

**MINUTES OF CITY OF AUBURN PLANNING BOARD
WEDNESDAY, APRIL 12, 2023 6:30 PM
MEMORIAL CITY HALL
AUBURN, NY**

Present: Crystal Cosentino, Chairperson
Andy Tehan
Karen Walter

Absent: Theresa Walsh
Jenna Powers

Staff: Stephen Selvek, Deputy Director of Planning and Development
Nate Garland, Asst. Corporation Counsel

Agenda Items:

1. Approval of the March 7, 2023 Planning Board Meeting Minutes – *Board Action: Approved*
2. Site Plan review to redevelop 197-199 North Street. – *Board Action: Approved*
3. Site Plan review to complete the construction of the existing building at 2 & 4 Commerce Way – *Board Action: Approved*

Meeting Call to order: 6:30p

Agenda Item 1: Approval of the March 7, 2023 Planning Board Meeting Minutes

Motion by: Karen and Second by: Andy

All in Favor, None Opposed, Motion Carried

Agenda Item 2: Site Plan Review to construct 2 commercial structures totaling 11,000+ SF, parking for 74 vehicles, provision to support a drive-through, landscaping, and stormwater management at 197-199 North Street. Applicant: Grant Kyle for North Brook Farms, Inc.

Mr. Grant Kyle, owner and developer, provided a recap of the project as present previously, noting DOT approval of the vehicle access,

Board asked for clarification regarding brownfield notation and remediation within project description, ownership of apartments behind the site, fire access

Mr. Kyle indicated brownfield is a broad term and no remediation is needed, Brister Mills (apartments) is owned by his family, and provided clarification regarding DOT requirements for the access.

Staff clarified that AFD has reviewed the plans, DOT has reviewed and is requiring signal improvements, recapped the review process, and noted that the resolution requires the south plantings to be adequate to minimize light and sound impact.

Staff reviewed SEQRA and EAF documentation with the board suggesting that there are either no or only small adverse impacts.

A motion to adopt the SEQRA resolution issuing a Negative Declaration was made by: Andy and Second by: Karen

All in Favor, None Opposed, Motion Carried

A motion to adopt the resolution approving the site plan with modifications was made by: Andy and Second by: Karen

All in Favor, None Opposed, Motion Carried

Agenda Item 3: Site Plan Review to complete the construction of the existing building and site improvements, together with future preliminary plan to construct a 2,300 SF office building at 2 & 4 Commerce Way. Applicant: Cayuga County Sewer and Water Authority

Staff provided a project update explaining revisions to the plans and noted that resolution requires a variety of tree species, that the office building in preliminary approval only, and that approved SWPPP and stormwater remains applicable.

Staff reviewed SEQRA and EAF documentation with the board suggesting that there are either no or only small adverse impacts.

Board asked about stormwater management condition that was listed on resolution, but not in background memo.

Staff stated this condition was conveyed to applicant. Given the similarity of the proposed and approved plans and that much of the infrastructure is installed, it is felt the stormwater plan and SWPPP remain applicable.

Mr. George Kalkowsky, P.E., consultant to CCWSA, questioned the need for three tree species indicated that it would change the aesthetic asking that the board consider a different measure to ensure trees were maintained.

A motion to revise condition 1 of the resolution to read “The section of conifer trees to be planted shall be maintained in good health and replaced upon any sign of decline, and” was made by: Karen, Second by: Crystal, and approved.

A motion to adopt the SEQRA resolution issuing a Negative Declaration was made by: Andy and Second by: Karen

All in Favor, None Opposed, Motion Carried

A motion to adopt the resolution as modified approving the site plan with modifications was made by: Karen and Second by: Andy

All in Favor, None Opposed, Motion Carried

The next Planning Board meeting is scheduled for May 2, 2023 at 6:30p.

Meeting adjourned 7:12p

Minutes prepared by: S. Selvek