

CITY OF AUBURN PLANNING BOARD
TUESDAY, DECEMBER 3, 2013 6:30 PM, MEMORIAL CITY HALL

Present: Sam Giangreco, Anne McCarthy, Tim Baroody, Crystal Cosentino, Frank Reginelli

Absent: Sheli Graney

Staff: Jennifer Haines, Director, OPED; Andrew Fusco, Corporation Counsel; Brian Hicks, Code Enforcement Officer

Agenda Items: PUBLIC HEARING for special permit application for 26 Case Avenue, PUBLIC HEARING Minor Subdivision 38 Allen Street, PUBLIC HEARING for 2014 Community Development Block Grant Action Plan, Major Site Plan Review for 38 Allen Street

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

Agenda Item 1: Approval of November 6, 2013 Meeting Minutes.

Chair asks for a motion to approve the minutes of the November 6, 2013 meeting. So moved by Frank Reginelli, seconded by Tim Baroody. All members vote approval. No members opposed. Motion carried.

Agenda Item 2: Special Permit Application for a Dog Grooming Home Occupation business at 26 Case Ave. Applicant: Jane Rogers.

Chair invites applicant to present the application.

Jane Rogers, 26 Case Ave- I am applying for a home occupation of a Dog Grooming Business that will be located in the basement of my home. I went to school for dog grooming and am interested in pursuing it as a business. It would be appointment only and limited to a few appointments a day.

Chair opens Public Hearing.

None.

Chair closes Public Hearing.

Chair asks staff for comments.

Jennifer Haines- Reviews Part II of SEQRA document. Read explanation on the SEQRA Part II document including: The proposed action will be appointment only with no more than four appointments per day. Limiting the appointments to less than four per day will minimize traffic to the neighborhood.

Jennifer Haines- One of the conditions we were going to recommend in the resolution is that Ms. Rogers stagger her appointments so that no more than one customer per hour is at her house. Our traffic officer requested that we remind Ms. Rogers to have her customers follow the alternate side parking regulations, which are regulations for the City.

Jane Rogers- There will not be more than one dog in the shop per appointment and an appointment would likely last two hours. For example: 8am appointment drop off with a pick up at 10am. The next appointment would be scheduled for 10:30am with a pick up at 12:30.

Jennifer Haines- In your application it states that you will be in operation Monday-Friday between the hours of 8 and 4.

Jane Rogers- yes, 8am to 4pm

Jennifer Haines- For the SEQRA we are recommending a negative declaration.

Jennifer Haines- We have both the SEQRA Resolution before you and the Special Permit resolution, which we are recommending approval.

Chair asks for comments and questions from the Board.

None

Chair asks for a motion to approve the SEQRA Negative Declaration Resolution. Motioned by Tim Baroody, seconded by Crystal Cosentino. All members vote approval. No members opposed. Motion carried.

Chair moves to the special permit application.

Andrew Fusco requests discussion.

Andrew Fusco- I recommend some of the factors that were induced during the conversation is added to the resolution. Specifically, Monday thru Friday operation only, 8am to 4pm operation only, Drop off and pick up only and a maximum of four appointments per day to be included as special conditions of the special permit.

Jane Rogers- That is fine with me.

Chair asks for a motion to approve the Special Permit Home Occupation located at 26 Case Avenue Resolution with conditions. Motioned by Crystal Cosentino, seconded by Frank Reginelli. All members vote approval. No members opposed. Motion carried.

Agenda Item 3: Application for Minor Subdivision at 38 Allen Street. Applicant AIDA

Jennifer Haines- We have AIDA involved with the Subdivision and Mack Studios with the Site Plan. As for the SEQRA, we have SEQRA combined for the two actions. The AIDA Board met last night and approved the land sale and an access agreement to Peter Mack Reality. AIDA will be selling the property to Mack Studios and will be moving forward on that.

Tim Baroody- Should we do the SEQRA for both or individually?

Andrew Fusco- Yes, for an unlisted action, which is what this is. We coordinated this unlisted action and more than 30 days has lapsed on the notice of intent on us being lead agency. My concern is that for AIDA to have done an action, an approval of the sale of the land, before SEQRA was complete is legally fought with risk but that is not our problem.

My recommendation is to ask AIDA to reconvene and ratify last night's vote and after our SEQRA determination is made.

Jennifer Haines- AIDA will be meeting again on December 16th and that will be done.

