

The City of Auburn
Historic Resources Review Board
c/o Office of Planning and Economic Development
Memorial City Hall - 24 South Street
Auburn, New York 13021
(315) 255-4115 Fax 253-0282

Meeting Minutes
Council Chambers
August 13, 2013
7:00pm

Present: Michael Deming, Paul McDonald, Betty Mae Lewis, Richard Stankus, Ed Onori, Jim Hutchinson,

Absent: David Thurston

Staff Present: Christina Selvek

Meeting opened by Chair, Michael Deming.

Motion to approve minutes of the May 14, 2013 meeting, made by Ed Onori and seconded by Jim Hutchinson. All members vote approval. Motion carried.

Certificates of Appropriateness

1. Mrs. Marcia Finch, Brew-Finch Funeral Home- 48 South Street

Application to remove existing asphalt shingle roof on the west, south and north faces as well as the porch roofs. Project will entail the tear off and replacement with architectural asphalt shingles, new copper flashing and preservation of Yankee gutter system. Project is considered emergency due to active leaking into home.

Christina Selvek presents the application.

Jim Hutchinson questions if they will be the same color architectural shingles.

Christina Selvek answers that they will be the same color.

Motion to accept the Certificate of Appropriateness as presented for 48 South Street made by Jim Hutchinson, seconded by Richard Stankus. All members vote approval. Motion carried.

Other Matters:

Ministro Ministries, Inc. – Case Mansion- 108 South Street

Recommendation to Zoning Board in accordance with Chapter 178: Historic Preservation as per Chapter 305-§62 & §15 of the City Zoning Code.

Board members were supplied copies of the supplemental addendum.

Board invites applicant to speak.

Kevin Mendillo, attorney representing applicant Ministro Ministries- Introduces Michael Henty of Ministro Ministries and presents application and uses outlined in the supplemental addendum.

Three proposed uses for the property:

Long term Housing for Veterans and individuals in need of affordable housing
Educational Culinary and Vocational Institute
Facilities for Special Events

Kevin Mendillo details the following uses:

Long Term Housing:

Includes Military Veterans and individuals in need of affordable housing. Preference will be for Military Veterans and are referred to Ministro Ministries by Social Services agencies and word of mouth. There is a strict drug and alcohol policy in place. Individuals convicted of felonies and individuals on the sex offender registry are not accepted into the housing program. There are 16 units available for housing. Individuals being housed are given counseling and educational support.

Vocational Education:

Ministro Ministries will operate an Educational Culinary Institute, with the model Catalyst kitchen taught by a professional chef. Class size will be limited to 20 students. Residents will be encouraged to participate. Classes will run twice a year with 16 weeks per session. Classes will be held Monday-Friday from 9am-9pm. Local suppliers will provide food and deliver it directly to the building and left-over food will be donated to homeless pantries.

Ministro Ministries will offer grant funded vocational courses for youth and adults in customer service and other areas. Again, residents will be encouraged to participate and qualified professors will teach the courses. Classes will be held Monday-Friday, two days a week for two hours a day, between the hours of 9am and 9pm, for 12 weeks three times a year. Class size will be limited to 20. The building is in need of care and will utilize students in vocational training to work on the Mansion.

Special Events:

The Premises will be offered to the community for special events, both to allow the community access to this architectural and historical structure. No fees are required but donations are accepted and will support restoring the premises to its prime condition. We are not utilizing the premises to make a commercial profit.

Youth activities will be offered in collaboration with First Presbyterian Church, located next door. After school activities include leadership development, tutoring, music lessons, recreation, and job training. They will operate Monday-Thursday, after school until 9pm and limited to 50 participants. Most activities will take place indoors but weather permitting, sports activities will be held outdoors. There will be a noise ordinance in place when outdoor activities are taking place.

Social events such as formal dances and dessert socials, intended as fundraisers for Ministro Ministries and other local charities. There will be five or fewer each year, limited to 100 participants and tickets to be sold by the charities that are benefiting from the events.

