

**MINUTES OF CITY OF AUBURN PLANNING BOARD
TUESDAY JANUARY 18, 6:30 PM
MEMORIAL CITY HALL
AUBURN, NY**

Present: Crystal Cosentino (Chairperson)
Andy Tehan
Theresa Walsh

Excused: Elizabeth Koenig

Staff: Stephen Selvek, Dep. Dir. Planning and Development
Gretchen Messer, Planner
Nate Garland, Asst. Corporation Counsel
Brian Hicks, Senior Code Enforcement Officer

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

Agenda Items:

1. Approval of the July 6, 2021 Planning Board Meeting Minutes
2. Application for Site Plan Review to construct a 17,280 SF commercial building on two undeveloped vacant parcels (Tax 109.56-1-1.111 and 109.55-1-1.121) along John Walsh Blvd. Applicant: RJC Development, 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 6, 2021 Planning Board Meeting Minutes

Motion by: Andy and Second by: Theresa

All in Favor, None Opposed, Motion Carried

Agenda Item 2: Application for Site Plan Review to construct a 17,280 SF commercial building on two undeveloped vacant parcels along John Walsh Blvd. Applicant: RJC Development, LLC

Matt Napierala, PE and site engineer, Pat Leamy, Architect, and Ryan Coe, applicant presented the proposed plans and site plan application.

Staff and Board discussed and clarified with the applicant proposed use of the site, size of the business, operation of the business, effect of the neighboring railway, size of paved/gravel area, and method of stormwater/flood mitigation.

Staff questioned possibility of wetlands and the design compensatory storage. The site engineer noted a wetland check area along the brook and discussed the floodwater storage layout.

Chairperson opened the floor to the public for comments:

- Dominic Gambaiani, 66 Lansing Street, spoke opposing the development and expressed concerns with the proposed plans. Mr. Gambaiani submitted 2 pages of written comments and a petition outlining several demands. (Attached)

Staff discussed, with the project engineer, several concerns that the Design Review Committee had regarding the plans and site development, including the width of the driveways, stormwater quality mitigation and layout, the need to replant graded areas, and the form of the compensatory basins.

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

All in Favor, None Opposed, Motion Carried

Meeting adjourned: 7:20p

Minutes prepared by: S. Selvek