Chair Opens Public Hearing.

None.

Chair Closes Public Hearing.

Chair asks staff for comments.

Jennifer Haines- Reviews SEQRA form and recommends a negative declaration.

Chair asks Board members for questions or comments.

None.

Chair asks for a motion to approve the SEQRA Negative Declaration Resolution. Motioned by Anne McCarthy, seconded by Crystal Cosentino. All members vote approval. No members opposed. Motion carried.

Chair asks for a motion to approve the Minor Subdivision. Motioned by Tim Baroody, seconded by Frank Regnelli Cosentino. All members vote approval. No members opposed. Motion carried.

Agenda Item 4: Application for Major Site Plan Review for the construction of a 50,000 square foot pre-engineered one story metal building at 38 Allen Street. Applicant: Mack Studios, Inc.

Chair invites applicant to provide an update on the project.

Eric Mau, Space Architectural Studios- Since the last meeting we have worked closely with the City. The revised SWPP was filed on 11/14. On November 15th we met with Jennifer Haines, Vicki Murphy and Mark O. to review utility locations. They were okay with the water and sewer line locations. They deferred to NYSEG for electrical line locations and asked Rudy Zona, who prepared the SWPP, change the storm water outflow location to the swale/ditch on the south side of Allen Street. On November 22nd there was a traffic review with the traffic officer and as a result of that the truck traffic will be backing in off of Allen Street. Vehicular traffic will be coming into the driveway, parking and leaving. We received The Notice of Intent from NYS DEC. On November 25th in response to the fire department comments, a hammerhead on the South East of the building for fire truck turn around and the fire access lane was increased in width to 26 feet to accommodate a pumper at the side entrance. We also added private hydrant adjacent to the side entry and the fire department connection. Tonight, everyone should have a revised C1 plan. The change on C2 was revised to reflect the change on the fire access lane.

Jennifer Haines- The revised plans are in packets with changes. Erosion plans are in front of us tonight.

Chair opens Public to be Heard.

None.

Chair closes Public to be Heard.

Chair asks staff for comments

Jennifer Haines- The architect reviewed all of the changes and has worked with Code Enforcement, Fire, Police, Planning, and Engineering. All changes that we requested were made and are recommending approval.

Chair asks Board members for questions.

None.

Chair asks for a motion to adopt the Major Site Plan Resolution. Motion made by Frank Reginelli seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried.

Chair excuses himself from the meeting.

Acting Chair, Anne McCarthy is seated. Meeting resumes.

Other Matters:

Public Hearing regarding the City of Auburn's 2014 Community Development Block Grant Action Plan. Applicant: OPED Staff.

Acting Chair asks for staff to introduce project.

Jennifer Haines- As you may know, the Planning Board has accommodated us in one of the required public hearing for the Community Development Block Grant Program. The other public hearing is held in front of City Council, typically in January. Tonight we would like to make a short presentation to you and hold the public hearing to receive any comments.

Acting Chair opens Public Hearing.

Tiffany Beebee, OPED Senior Planner- Displays maps for Board members and audience. With the CDBG Program 70% of the allocations that we receive needs to benefit low to moderate income households. We have to meet one of three objectives when spending this money: 1. Direct or area wide low to moderate income benefit, which we have to follow income guidelines listed (refers to displayed income chart) 2. Elimination through slum and blight. 3. Urgent need (flood or hurricane).

Displays map with past entitlement amounts 2002-2012. A spike in funding occurred in 2009 because of CDBG-R funding which was stimulus money. Otherwise we continue to see a decrease in funding. This year we did have a slight increase of \$49,000 but we are not expecting the same amount next year.

Tonight we would like to hear from the public on where the needs are in the community.

One of the ways we spend CDBG money is by funding human service agencies. We can spend up to 15% of our allocation on funding these agencies. Currently we fund Cayuga Counseling Services, Calvary Food Pantry, and Rescue Mission Family Transitions program. We are currently in the RFP process to determine funding agencies for the upcoming year.

We also have housing programs including: home repair assistance, which is a low interest loan program for eligible households; Home access program is ran through Options for Independence and does home modifications for households that need handicap ramps or modifications; and the mortgage assistance program is relatively new but has shown a lot of success.