We would also like to offer retreats featuring contemporary worship, bible study and mission services. Five or fewer will take place each year. They will be indoors and begin on Friday evening between 6:30pm and 8:30pm, Saturday from 9am to 8:30pm. The retreat would conclude on Sunday with a Worship program.

Camps for dancing, singing and instrumental music. There will be five or fewer each year and will take place indoors. The camps will be limited to 70 participants. Again, no fee is required but donations are accepted for these activities.

Community Meeting and Events. There are currently a number of groups holding community meetings at the facility. For example: "Stop the Bull", an organization that is looking at bullying in schools and Alcoholics Anonymous currently meets twice a week. Currently, on average, there are five meetings per week. Usually only one group is present at a time with about six to twenty participants in a group.

Open houses and tours of the mansion will be available for the public. Tours are by appointment upon the request of participants. There is no fee.

Private events such as funeral receptions, weddings and receptions, celebrations, and family reunions. One is event will be held at a time, with fewer than 50 participants. On average, one or two events will be held per month. Events will be staffed by Ministro Ministry volunteers, and catered by their choice or they can bring

food in for the event. For larger events with up to 150 participants, a tent will be erected in the South portion of the courtyard. Again, no fee will be charge and we will take every measure to be sure that noise will be contained to the premises.

Other points for clarification: Housing will be 24 hours a day, 7 days a week, year round. Hours for activities and special events will be 9am- 9pm Monday through Thursday and weekend hours will be 9am to 11pm. As for parking- First Presbyterian Church which owns the property, will be another option for parking.

Michael Henty of Ministro Ministries resides at the mansion. There will always be someone on call that can address any problems or concerns that may come up on a day to day basis.

Chair asks for a motion for Public to be Heard. Motion made by Ed Onori and seconded by Jim Hutchinson. All in favor. Motion carried

Chair opens Public to be Heard.

Chris Mack, 100 South Street- I thought the purpose of the meeting tonight is to consider the impact of the proposed changes for 108 South Street and I think if you listened carefully to Mr. Mendillo's presentation you will see after this long open ended laundry list of proposed uses that it is not a residential project and is commercial in nature, they will have a deleterious effect on the neighborhood, on our peace, on our quiet, our ability to enjoy our own properties we are all proud homeowners on South Street, we spend a considerable amount of time effort and expense maintain these historic homes. The purpose of the Historic District is to maintain the integrity of the District and I hope the Board will keep that in mind. There are a couple other factual matters I would like to correct concerning Mr. Mendillo's presentation. Last month I spoke with James Breslin from the Cayuga county Homeless Task Force and he assured me that there is no Federal, State, City or County support for housing Veterans at the Case Mansion; it simply does not meet their standards. So there will be no HUD money, there will be no Veterans administration programs there; it is basically, as Mr. Mendillo stated, word of mouth. So if they (Veterans) show up, they will get to stay there. Let's face it's a boarding house. A boarding house, borderline hotel because you will have people living there and all of these other activities- an alternative to the Holiday Inn. All of the other things presented shows that there is going to be a tremendous amount of people coming and going every day and if you add up everything, the number of weekends, the number of hours, there is going to be constant use of that facility. Basically from 9:00am to 9pm, and let me tell you it's more than 9pm during the week, and 11:00 and beyond on the weekends. That's gotta have a negative impact on historic integrity on the residential neighborhood. It's never been used this way before and what they are asking for is basically is a Carte Blanch, a blank check, to do as they please.

