

**MINUTES OF CITY OF AUBURN PLANNING BOARD  
TUESDAY FEBRUARY 2, 2021 6:30 PM  
REMOTE LOCATIONS VIA ZOOM**

The meeting was conducted in accordance with Executive Order 202.1 and held as a videoconference.

Present: Crystal Cosentino (Chair), Andy Tehan, Theresa Walsh, Tina Tomasso, Elizabeth Koenig

Excused: None

Staff: Stephen Selvek, Office of Planning and Economic Development; Nate Garland, Corporation Counsel

**Agenda Items:**

1. Approval of the January 5, 2021 Planning Board Meeting Minutes
2. Application for Site Plan review to construct a 25,000 SF addition to the existing 50,000 SF warehouse at 38 Allen Street.  
Applicant: Mack Studios

Items Approved: Agenda Item 1 & 2

Applications Denied: None

Applications Tabled: None

Meeting transcription as required by EO202.1:

**Crystal Cosentino**

Its 6:31 we might as well call the meeting to order. And Steve, do you want to call the roll?

**Stephen Selvek**

Andy Tehan.

**Andy Tehan**

Here.

**Stephen Selvek**

Elizabeth Koenig,

**Elizabeth Koenig**

Here.

**Stephen Selvek**

Tina Tomasso

**Tina Tomasso**

Here.

**Stephen Selvek**

Theresa Walsh.

**Theresa Walsh**

Here.

**Stephen Selvek**

And Crystal Cosentino.

**Crystal Cosentino**

Here. So our first item on our agenda tonight is the approval of the meeting minutes from January 5th last month's meeting. Is there a motion to approve the meeting minutes?

**Theresa Walsh**

So moved.

**Crystal Cosentino**

Is there a second?

**Elizabeth Koenig**

Second.

**Crystal Cosentino**

First by Theresa, second by Elizabeth All in favor?

**Everyone**

Aye.

**Crystal Cosentino**

Any opposed? Motion carried. The second item on our agenda is an application for site plan review, to construct a 25,000 square foot addition to the existing 50,000 square foot warehouse at 38 Allen Street. The applicant is Max studios. Let's have staff comments on the plan and SEQR. First, please.

**Stephen Selvek**

At last month's meeting, we had the applicant do a presentation of the site plan itself. And we had opened up the public to be heard at that point in time that remained open through January 19th. I did not receive any comments specific to the plan. Prior to that meeting, I don't know if I mentioned it at the last meeting. I did have one resident just called to kind of clarify a couple things and where the addition was going but no concerns with the project as it was presented. I did not receive any comments between the meeting and the 19th. Nor have I received any further comments from members of the public since that time before this evening. The meeting when it was discussed, one of the concerns was with regards to the stormwater management plan as shown. The plan as we had reviewed it and was shown was the existing building with the addition on the rear of it and the DRC had some questions regarding the adequacy of the stormwater retention pond itself that's there. We wanted to ensure that the pond was in fact designed to accommodate the additional space and the applicant had sent over the original stormwater pollution prevention plan that was done as part of the initial 50,000 square foot facility. When that plan was done, it contemplated having actually a 40,000 square foot facility plus an additional 37,750 square feet. So the the development of the stormwater management was for a total building size of 77,750 square feet. What was ultimately constructed was 50,000. The new proposal is an additional 25,000 putting us at a grand total of 75,000 square feet for the existing building and the expansion. So the stormwater management plan, in short, provided was adequate for not only the original construction but also the addition. What we have asked for, as Staff just to better understand, is confirmation from the architect's engineer. Regarding the original design of it, and the original construction of it that it was constructed according to the plan, as well as, the pond is ultimately adequate. Staff believes that it is we don't have any reason or concern to feel that it isn't. But we kind of want that additional clarification. So once you'll notice in the resolution. What we've done is we're seeking to approve the

