

**MINUTES OF CITY OF AUBURN PLANNING BOARD
TUESDAY JANUARY 5, 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 November 4, 2020 Planning Board Meeting Minutes

2. Presentation and 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

Applications Denied: None

Applications Tabled: Agenda Item 2

Meeting transcription as required by EO202.1:

Steve Selvek 00:00

Crystal.

Crystal Cosentino 00:02

All right. Well, thanks, everybody for joining again remotely. I'll ask if we can call the meeting to order. And Steve Will you do the roll?

Steve Selvek 00:18

Andy Tehan

Andy Tehan 00:20

Here

Steve Selvek 00:21

Elizabeth Koenig.

Elizabeth Koenig 00:23

Here

Steve Selvek 00:24

Tina Tomaso

Tina Tomasso 00:26

Here

Steve Selvek 00:27

Theresa Walsh.

Theresa Walsh 00:29

Here

Steve Selvek 00:30

Crystal Cosentino

Crystal Cosentino 00:33

Here. The first item on our agenda tonight is the approval of our meeting minutes from the November 4 2020 Planning Board meeting. Is there a motion to approve the meeting minutes? Made by Tina seconded by?

Theresa Walsh 00:49

Theresa

Crystal Cosentino 00:50

Theresa. All in favor?

Board Members 00:53

Aye.

Crystal Cosentino 00:55

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 Mack studios and I believe Mr. Murphy, you must be here for the applicant if you could present the project.

Bill Murphy 01:25

Yes, I am representing Mack studios. Bill Murphy.

Steve Selvek 01:31

I will try to pull the plans up. I'm having a hard time sharing my screen. Is that something that can be enabled through that computer? Chuck?

01:40

Where are they at?

Steve Selvek 01:42

I've actually got them right on my computer but

01:46

On the website?

Steve Selvek 01:46

They are on the website. Should be a site plan the Mack warehouse, Mack Studios warehouse. Yep. And if we maybe just want to make it, maybe the third page or something like that. I think it is. At least this way, it'll give us something

Bill Murphy 03:37

That's pretty good. I'm not sure if everyone is familiar with the site but this is in Technology Park over adjacent to double days with Auburn Doubleday's field is Falcon Park. Allen Street is the street that runs perpendicular and would basically

come out at the entrance to Falcon Park. Mack Studios has a 50,000 square foot metal building that exists there today. And what we'd like to propose to do is expand that warehouse, another 25,000 square feet. We have lengthened the driveway, more of a fire access road to allow for large vehicles to be able to pull in and protect more of the perimeter of the building. There is quite a bit of fill on the lower left hand portion of the site here. We are going to have to bring in a little bit of structural fill to be able to, you know support that lower left hand corner of the proposed expansion of this building. We did build a pretty large storm water retention basin in the top right hand corner of the site adjacent to the power easement. Mr. Mack has looked at purchasing some adjacent property and trying to do this project or similar project a number of different ways. But this seems to be the one that makes the most sense right now for his needs. There are elevations of the building included, it very much will match what's there today, we're using the same building manufacturer, same color finishes, we've incorporated a couple of exit doors around the perimeter of the building, so as to have proper safety precautions met and proper egress from the structure. And take any questions, if there are any from the board.

Crystal Cosentino 06:21

Sorry, I work with two monitors. And sometimes I forget where my mouse my cursor are, at the same time apologize for that. Any members of the board have any questions at this point?

Elizabeth Koenig 06:34

So the 25,000 square foot expansion? I was just wondering, is that going to be a continuum of what's there and how it's utilized?

Bill Murphy 06:46

Yeah, so this is a manufacture light manufacturing and storage facility for Mac students. And that would be the proposed use as well. It's an extension of Mac studios. It's not another tenant.

Elizabeth Koenig 07:03

Right. Okay. Thank you.

Bill Murphy 07:05

Yep.

Crystal Cosentino 07:08

I thought I read that there will be additional parking, or is it just that the parking that is existing already? Is applicants enough for what's needed? Or is this interest for people or just for product?

Bill Murphy 07:25

No, this is not for more staff. It's more for storage of goods, either goods that are waiting to be shipped out and being sold or goods that might be on like a roadshow or a trade show cycle. And potentially that trade show is off for a refresh or something of that nature. And those would be stored here as opposed to being on the truck. So there isn't really additional staff. It's not like people sitting in like an office cube farm. This is more warehouse racking for goods and products that Mac studios is either purchasing or managing for their client.

Crystal Cosentino 08:16

Okay. Andy, Theresa, or Tina, do you guys have any questions before I turn it over to Steve?

Andy Tehan 08:26

I don't. It seems pretty straightforward.

Theresa Walsh 08:29

Yes, I was thinking the same thing. My only question and I think it's because I have a limited ability to see this. This drawing is the addition on the back of the building or the right. Yeah. Now you're muted. Mr. Murphy.

Bill Murphy 08:48

I apologize. Okay. So the Allen Street is at the top of the page.

Theresa Walsh 08:54

Okay, that's what I figured

Bill Murphy 08:55

Just zoom out maybe a little bit. We may be able to,

Theresa Walsh 08:58

That's okay. Don't worry about it. I just I wanted to ask you something. And that was really my only question. Thank you.