Willis Davis, 137 South Street- Distributes pictures to Board members of a Perform 4 Purpose event and a newspaper article "Mansion will affect neighbors" he wrote on June 20, 2012 and states nothing has changed since that time. Parking is a problem during events and it has gotten to a point where they have parking attendants down on South Street directing traffic. In the case of the overflow parking lot at the Presbyterian Church, it is all up and down the street and poses a traffic hazard. My wife and I moved to Auburn in 1974. We have lived at the same location for almost 40 years. This is the first time an issue like this has ever arisen and you can tell the disruption to the community. This petition was presented as pretext to helping homeless Veterans. In 2012 there was a Zoning Board meeting to consider this application. It was pointed out by Veteran Service Representative that at present there are no Veterans lacking housing in Cayuga County. Only 6 of 178 homeless men at Chapel House in 2011 were Veterans and as I understand it that has not changed. The shelter has a VA contract for six beds but they have had difficulty filling those beds. There were only five VA and HUD supporting vouchers available and those were to Auburn Housing Authority. My wife and I are Marine Corps Veterans and served in Vietnam twice. I support activity for Homeless Veterans but to use that as a pretext to gain acceptance for commercial activities is offensive.

Aaron Lesch-Vonrandall, 107 South Street - This has been in operation for about two years now and it has been a disruption to the neighborhood. Many parties have been going on with tents, wedding receptions with a drunk bus and it has had an impact on everyone in the neighborhood. They claim to be drug and alcohol free but I have seen alcohol in and about the property. Saying that you are not allowing anyone with drugs or alcohol or anyone who is a convicted felon or sex offender, who is left after that? If you are homeless you have had those problems and to say that you are going to provide housing for those people without any of the

support for them.... Also, it is not a good fit for homeless and youth programs to be in the same place together. This commercial use will be with that building forever. This is not the use for that building.

Catherine Diviney, 100 South Street- I was doing some quick math and adding things up. His document says that you can have 16 residents and each have two guests who can stay up to 48 hours. Adding that all together is about 48 people who could be living in that house. The current Certificate of Occupancy is for 18 rooms or 18 people. So already we have a disconnect of what the Certificate of Occupancy is and how many people could be utilizing it. Then when you add in the 20 people for the camps, 20 people for the schools...I have over 500 people conceptually that could be on that property at any one time. Even half of that is a lot of traffic, a lot of people in a residential neighborhood. The fact that they do not take fees, only donations, the end result is the same-it's commercial and the impact on the community remains the same. It's disruptive to all who live there.

Hands out pictures to Board members including photos of a bus that pulls up to the facility after parties and a party tent outside on the property.

We bought property in the South Street Historic District knowing they were in the Historic District. We feel we have an obligation to maintain those properties and maintain their Historic Integrity which comes at great expense both time wise and financially. I am concerned if this property becomes a commercial venture, homeowners in single family homes are not going to want to do that because their neighborhood is going to be different.

Eileen Winter, Pastor of First Presbyterian Church- The use of the word commercial for the Case Mansion which adjoins the property of the First Presbyterian Church, which is religious and zoned religious. The Case Mansion was a residence for Mr Case and his family for five to seven years. The cost of owning the home was too great and the keys were then handed into the City. It sat empty for a while, then became a youth hostel, then a training facility for seaman during World War II and the Carmelite fathers housed the homeless and in need. In the 1970's they made arrangements with the Church next door to build a ministry that began to be called the Unity House. It was a group home. Next door to the Mansion is the church, where weddings receptions and group meetings take place and yet these activities are being called commercial if they happen next door in the Case Mansion. The Church has worked very hard to take this very difficult property. It is so huge, it is the fourth largest residence in the country. Most of them have a lot of property and are not located on a small property, in a challenged City, in a challenged neighborhood. There is a devotion to have the Mansion available to the community. As for wedding receptions and large gatherings, a tent is erected in between properties and tucked away. The Church has made a continued effort to work with Ministro Ministries so that our parking lot is available to the work that is happening there. For most people, they are excited about what is happening there.

