

**MINUTES OF CITY OF AUBURN PLANNING BOARD
TUESDAY, MARCH 1, 2022 6:30 PM
MEMORIAL CITY HALL
AUBURN, NY**

Present: Andy Tehan (Acting Chair)

Theresa Walsh

Elizabeth Koenig

Excused: Crystal Cosentino

Staff: Stephen Selvek, Dep. Dir. Planning and Development

Gretchen Messer, Planner

Brian Hicks, Code Enforcement

Greg Gilfis, Traffic Officer

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

Agenda Items:

1. Approval of the February 1, 2022 Planning Board Meeting Minutes

2. Public Hearing: Application for Site Plan and Subdivision review for the division of one lot located at 17 Lansing Street (Tax 116.24-1-35.13) 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, and associated sidewalks and landscaping. Applicant: Park Grove Realty LLC.

3. Application for Site Plan Review to merge 2 vacant lots located at 116 (Tax 116.62-2-50) and 118 (Tax 116.62-2-51) Osborne Avenue, within the R-2 Multi-Family Residential zoning district, for the purpose of creating a 50-foot by approximately 125-foot paved parking lot. Applicant: John J. Voorhees

Items Approved: Agenda 1

Items Denied: None

Items Tabled: Agenda 2 and 3

Meeting Call to order: 6:30p

Agenda Item 1: Approval of February 1, 2022 Planning Board Meeting Minutes

Motion by: Theresa Walsh and Second by: Elizabeth Koenig

All in Favor, None Opposed, Motion Carried

Agenda Item 2: Public Hearing and 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 out of Rochester described how their company would be the developer and owner of the site and would be leasing the building and parking back to Auburn Community Hospital. The Hospital has been partnering with Upstate Hospital in Syracuse to develop an out-patient cancer care facility in Auburn. As developer and owner, Park Grove realty would incur all the capital costs.

Paul Levesque, architect from Holt Architects and Andrew Burns, project engineer from Passero Co. presented the proposed construction and location of the outpatient Cancer Center and associated parking. Mr. Levesque presented the following:

- Described the overall layout of the facility and location within the surrounding residential area using a google earth map.
- Described the Cancer Center use program. The Hospital currently has services for chemotherapy but not radiation services. He described the internal flow pattern and use areas within the new facility.
- He showed drawing elevations from all directions. Presented that the gabled roof was designed to reflect the residential nature of the area.

Elizabeth Koenig asked for clarification of which parking lot areas would be removed.

Andy Burns, Project Manager and engineer presented that the use of the 8.02-acre site for an out-patient hospital care facility was permitted per the site's current zoning. All plans are preliminary as they are waiting for abstract and deed information. Furthermore, they would be taking the project to the Zoning Board for authorization of area variance for the size and number of proposed signs. He presented the following information:

- They were working the City's engineers regarding stormwater, sanitary sewage, and other engineering issues.
- The Cancer center requires 24 parking spaces based on proposed square footage and use. The plan provides this and 20 additional spaces.
- The parking area and drive design will maintain access to all surrounding buildings and will not change current access conditions.
- The existing parking lot drops 13-15 feet across the site (east to west). Erosion control measures will be in place during construction in accordance with all requirements.
- The subdivision aspect of the application involved splitting 1.055 acres from the existing hospital parcel.
- He clarified that the new property line crosses over several of the proposed parking spaces and they will need a reciprocal easement agreement for these specific parking stalls and for cross-site utilities and signage. Staff recommended modifying the new lot line to follow the proposed usage instead of designing the site as a square lot without addressing the site uses.

Mr. Bodewes mentioned that they were ok with moving the lot line to make a better fit, reflective of the proposed uses. In response to staff question, he confirmed that the public sidewalks along North Street and Lansing will remain.

Elizabeth Koenig asked how long they anticipated the construction period. The Engineer responded that they would like to begin June 2022 and be completed by June/July 2023. There was more discussion about the use off-site parking areas during construction and wanting to minimize the construction impacts to the surrounding residential area.

The discussion was opened for **PUBLIC HEARING**

Dr. Chi and Mrs. Jang, 143 North Street, immediately west of the current parking lot and proposed building. They stated that they have seen that there currently is not sufficient parking for the existing hospital and medical uses so were concerned that the new building would be removing spaces while adding a building that required additional parking itself. They asked the Hospital to explain where the displaced parking would be relocated to. They were glad that a Cancer Center was being built in Auburn, but that it should be constructed someplace else. The current parking is insufficient and this would make matters worse. They mentioned several times that their house was for sale.

Cher Cavariglia, 57 Nelson Street, stated she was concerned that 24 spaces was insufficient for the new use, while parking spaces were being lost at the same time. Stated the building should be located in another location.

