

**CITY OF AUBURN PLANNING BOARD  
TUESDAY NOVEMBER 6, 2019 6:30 PM  
MEMORIAL CITY HALL**

Present: Crystal Cosentino (Chair), Andy Tehan, Elizabeth Koenig

Excused: Theresa Walsh, Tina Tomasso

Staff: Nate Garland, Corporation Counsel; Stephen Selvek, Office of Planning and Economic Development; Greg Gilfus, Traffic Officer; Brian Hicks, Code Enforcement

**Agenda Items:**

1. Approval of the July 2, 2019 Planning Board Meeting Minutes
2. PUBLIC HEARING: Application for a Special Use Permit and site plan review to construct a +/- 1,800 SF addition to an existing carwash tunnel and add 18 new vacuum bays at 108 North Street. Applicant: Mark Kubarek for K&S Carwash.
3. PUBLIC HEARING: Community Development Block Grant 2020-2024 5-year Consolidated Plan and Annual Action Plan. This public hearing will provide an opportunity to comment on the plans and priorities of the Community Development Block Grant. Tiffany Beebee, Senior Planner & Renee Jensen, Senior Planner.

Items Approved: Agenda Items 1

Applications Denied: None

Applications Tabled: Agenda Item 2

Chair calls the meeting to order. The Pledge of Allegiance is recited. Roll is called.

**Agenda Item 1: Approval of July 2, 2019 Planning Board Meeting Minutes.**

Chair asks for any corrections on the July 2<sup>nd</sup>, 2019 meeting minutes. There being none, Chair asks for a motion to approve the July meeting minutes. Motion made by Elizabeth Koenig, seconded by Andy Tehan. All in favor. No members opposed. Motion carried.

**Agenda Item 2: PUBLIC HEARING: Application for a Special Use Permit and site plan review to construct a +/- 1,800 SF addition to an existing carwash tunnel and add 18 new vacuum bays at 108 North Street. Applicant: Mark Kubarek for K&S Carwash.**

Chris Kubarek – Explains the proposed expansion project. It would include: a 40' addition onto the wash tunnel, a 2-lane pay station out front, 18 vacuums on the empty back lot, and changes to make ingress/egress easier.

Steve – Discusses questions from staff brought up at the Design Review Committee meeting regarding: the vacuums, stacking, and circulation.

Chris – Mentions there will be one central vacuum for all 18 stalls. Noise level would be 60 decibels, which would be quieter and more efficient than 18 individual vacuums. The stacking currently allows for

20 cars as is with a single pay lane. They'd be able to double stack, which should streamline the process. For exiting, customers would have to go out to Seymour and back in to utilize the vacuums.

Steve – Mentions additional concerns, including: cones needing to be set up on busy days, additional paving would cause storm water runoff, as well as cars circulating out onto Seymour and back into the property. He also asks if cars can be run the other direction through the wash tunnel.

Chris – Due to the current set up cars cannot be run through the other direction. That would require an entirely new building. He mentions that customers go out onto Seymour already.

Chair – Opens the public hearing, inviting up any member of the public who wish to be heard.

Everett J. Walter, 77 Seymour Street – Lives across from the exit where the vacuums are currently. He's concerned about the loudness of the car wash and the traffic congestion it causes. Asks how long it will be open for daily as he hears beeping throughout the night. Also asks about where snow will be put as it was previously put into the empty lot.

Chris – Says the congestion would be fixed with the added lane. The beeping is from the 24-hour wash tunnel. Snow removal would be pushed to the back left corner of the currently empty lot.

Chair – Closes the public hearing and asks the board for comments.

Andy – Asks what percentage of customers use the vacuums.

Mark Kubarek – says 15% maybe less.

Elizabeth – Mentions it gets extremely busy and is concerned with traffic for the wash backing up onto Seymour street like it does now. Would like to know how the 2 lanes would help that. And what time the wash closes. She also expresses concerns with the vacuum noise for neighbors and would like to know the timeline for the project.

Chris – Responds, the multiple lanes should expedite the process. There is about 150 feet from the front of the building to North Street, the main carwash closes at 8 PM, the vacuums would be noisy from the suction, and it would take an estimated 2 months.

Crystal – Asks about entry and exit in consideration to stacking.

Chris – The exits would be onto North Street or the exit on Seymour closest to North Street.

Crystal – Expresses concerns for only exiting onto North Street when stacking is congested.

Chris – There will be an attendant on the lot to direct the flow of traffic.

Mark – Mentions the unlimited passes available, so the line shouldn't get held up with the pay station automatically reading passes.

Chair – Asks staff for more comments.

Steve – Asks applicants to provide plans clearly showing the available stacking and curb cuts. Mentions the code requires 10 stacking spots, but the planning board can require more. They also need to indicate snow storage on the plans, along with storm water runoff, and the vegetation fence.

Chair – Asks for a motion to table the application. Motion made by Andy and seconded by Elizabeth. All in favor. None opposed. Motion carried.

**Agenda Item 3: PUBLIC HEARING: Community Development Block Grant 2020-2024 5-year Consolidated Plan and Annual Action Plan. This public hearing will provide an opportunity to comment on the plans and priorities of the Community Development Block Grant. Tiffany Beebee, Senior Planner & Renee Jensen, Senior Planner.**

Renee Jensen and Tiffany Beebee – Present an overview of the program and explain current and past projects complete with CDBG assistance. They ask the public to speak this evening about what they see as needs for the community.

Chair – Opens the public hearing.

Jeff Pepple, Manager for Inclusive Recreation, Arise – Mentions Arise at Freedom Camp which is funded with help of CDBG.

Gary Mamm, Regional Program Manager, Rescue Mission – Mentions they use CDBG funds to help run Merriman Circle Neighborhood event programming.

Ann Kosta, Vice President, Aurora of CNY – Receive funding from CDBG to buy assistive devices for individuals who are blind, visually impaired, deaf, and hard of hearing.

David Scott, Chief Operating Officer, New Batavia Planning – Expresses many concerns he has with discussions from this evening's planning board meeting and from the community, specifically: environment and social sustainability as well as minority concerns.

Crystal Cosentino – Deputy Director, Homsite and Home HeadQuarters – Thanks the City and planning staff for their continued support in the Home Repair Program and the Acquisition Rehab Program.

Chair – Closes the public hearing and asks for a motion to adjourn. Motion made by Andy and seconded by Elizabeth. All in favor. None opposed. Motion Carried.

**Other Items**

Date for next Board meeting is Tuesday December 3<sup>rd</sup>, 2019 at 6:30 P.M.

Motion to adjourn today's meeting made by Andy, seconded by Elizabeth. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Holly Glor