Sharon Nelson, 5072 West Lake Road- I have a sixteen year old son who restored a room for a veteran through the Adopt a Room program at Ministro Ministries. For a year and a half he worked on that room and restored it to its original beauty. At Christmas time, at a gathering at the Case Mansion, an air force veteran who was occupying that room, came up to us and thanked him. A couple of weeks ago my son and his friend had a small graduation gathering, and I was that person on South Street directing traffic so it was not a hassle for any neighbors. The party ended at 9pm and we stayed until 11pm cleaning the property. So, when parties end and people do not vacate until 11pm, it is because we are cleaning up. We volunteer a lot at the Mansion and we give tours. If you saw this property two years ago and compare it to what it looks like now, you would see it's not an eyesore.

Amanda Stankus, 130 South Street-Ministro Ministries is performing work that requires a Certificate of Appropriateness and he has not received approval from the Historic Resources Review Board.

Chapter 178-7 of the City Codes states that any work to be done, construction or alteration, a Certificate of Appropriateness will need to go in front of this Board.

Many times Ministro Ministries claimed that they have only been doing minimal work such as painting. If you look at your applications in *House Rules* #3 state that someone has spent over \$40,000 for work that has been

done there. My main concern is that they are not following the proper rules and guidelines for a historic home. They need to follow the Secretary of Interior Standards and Guidelines.

According to 178-7 C2, it says interior work is approved by Historic Resources Review Board if they are open to the public, which the Case Mansion is open to the public for tours, weddings....A significant number of residents are opposed to the Zoning Board granting this variance because of the significant impact it will have on the neighborhood.

I have had concerns with the pool in the basements and have heard it may have plans to be filled and that would be a detriment. I ask that this Board recommends that this application for a use variance be denied.

Ann Wiley, 152, 153, 155 & 157 East Genesee Street- My first recollection of the Mansion is when I was about 5 years old when we would be driving past the Case Mansion every Sunday, and my father mentioned it was a monastery. That was the last that I thought of the house until I joined the First Presbyterian Church. I can assure you that no commercial activity is taking place in the Mansion. They are ordinary activities of a thriving Church. I believe that our strongest chance to bring people to our Lord and Savior Jesus Christ is through this home because people are attracted to the home and sadly today they are not attracted to a Church.

Judge Tadio ruled that these uses will not change the essential character of the neighborhood, and City attorney Mr. Fusco has cautioned that we do not relitigate this case.

There have been no structural changes to the Mansion. In fact, I have put in \$50,000 of my own money to remove trash from the building. Mr. Vitale contributed as well. He kindly repaired the sewer, which always backed up, even in the Case's day. Mr. Seibert, local plumber, repaired all the plumbing in the house. He is the only person I know that has the skill to repair and not replace what was there. Everything has been kept the same, except it is clean.

I encourage everyone to follow the ruling of judge Tadio and recommend that First Presbyterian Church and Ministro Ministries be allowed to continue mission work in the mission property of the First Presbyterian Church.

Amanda Stankus- Judge Tadio did not agree with Ministro Ministries. The judge agreed with the neighbors on South Street and she overruled Auburn's City Zoning Board's Decision.

Jackie Gumtow, 8 Hamilton Street- I live in the Historic District and am against the project. In 1976 we purchased our house, did work on the home, and raised a family there. We worked on our home before there was a Historic Resources Review Board. We were concerned about houses around us and the work being done. We were thrilled when Historic Resources Review Board began because of the review process. We have concerns with commercial activities such as the youth activities, weddings, traffic and such at Ministro Ministries. The neighborhood will change if this is approved, our property values will diminish. It will be a slippery slope on South Street and will become another North Street; at a time where we are looking at the preserving our history with the Harriet Tubman House. Once there is an okay for commercial use for this property than it will be okay for others. I hope that you will vote against the commercial use of the building.

Cynthia Bullock, 46 South Street- Located across the street from the Seward House and moved here about three years ago. We did a lot of looking around at the small towns in the area and were looking for a town like Auburn and we found this great house but then we saw that there are businesses on either side. We did a lot of research in the type of business they are both operating with weekday hours from 9am to 5pm. There is adequate parking. When we were looking at the property we looked at the neighborhood and noticed that the property owners took care of the historic neighborhood.

