated with the listed criteria. For Part 3 of the SEQR evaluation, he explained that the Cancer Center was an approved use in the GC General Commercial. According to a letter from the NY State Office of Historic Preservation and Parks, there is a historic structure across the street. However their department found that there were no concerns for impacts to the historic structure or possible archaeological elements associated with the proposed development.

Steve Selvek noted that the proposed plan reduces the percent of impervious surface by 26%. The City is always concerned with runoff due to the maintenance and operation of the City's water management system. The project is compliant with the DEC requirements for the reduction in impervious surface areas.

Steve Selvek highlighted the discussion of the parking issue. There are no significant environmental issues. The demand analysis showed that once the project is complete, there would be a need for 642 parking spaces and that a total of 674 spaces would be created. The applicant has shown that the projected parking plan can meet the demands associated with the hospital campus. Planning staff recommended approval of the SEQR declaration.

Crystal Costentino called for a vote on the recommendation of the SEQR declaration.

Motion by: Theresa Walsh
Second by: Elizabeth Koenig
None Opposed, Motion Carried

Steve Selvek began the discussion of the proposed subdivision. The previous lot line originally appeared to be placed arbitrarily. It has been revised, moving it eastward so that it follows the existing landscaping area between parking areas. This is a minor subdivision and we are able to waive a preliminary approval and vote directly on the proposed lot plan as shown. Staff recommended approval of the subdivision creating the +/-1.12 acre lot.

Crystal Costentino called for a vote on the recommendation of the proposed subdivision

Motion by: Jenna Powers
Second by: Theresa Walsh
None Opposed, Motion Carried

Steve Selvek began the discussion of the proposed site plan. The project engineer had highlighted comments made by the DRC and they have corrected the minor issues. The largest issue was the on-site parking and removal of parking spots associated with the construction of the new Cancer Center. The applicant provided a parking demand study that included several assumptions including the completion of the 2 parking areas along Park Street, involving the expansion of lot 7 into other hospital property. Staff believes it is prudent and necessary that these parking improvements be made prior to completion of the project. Staff recommended that the resolution to approve the site plan include contingencies for the implementation of recommendations made in the May 3rd parking assessment prepared by SRF:

1. Completion of parking lot improvements on lots 9 and 7 (lot numbers correspond to approved site plan documents)
2. Installation of way-finding signage.

3. Relocation of 12 staff members such that their parking needs are eliminated.

The hospital has stated that they agree and will comply with these contingencies. There has been discussion of the use of a performance bond to guarantee that the work is completed prior to the opening of the Cancer Center. Another approach which could be applied is withholding the Certificate of Occupancy until the required work is completed. Staff recommended approval of the site plan with modifications and conditions.

Crystal Costentino called for a vote on the recommendation of the site plan.

Motion by: Elizabeth Koenig
Second by: Theresa Walsh
None Opposed, Motion Carried

Adjournment:

The next Planning Board Meeting is scheduled for Tuesday, July 5, 2022 at 6:30 PM.

A motion to adjourn the meeting was made by: Theresa Walsh and Second by: Elizabeth Koenig

All in Favor, None Opposed, Motion Carried

Meeting adjourned: 6:53 pm

Minutes prepared by: G. Messer