PUBLIC HEARING WAS CLOSED

Staff Comments:

- The DRC has identified concern regarding the loss of parking and had asked the Hospital to provide more specific details regarding the number of parking spaces they currently have and the level of use. The Applicant stated they would continue to work with staff on this issue.
- The utility connections were still being reviewed by staff. They hope to move access to North Street so that Lansing Street, which was recently repaved, would not be disturbed.
- The reduction of impervious surfaces would result in a reduction in stormwater runoff volume flowing across the site.
- Requested the Applicant to develop a better parking flow and way-finding program including a discussion controlling use via identifying signage.

Elizabeth Koenig reiterated her concern about the loss of parking and creating a worse situation of insufficient parking. The Applicant responded that they have done an inventory of the parking lots around the area. They will provide information regarding the number of spaces available. The Applicant further pointed out that they would be relocating their marketing and administrative services to another site, freeing up some of the existing parking spaces.

Staff asked the Applicant to describe their intended use of LED lighting around the false window façade of the radiation block portion of the proposed building. The concern was the addition of light pollution within a residential area. Applicant stated they would consider the request.

There was a Motion to Table the Application

Motion by: Elizabeth Koenig and Second by: Theresa Walsh

All in Favor, None Opposed, Motion Carried

Agenda Item 3: Application for Site Plan Review to merge 2 vacant lots located at 116 and 118 Osborne Avenue, within the R-2 Multi-Family Residential zoning district, for the purpose of creating a 50-foot by approximately 125-foot paved parking lot. Applicant: John J. Voorhees

Sam Giacona, attorney, and **Tim Buhl**, Engineer, presented the proposed project to build a parking lot with 22 diagonal spaces. The application has already received a use variance from the Zoning Board of Appeals. They stated that all stormwater will be stored on site in compliance with code requirements, and would have required landscaping. They would be combining 2 lots to create this single lot. One lot is currently vacant, the second lot currently supports an abandoned structure. Plans for the structure have not been determined at this time.

Elizabeth Koenig clarified the project location and asked who would be able to park in this facility. The Applicant stated that patrons from the nearby bar as well as tenants from the adjacent apartment building (by permit) would be allowed to use the parking lot.

According to Mr. Giacona, Mr. Udall, an adjacent resident approved of the proposed use.

The discussion was opened for **PUBLIC COMMENT**

Leroy Leubner, 106 Frances Street, stated that he was very concerned about any activity on this site as it has historic significance due to is being the location of the New Guinea Negro Settlement from 1837.

- He described the history of this site, and its relevance to the history of Auburn as vital hub in the underground railroad, occupied and managed by Harry and Cate Freeman, Colonel Hardenbergh's

indentured servants and co-founders of Auburn. He did not think this site should be developed as a parking lot.

- He thought the parking lot was located too far from the existing O'Tooles bar. He believed people would rather park in the street in order to be closer to the bar and would not use the parking lot.
- He did not think this parking lot was the best option for providing additional parking for the bar as the bar owner currently owns land behind the bar (71 Elizabeth Street) where there is currently parking. This location is potentially being used for open air entertainment associated with the bar. He believed it should be used for parking, especially since the bar is located in a residential area and outdoor entertainment is not fitting.
- He asked that SHPO be contacted.

Mr. Leubner submitted a letter to the Planning Board, reiterating the issues listed above. He also included a response from Mr. James Carter, in response to a letter Mr. Leubner had sent him regarding this project. Mr. Carter is a Historic Preservation Analyst for the Division for Historic Preservation. Mr. Carter's response states that the project had not yet been submitted to their office for review. He directed Mr. Leubner to follow through with having the City ensure that the application is formally reviewed by SHPO, following the required SEQRA policies.

The Applicant had been asked to contact the State Historic Preservation Office to determine whether this was a site of historic significance and has agreed to do so.

PUBLIC COMMENT WAS CLOSED

Staff Comments:

- Staff commented that SHPO review was conducted in association with the SEQR review for the project, and the site was not found to be in an area of archeological significance.
- The DRC had reviewed the project and made the following comments:
 - The public sidewalk needs to be replaced.
 - The parking lot and entrance/exit need to be curbed.
 - Required landscaping must be installed
 - Stormwater management must be reviewed. The engineer was recently provided with a new map showing the location of a sanitary sewer in the location of the previously designed retention basin. The revisions must be reviewed by the City Engineer.
 - The Applicant must provide the City with information regarding the proposed use/removal of the existing structure located on the southeastern lot.

There was a Motion to Table the Application

Motion by: Elizabeth Koenig and Second by: Theresa Walsh

All in Favor, None Opposed, Motion Carried

Adjournment:

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

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

All in Favor, None Opposed, Motion Carried

Meeting adjourned: 8:05 pm

Minutes prepared by: G. Messer

DRAFT