We are not talking about three activities. I counted at least ten. I live at the top of South Street but I can see the difference and concern in the neighborhood. I recommend not approving this. Maybe some use but not all the uses commercial in nature, like the vocational culinary education use. Let's keep the Historic District a place where people want to buy houses and keep our neighborhood intact and keep it a viable Historic Neighborhood.

Roberta Danberg, 109 South Street- Lived there for 32 years, have maintained a practice, and raised children there. The neighborhood is severely damaged and hope that it can be repaired. It is not a safe neighborhood anymore. A resident there follows walkers, threatening and yelling at them. There have been fights at 3:00am. The noise is loud. There was a pancake breakfast where people were screaming and yelling before we were even awake. The concert was ridiculous; it was so loud we were offended. There are parties with about 150 guests with drunks and drunk buses. Parties can move into the building, into the ball room where there are strobe lights and keep in mind this is a home without soundproofing.

No one is going to want to buy my house, with the neighborhood being severely damaged. Several residents climb a metal ladder on the south wall of the building. They use it as a routine entrance and use it regularly to get on the roof. There is alcohol there. I see residents dressing up for the occasions and dressing up to go to these parties and congregate in the back by the church to drink.

Children that attend activities get bored and go outside and play. They climb the ladder, up the grotto and scream.

These are commercial endeavors that are not for the parishioners of the church. People are coming to the place to have their events there tax free.

The traffic- The average speed going down South Street is 35 to 50 mph. There is no shoulder and parking is limited. During the children's camp parents were parked all along the road and with the truck traffic, garbage trucks and car congestions, there were some close accidents. I saw three people nearly get hit in a 15 minute period. The police were called and they observed the traffic but legally could not do anything. Police talked with Mike Henty but nothing changed. This year the camp tried using the Church's parking lot but cars continued to park on South Street.

In December 2011 there was an article in The Citizen on why the Unity House left and one of the reasons was: we learned that it was a mistake to have so many people living under one roof pretending to be a family. It does not work.

Jon Valdina, 129 South Street-I moved onto South Street and committed to maintain the residential nature of the street. As a result I was a City Planning Board Member and eventually Chairman. During that time the board passed a zoning ordinance of the City of Auburn. There are many owner occupied use variances appropriate for a residential property. This is not an appropriate use variance for this property. I do believe in the integrity of South Street and as a result I had two court cases where I sued the ZBA for improperly passing use variances. We did Article 78 and they were upheld because the Zoning Board did not appropriately follow the City ordinance. I oppose this commercial venture under the religious umbrella and think this will change the character of the neighborhood and affect the property values in the neighborhood. We intend to stay on South Street and would not like see the character of the neighborhood change. This is not an appropriate use of this property.

Chair closes public to be heard.

Chair asks for board comments.

Staff has questions for the applicant. Mike Henty approaches the podium.

Christina Selvek- This is not an application for a Certificate of Appropriateness, which is the normal approval that the Board gives. There is a section of code that allows people looking for use variances to require initial approval from the Historic Resources Review Board when the changes are in the Historic District. The Board is looking at the use variance application and the supplemental addendum information and how is that in accordance with our Chapter 178 for Historic Preservation. Those are the code guidelines that the City uses to govern the Board in what is in our purview to review.

Christina Selvek questions the proposed uses, particularly the culinary institute and what alterations or changes need to take place in the kitchen.

Mike Henty- Presently there is an ansul system and an exhaust fan off the side of the building that does have ice damage. The ansul system is not up to date. We applied for a grant and it was approved to update the ansul system, an estimated \$13,000.00. And the other requirement to cook and serve food is a third sink, but that is about it. It is an industrial kitchen. The location of the fan will need to be discussed in the future because it needs to be moved.