The area wide benefit programs include the sidewalk program. This past year we completed Garfield Place, Brookfield Place, Hobart Street, McMaster Street, and Clymer Street. Playgrounds that we have worked on in the past year include Benton Street Playground and Columbian Playground, near Tops Super Market.

Stephen Selvek, 39 Grover Street- I am a resident of the City of Auburn and am the Director of Homsite Fund Inc., a local not-for-profit organization engaged in housing services. The need for quality housing

remains a significant need within our City. This need is common with all of our low to moderate income individuals. I understand with limited resources often tough decisions have to be made as to where to spend these resources. In the case of housing there is not one person not affected by housing and I believe that it should remain a top priority in the CDBG Action Plan. I would like to point out a couple of things with the CDBG program and housing. For many years the City has coordinated and contracted with Homsite to deliver the home repair assistance program. This is a vital program that has significant impacts within the community but from the City's perspective it also has significant impacts on Homsite itself, which spurs more investment into the community. Homsite is able to leverage the dollars that the City spends on home repair through the Home Repair assistance program, and provide additional resources from State and Federal funds to the community. The leveraging partnership we have had over a number of years is critical and I asked that the City continue to invest in the Home Repair assistance program. The other component that is part of the Home Repair Assistance program is the Loan program. It is becoming increasingly difficult to serve individuals at the level of repairs that they need, the cost of repairs that they need and still maintain a loan program. I ask that the City consider revising its program guidelines to potentially allow deferred loans to a greater number of participants, allowing the money to get out there quicker and seeing the repairs happen that much quicker.

The other item is the emergency home repair. In the past I know this has been a difficult program to coordinate but it is an important program. We often find ourselves in situations where someone is in need of an emergency repair like a furnace and the dollars at the State level are drying up very quickly. So, at the State they are reducing their funding levels and I request that the City remain to fund this program.

The Cottage Cove project, a project that was actually presented to the Planning Board last year, about this time for a senior housing complex on Cottage Street. Unfortunately the application was not funded. However, Homsite and a partnering agency two plus four construction is applying for that project. The project has changed slightly in scope and instead of it being solely a senior housing complex we are looking at doing a supportive services complex, opening the age restrictions and partnering with County Health and Human Services to provide housing and services for their client base. The reason why I mention that is not necessarily that I am seeking funding at this moment but to have that mentioned within the action plan as being an important project to the City.

As a resident of the City with small kids, we have seen great improvement with a few of our parks and playgrounds and this is attributed specifically to the CDBG program. I know with Osborne Park and Benton Street and now driving past the Columbian Playground, seeing those improvements are dramatic within the neighborhoods. A lot of time we hear no one uses those playgrounds, why invest in them, but living kiddy corner to Osborne Park Playground, I can speak from firsthand experience that yes, it was unused and now it is always used. Give the kids a reason to be there and they enjoy themselves.

I would also like to support the CDBG sidewalk program. This funding is improving the walkability of our community and ask that the City continue to invest in the City sidewalks.

Tim Baroody- The Cottage Street Project, there was initially a lot of residents up in arms until they heard it was for the elderly. If this was changing to a reduced income there will be some objections. I received 10 or 11 calls on that project last year. Residents were saying that they are too many assisted income living places now.

Andrew Fusco- When that matter was presented to the ZBA, no one spoke out in opposition. It was published ahead of time but may have had some publicity after, which could have prompted the phone calls. If that comes about again it would be beneficial to define that this is for low income and for people that have some type of disability issue and can include elderly as well.

Crystal Cosentino- I work in the same line of work as Mr. Selvek. I am going to speak specifically to the Orchard Street project, which is hopefully going to wrap up soon. Two years ago it was in front of this

board discussing the development of it. It looks wonderful and I think the park improvements enhance the quality of life. Several years ago sidewalks went in. So when you are looking at how these limited resources can be specifically targeted to a particular neighborhood and can show the ripple effect of how a neighborhood can be reborn. Orchard Street like West Lake is a good example of how these funds can really turnaround a neighborhood and perception. This is in part due to the investment/ funding that the City gave with the CDBG program.

Tim Baroody- A very positive change has been made there.

Acting Chair closes Public Hearing.

The date of the next Planning Board meeting is scheduled for Tuesday, January 7, 2013 at 6:30p.m.

Motion to adjourn by Tim Baroody, seconded by Frank Reginelli. All members vote approval. None opposed. Meeting adjourned.

Respectively Submitted by Renee Jensen