Bill Murphy 09:06

You're welcome.

Elizabeth Koenig 09:09

And you said that the drainage wouldn't be a problem. Because the way it sets,

Bill Murphy 09:14

Well, the site's pretty flat, their slope in the back corner, but all that grade and drainage is going to maintain, continue to flow in that direction. Once you hit the ridge, it's and it does start to flow to the upper right on this page. We have our large retention basin from when we did the original site. Just at that point in time, we didn't serve more than 40,000 square feet. We completed a full SWPPP and put in the retention basin and the settlement basin that you see in this upper right hand triangle or area of our site plan. I don't know if it shows up in any of our current drawings it is there, it was put in it was designed by Rudy zona, and met all of the needs. We do believe it is adequate to take some additional stormwater from this edition thinks it was large or larger than even capacity. So it would be take additional water, we also with this disturbance are really getting into that 40,000 square foot offer. There's the drawing that shows the retention, it's a it's a pretty deep structure. They can hold a lot of storm water there. And you can kind of see the ridge line that happens. Almost, you know, right through the middle of the addition call it from a diagonal upper left to lower right, is the ridge and kind of the direction of the water flow.

Elizabeth Koenig 11:15

Thank you.

Crystal Cosentino 11:24

Steve, do you have any comments,

Steve Selvek 11:27

I want to touch base on a couple things for the board as well as members of the public that might be viewing this or viewing this later. As the board is aware, we always hold the public to be heard for our site plans, while a public hearing and in and of itself is not required for site plans. The board always feels it's in the best interest to ensure the opportunity for public comment, because of COVID. And the way things are being done right now. We're kind of even though this is a really straightforward plan. Kind of breaking this up into two different review timeframes, I guess, initially starting this evening with a presentation as well as board discussion board questions. Ultimately, the way that the information has been put out as we are leaving public comment open for the next two weeks, so that if any of the neighbors or members of the public do have questions or comments or concerns, they do have an opportunity to relay those to myself via email, or by mail. And we can go through and then provide those in return to the board members. So what we're doing this evening, of course, is this

presentation, the general discussion to make sure we're all on the same page and we understand what's going on. And then I anticipate in the February meeting a few weeks away. Having this prepared for a formalized vote by the board. touching on the site plan itself, it was noted that it is a very straightforward site plan and there's a large footprint that they're looking at but the fact that it's being expanded directly out the back, the width of the building is being maintained, it's coming out an additional 125 feet to the south there. Again, it was noted that there's some fill that's going in really just aimed at matching the finished floor elevations of the existing building to the proposed building, or vice versa. The fire lane has been extended around the rear an additional hydrant has been also located towards the rear to comply with the fire safety requirements. The only concern that the DRC did have is with regards to potential for stormwater runoff. It is my understanding that that pond was designed initially and installed initially to accommodate future expansion such as this. Unfortunately, I do not have record of that. And that's something that the DRC has asked for record of just the engineering calculations that go along with the initial design of that stormwater pond to kind of ensure that it in fact is adequate for the addition. Along with that, the only other comment is we would like to see as much of the runoff as possible directed from the roof to the stormwater infrastructure that exists. There is the potential for some water to continually run down Allen street which has at times caused problems for our wastewater treatment plant. Other than that, I mean really we're just looking at next month to prepare the State Quality Environmental Review or go through that. I'll prepare the documents for that and then provide the board with resolutions for final consideration. In the meantime, if there's questions, I'll be happy to address those to the best of my ability. And we'll be in touch with the board members in terms of getting out a complete package for review and approval next month.

Crystal Cosentino 15:21

Are there any additional questions? Well, we have the applicant's representative here tonight or for Steve, before we have a motion to table.

Andy Tehan 15:32

Don't have any questions.

Crystal Cosentino 15:34

All right. Hearing none, is there a motion to table the application?

Elizabeth Koenig 15:40

I motion to table to table the application

Crystal Cosentino 15:43

Made by Elizabeth Is there a second?

Theresa Walsh 15:45

Second. Theresa.

Crystal Cosentino 15:46

Second by Theresa. All in favor?

Board Members 15:49

Aye.

Crystal Cosentino 15:50

Any opposed? Motion carried. So we'll pick this back up next month and hear from Steve in the interim.

Steve Selvek 16:00

So Bill, I guess just following up with you, I'll be in touch with you tomorrow, just to find out exactly what it is that our engineering office is looking for just to confirm those calculations and that information.

Bill Murphy 16:15

Sounds good.

Crystal Cosentino 16:19

With that the next planning board meeting is going to be Tuesday, February 2, at 630. Likely probably via zoom, but Steve will let us know. Hopefully, we'll get back to being in person again. Soon. And we had that few meetings there where we got to see each other not over video. But is there a motion to adjourn?

Andy Tehan 16:47

Motion to adjourn.

Crystal Cosentino 16:48

Made by Andy second by Elizabeth. All in favor?

Board Members 16:53

Aye.

Crystal Cosentino 16:54

Aye. Any opposed? Motion carried. All right. Well, thank you all happy new year. We'll see in a few weeks.

Minutes prepared by: S. Selvek