Christina Selvek- What portions of the interior of the property will the vocational training take place?

Mike Henty- It will be in combination with the church. It is a possibility that the class would be split between the church and the Mansion. In the Mansion it will include the use of the kitchen and dining area.

Christina Selvek-Will there be any interior alterations for vocational training?

Mike Henty- None and anything that has been done has had proper permits.

Michael Deming- Do you have an adaptive use plan for the entire building? Usually in a historic building you would start off with an adaptive reuse, a plan for the overall building and how you are going to make all of the different things happen, including lead paint abatement and asbestos work.

Christina Selvek- Do you have an architect or a professional firm assisting you?

Mike Henty- No.

Michael Deming- This is a commercial property and needs a plan. A home has different regulations. Also if things change and there is not money, because there is an expense to doing these changes, the next future tenant can carry it on.

Mike Henty- We did have a structural assessment for the fire escapes done. We are not planning on changing anything, except, maybe the pool area, but everything has been cosmetic so far.

Christina Selvek-There was a citation on Chapter 178, section 7 of the City Code regarding regulations of interior work. Currently the way the property has been operating, the Board does not have approvals to regulate the changes that you are making to the interior, and with public uses in buildings would be City Hall entry point, hotel lobbies and generally that is the only extent Boards would have to approve changes in those public spaces. So the painting and the work in the bathrooms and bedrooms would not fall within our purview. But once you start talking about using the property for public tours and classes that does potentially open you up to public uses, than there would need to be a review of the code, but it does not appear to meet that requirement. So at this point the review the Board is doing is for changes to the exterior of the property.

Christina Selvek questions if the church parking agreement is long term.

Mike Henty- yes

Christina Selvek- Will you need to add on to the facility for the uses?

Mike Henty- No, we are using existing spaces within the Mansion.

Christina Selvek- Questions restrooms and facilities for large events.

Mike Henty- For large events we have an agreement to use the restrooms at the Church. Large events are limited to five or less per year. There will not be 500 people at the mansion at once, let alone 150 people.

Christina Selvek-Do you know the occupancy number permitted?

Mike Henty- Occupancy is about 100 people. The activities have been 20 people or less.

Ed Onorio- Do you have and active permits right now?

Mike Henty- No

Paul McDonald- How large is your staff?

Mike Henty- I am the only paid staff and make \$12,000/year. We have volunteers that help with events and a designated person, who is living there, keeps an eye on things when I am gone. Many of the programs that are there will bring their own staff. About half the people living at the Mansion now are Veterans and I received two calls today regarding Veterans in need of housing.

Michael Deming- There are no fees being charged. Is that part of the variance?

Mike Henty- The utilities are supported by rent and no fees are charged for events.

Kevin Mendillo- The ZBA application will be stating that no fees will be charged. He will not be able to turn around a week after the variance is granted and start charging fees. They are putting faith in the generosity of the people.

Michael Deming- So if they want to start charging fees in the future do they have to go back in front of the Board?

Kevin Mendillo- You will need to talk with Mr. Fusco about that since I do not want to be providing legal advice to the Board.

Richard Stankus- As I have listened to neighbors along South Street and yourself, what strikes me is that in a sense you are asking this Board and the ZBA to trust you in terms of your endeavors amounting to about thirty or more different uses for this building. Historic Resources Review Board is set up to preserve the integrity and the architecture of the neighborhood. This Board has protected what these people have spent a lot of time doing along South Street. My question to you is, you are saying trust me because we are going to supervise and oversee the things we are doing yet I have heard nothing more tonight than fifteen homeowners who negate that statement and have witnessed things that you have allowed. I know that you have had a convicted felon staying there.

Mike Henty- I do not know of any convicted felons that have lived there.

Richard Stankus- I have a newspaper article, where someone was picked up at his residence, 108 South Street, on a bench warrant, meaning that is someone who did not show up to court. So again my issue is- who is supervising? You as one person, is trying to convince this group tonight that you can do all of these things. If I was to do this I would need probably 100 certified professionals.