plan this evening, but having it contingent, or conditioned upon a couple things. And I did add in conditions two and three this afternoon after speaking with the architect. And ultimately, the first one is that the stormwater control measures that are identified as part of the SWPPP be also used as appropriate for the subsequent construction. This includes your rock check dams and your stabilized construction entrances. Things of that nature that are kind of just a matter of doing construction nowadays. But we wanted to make sure that that was specifically outlined that those particular items would still be applicable during construction of this building. Essentially, it's really about managing erosion more than anything, as well as in this case, we want to make sure that we don't create sedimentation that fills in that pond and creates other issues. The other two items, which I revised this resolution and posted it again this afternoon to the city's website is that the engineer confirm that the stormwater management infrastructure was constructed per the stormwater pollution prevention plan. And finally, that they also confirm that the capacity of the stormwater infrastructure is sufficient and that if there was any maintenance needed to it or some minor modification needed to it that those would be completed as well. Ultimately, the engineer has agreed to provide those items. The architect is on this evening, so if there are questions regarding anything that I'm explaining or stormwater implications or environmental implications that the architect is available this evening to answer some of those questions. But ultimately, they have contracted with Rudy, RZ Engineering, who provide and completed the original SWPPP. So the staff is confident that any of those outstanding minor issues can be addressed and that the plan approval should be contingent upon addressing those couple of items. Again, it's really about confirmation as to what exists there more than anything. To touch base on SEQR, which we will complete this evening prior to moving forward on the application for site plan itself. With regards to the short environmental assessment form, I've completed Part Two for the board's consideration. You'll see that I have indicated that there is either no impact or only a smaller moderate impact with regards to the 11 points for the environmental review. On the following page, I've provided some additional information as part of Part Three, the determination of significance, noting that I've reviewed the New York State environmental assessment form mapper, the New York State environmental resource mapper which includes an inventory of wetlands, the FEMA flood insurance rate map, as well as, the SWPPP itself. In this Part Three I note that the project includes a 25,000 square foot addition to the existing 50,000 square foot structure. The proposed building will match the existing building. The site is located in the industrial park zoning district where both the existing and the expanded manufacturing warehouse is permitted. The original 50,000 square foot facility was developed, the SWPPP was done to accommodate even the proposed addition at the same time. Potential runoff from the additional will be directed towards the stormwater management infrastructure in the same way that it is done right now. I go on to note about question 20 on the environmental assessment form mapper notes that this site is located within proximity to a remediation site. They use a 2000 foot buffer. So, the site that they're referring to is actually the city of Auburn landfill. While the site is over 2500 feet away, the boundary that they utilize kind of as a buffer is within proximity to the proposed site. However, the Auburn city landfill is classified as a 04. This classification is assigned to sites that have been properly closed, but require continued site management. That's part of the city's doing things but so there really is no concern of impact with regards to a contaminated property, either at the property or joining the property. Staff's recommendation based upon the fact that significant impacts are not anticipated is issuance of a negative declaration this evening. For that there is a resolution in your packet. And then ultimately, staff is recommending approval of the site plan as submitted, conditioned upon those three items that were previously discussed. If the board does have questions, I'm available this evening to try to answer those, as well as, our applicant's representative, Bill Murphy, is here this evening as well.

**Crystal Cosentino**

Any board members have any questions for Steve or for Mr. Murphy? Seeing or hearing none, I guess we'll just jump right in and if there is a motion to adopt the SEQR resolution issuing a negative declaration. Is there a first?

**Theresa Walsh**

So moved.

**Crystal Cosentino**

Made by Theresa. Second? By Andy. If I could, Steve would you call the roll?

**Stephen Selvek**

Andy Tehan.

**Andy Tehan**

Yes.

**Stephen Selvek**

Elizabeth Koenig.

**Elizabeth Koenig**

Yes.

**Stephen Selvek**

Theresa Walsh.

**Theresa Walsh**

Yes.

**Stephen Selvek**

Tina Tomasso

**Tina Tomasso**

Yes.

**Stephen Selvek**

And Crystal Cosentino.

**Crystal Cosentino**

Yes. Motion carried. Is there a motion to adopt the resolution approving the site plan with the conditions as outlined by staff?

**Tina Tomasso**

Yes.

**Andy Tehan**

So Moved.

**Crystal Cosentino**

Made by Tina seconded by Andy. Steve, if I could ask you to call a roll.

**Stephen Selvek**

Andy Tehan.

**Andy Tehan**

Yes.

**Stephen Selvek**

Elizabeth Koenig.

**Elizabeth Koenig**

Yes.

**Stephen Selvek**

Theresa Walsh.

**Theresa Walsh**

Yes.

**Stephen Selvek**

Tina Tomasso

**Tina Tomasso**

Yes.

**Stephen Selvek**

And Crystal Cosentino?

**Crystal Cosentino**

Yes, Motion carried. So that appears to be our meeting for this evening. Unless, Steve, you had anything additional you wanted to add?

**Stephen Selvek**

I do not have anything additional. Bill I will be in touch with you on the follow up I did receive the letter outlining RZ engineering's services. And I'll just reach out to you to make sure that we're all on the same page.

**Bill Murphy**

Great.

**Stephen Selvek**

Thanks, Bill.

**Bill Murphy**

Thank you.

**Crystal Cosentino**

All right. Well, thank you. The date for the next planning board meeting is going to be Tuesday, March 2nd at 6:30. Could I get a motion to adjourn?

**Elizabeth Koenig**

Motion to adjourn

**Crystal Cosentino**

Made by Elizabeth Second.

**Theresa Walsh**

Second

**Crystal Cosentino**

By Theresa. All in favor?

**Everyone**

Aye.

**Crystal Cosentino**

Any opposed? Hearing none Motion carried.

Meeting adjourned: 6:46p

Minutes prepared by: S. Selvek