Over the past year there have been illegal signs displayed on the property, banners on the fence and those are not appropriate signs without getting permits.

Mike Henty- I am not familiar with that rule but if the signs were illegal and we were not supposed to be doing it, it won't happen again. As for noise, it was just the last wedding reception that we had that any neighbors called. If the noise is loud, you should call the police and we will correct it. There have also been activities at personal homes that have been just as loud.

Richard Stankus- Personal homes are having occasional parties that may happen one in every ten years. I have sat on my porch at night and listened to music well beyond 9:00 and have listened to fireworks and I thought there was a fireworks ordinance in the City. You had two or three tent functions in one week and you are proposing to limit that to less than five a year.

If you look at some of the guidelines under the Secretary of Interior Standards for Rehabilitation, the most important issue is every reasonable effort should be made to provide a compatible use of a property which requires minimal alteration of the building, structure and site in its environment or use of property of its originally intended purpose. That is the most important guideline that this Board has to abide by. Everything

that you described this evening is contrary to that. You're looking at altering the premises, altering the building; you are certainly going to alter the neighborhood and the environment of this building.

Mikey Henty- We have a use variance and have a stay order and are allowed to do what is on that use variance.

Richard Stankus- Your use variance was rejected.

Christina Selvek- We are not here tonight to debate what happened to the court case. Our purpose tonight, as required by our City Code is for us to review the proposed uses determine if we should recommend to the Zoning Board of Appeals that 108 South Street is in accordance with the intentions and regulations outlined in our chapter 178 for Historic Preservation.

Michael Deming- Part of our problem is that before it should have come here for review before Zoning Board. It is hard to make a recommendation tonight when this is the first time when we have ever talked with you. We have done this with other properties on South Street but this is our first time seeing this.

Paul McDonald- The property is owned by the Church. What if Mike Henty was not in this. What if the Church itself was going to do all of these things. Would it go through the same process?

Mike Henty- We are a nonprofit 501 C3 that performs ministry work and holds hands with the First Presbyterian Church.

Christina Selvek- Reminds Board members to review our legislative intent and purpose for Historic Resources Review Board in particular B2 to foster appropriate use and wider public knowledge and appreciation of the City's Heritage. So is an adaptive re use of this property a better use than no use at all.

Audience member objects.

Motion to open Public to be Heard for a second time made by Richard Stankus. No Second. Motion denied.

Jim Hutchinson- The proposal as it presently exists is mostly appropriate for the District. I do not have a problem with some of the residential uses provided those there behave themselves. I don't have a problem with some of the space being used as occasional meeting rooms for small meetings, but its use as a quasi BOCES and a commercial banquet facility are inappropriate and detrimental for the District and neighborhood.

Ed Onorio- Should we table?

Richard Stankus- mentions that the application is in to the ZBA and will be before that Board this month. Also the uses at the Mansion are taking place until ZBA's decision which would be delayed if the item is tabled by HRRB.

Christina Selvek- As of the application date of August 6th or 8th, we have 30 days to provide a recommendation to ZBA. If we table tonight we will need to hold a special meeting. This is a recommendation to ZBA.

Staff has recommended a motion to recommend to the City Zoning Board of Appeal that the proposed use as outlined in the supplemental addendum for 108 South Street is in accordance with interest and regulations in Chapter 178 for Historic Preservation in the City of Auburn.

Motion made by Jim Hutchinson, seconded by Paul McDonald.

Secretary calls roll: Paul McDonald, no; Betty Lewis, yes; Richard Stankus, requests to vote last; Jim Hutchinson, no; Ed Onori, No; Michael Deming, No. Richard Stankus Abstains.

Motion Failed.

Request for a motion to recommend to the City Zoning Board of Appeal that the proposed use as outlined in the supplemental addendum for 108 South Street is not in accordance with the interest and regulation in Chapter 178 for Historic Preservation in the City of Auburn.

Motion made by Jim Hutchinson, seconded by Paul McDonald.

Secretary calls roll: Paul McDonald, yes; Betty Lewis, yes; Richard Stankus, Abstains; Jim Hutchinson, yes; Ed Onori, yes; Michael Deming, yes.

Motion Carried.

Other Business Continued-

67 South Street

Christina Selvek- Mr. and Mrs. Koenig purchased 67 South Street, previously the Wardens residence. They are looking to make changes to the property and wrote the NYS Parks about the proposed changes. I received a letter from NYS Parks with the request to construct a looped driveway in the front yard. This will assist with vehicles going in and out of the property because of the site line problems. There is a fence that is next to the sidewalk and it is difficult see if cars are coming out of the driveway. The State provided some comments and said that a looped driveway is acceptable if it is no wider than ten feet.

Jim Hutchinson- Asks about the City's fence ordinance. Is it possible to have the fence removed or lowered? Have them talk with the owner of Kings and Queens Court about the fence. Prefers to have them deal with the fence than construct a loop driveway.

Christina Selvek- The State is looking for additional information or comments. This is not an approval letter; it is simply stating this is our recommendation. This property is under covenant approval so it goes directly to State Parks and they approve or disapprove the changes the property owner is making. State Parks does give us the courtesy to provide information and comments.

Paul McDonald- Mchana is historic driveway material, not stone

Jim Hutchinson- Any proposed landscaping

Christina Selvek- Not aware of any

Christina will respond to the State with a letter stating that the Historic Resources Review Board is not supportive of the front loop driveway and recommends dealing with the chain link fence or allowing a second entrance that loops around in the rear.

Motion to adjourn made by Jim Hutchinson and seconded by Ed Onori. Meeting adjourned at 9:15pm.

Next meeting scheduled for September 10, 2013 at 7:00 P.M. at Memorial City Hall- Council Caucus room.

Mansion plan will affect neighbors

Are you puzzled by 58 neighbors (including several military veterans and two zoning board members) opposing the Case Mansion, 108 South Street plan by Mr. Henty? Isn't this about homeless veterans?

Some facts were disclosed at the zoning board hearing you should know. There are no veterans lacking housing in Cayuga County. Only six of 178 homeless men at Chapel House in 2011 were veterans. That shelter has a VA contract for six beds, but has had difficulty filling those beds with local veterans. There are only five VA/HUD supportive housing vouchers available (but not until 2013) and only to

Auburn Housing Authority. The only other VA funds are for transitional housing and Mr. Henty is just one of nine interested parties. Even if successful with such meager odds, funding won't be available until 2014. The applicant wants an 18-room boarding house accommodating overnight guests. If it's not for veterans, then who?

Mr. Henty also wants an after-school youth program from 3 to 9 p.m., a banquet hall facility for family reunions and receptions with a DJ/band until 11:30 p.m. weekends, a vocational training center (plumbing, electric, building, painting, masonry, landscaping and a culinary school with an accompanying restaurant - Chimney's Cafe) a rehab center with a physical therapist, spa facility and zumba/wellness classes.

It's been inferred Unity House operated there for years under similar circumstances. Unity House had a special use

permit and was never granted a use-variance. The reason Mr. Henty needs a permanent zoning variance is due to commercial activities in his plans, not because of a homeless veterans shelter.

I've lived across the street from the site since 1974. My wife and I are both Marine Corps veterans. I served two tours in Vietnam as a combat infantryman and my wife had a top-secret clearance in military communications. Proponents of this proposal have stated in The Citizen we're "making a fuss" and "discriminating against our veterans" out of "ignorance or fear" and "should be ashamed of ourselves." Could it be we're concerned about the character of the Historic District where we raised our three children and hope to do the same with two adopted young girls? Chances are you would do the same.

Willis A. Davis
Auburn











