

CITY OF AUBURN PLANNING BOARD  
TUESDAY, OCTOBER 4, 2016 6:30 PM, MEMORIAL CITY HALL

Present: Anne McCarthy, Andy Tehan, Theresa Walsh, Crystal Cosentino

Absent: Sam Giangreco, Tim Baroody

Staff: Stephen Selvek, Senior Planner; Greg Gilfus, Auburn Police Department; Brian Hicks, Code Enforcement Officer; Stacy DeForrest, Corporation Counsel

Agenda Items: Site Plan Review for site improvements at 20 Thornton and 91-93 Garrow Street, Melone Village; Zoning Amendment for 54 Lafayette Place

Items Approved: Site Plan Resolution with modifications for site improvements at 20 Thornton and 91-93 Garrow Street, Melone Village

Applications Denied: None

Applications Tabled: Zoning Amendment for 54 Lafayette Place

Acting Chair, Anne McCarthy, calls the meeting to order. The Pledge of Allegiance is recited. Roll is called.

**Agenda Item 1: Approval of August 2, 2016 Meeting Minutes.**

Chair asks for a motion to approve the minutes of the August 2, 2016 meeting. So moved by Theresa Walsh, seconded by Andy Tehan. All in favor. No members opposed. Motion carried.

**Agenda Item 2: Site Plan Application for 20 Thornton Avenue and 91-93 Garrow Street: Site Plan Review to demolish two buildings and construct three new buildings together with site improvements to sidewalks, parking, playgrounds, and landscaping at Melone Village. Applicant: AHA Development Corporation**

Ed Kepplinger, Kepplinger Freeman Associates- Displays a site plan. A presentation to the Board was done at the July Planning Board meeting. The project includes the renovation of 32 existing buildings containing 188 units which will receive all new kitchens, bathrooms, entrance canopies, patios. Two buildings will be demolished: the current admin building and a residential building. These buildings will be replaced with two new buildings, one will be the Admin building on the north portion of the site the other will be handicap accessible units located at the western part of the site. The project will be multi phased over the next couple of the years. If the project is awarded funding the project would start next summer. One of the changes that occurred in the site plan is the Merriman Street driveway which turned into a parking lot now turns into Mulligan Street. There is parking off of Mulligan Street. We did not want this to be a thru street so breakaway bollards were put in place, that way emergency vehicles could access if needed. The other change is that only half the sidewalks will be replaced due to funding limitations.

Chair asks opens the public to be heard portion of the meeting.

Bill Zema, 14 Lorraine Ave- Originally I was very concerned about putting more housing in the west end of town but after hearing their proposal I understand what they are doing at Melone Village. I did work at

Brogan Manor and was very impressed with the improvements that were done there. We don't not need more income housing on our end of town and that was my concern.

Chair closes the public to be heard portion of the meeting and asks for staff comments.

Stephen Selvek- The SEQRA will be reviewed tonight for the project. Within your packets I reviewed and drafted answers for the Board's consideration of Part II of the SEQRA as well as a draft resolution for a negative declaration for SEQRA. On part II of the short EAF with respect to all of the items (reviews items with the Board) no impact or potentially small impact was selected.

On Part III it is noted that detailed site plans and a full Stormwater Pollution Prevention Plan have been prepared and submitted to the City. The plans include provisions for layout of new buildings, vehicular and pedestrian circulation, grading and drainage, stormwater management, parking, landscaping, and lighting.

Neighbor(s) of the project have raised concern regarding the impact of traffic associated with the project. While the City's request to provide a road that connects Merriman and Milligan Streets has the potential to alter traffic distribution patterns, the trips generated by the site will remain the same. The proposed project will decrease the number of housing units by three, which will not have a significant impact on traffic volumes within the neighborhood. This internal roadway will be posted with 15 MPH speed limit and a full stop intersection opposite the proposed community building.

Staff's recommendation is approval of the SEQRA resolution of a negative declaration.

Chair asks Board members if they have questions or concerns.

Andy Tehan questions if staff is opposed to the bollards.

Stephen Selvek- The City's concern is with internal access to the buildings in the upper corner. This cluster does not front onto a road that has adequate emergency access like the other cluster of units do. The City wants to see the same level of protection for all of the buildings in terms of fire access as well as police access through the site. The City requested to eliminate the bollards for unrestricted access to the area. The applicant included the bollards because of the neighbors' concerns in respect to the impact of traffic. The City requested the bollards to be eliminated as well as provide a means of egress to Garrow Street. This would distribute the traffic among three entrances rather than just two. In the Board packets is a resolution approving the site plan with modifications. Those modifications include configuring unrestricted access to Garrow Street, eliminating the Bollards and the addition of stop signs at one of the most northern crosswalks. The Board can deny the site plan, approve the plan as submitted or approve the site plan with modifications.

Chair recognizes that the applicant has comments to share with the Board.

Stephanie Hutchinson, Executive Director of Auburn Housing Authority and CEO of the AHA Development Corporation- In regards to the thru street, we agree it would be beneficial to have police and fire access on the interior of the complex. However, upon learning of the thru street, neighbors were concerned with the increase of traffic on Chapman Ave via Milligan Street. We share those concerns and thought the bollards with a fire lane would be a good compromise to providing fire access and alleviating the concerns of the neighbors. The other concern with the thru street is that these are large units with children. We have over 40 children under the age of 6 and 94 children under the age of 10 in the area. That is a lot of children running around a two way street. We currently have speed bumps and signs throughout the complex and residents still complain about vehicles speeding so I do not see more speed bumps and signs being any more effective here.

Additionally, I would like to add that we currently have a fire lane in the Merriman Street complex. The Merriman Street complex is under separate ownership and a separate funding source. We received Planning Board approval for the Merriman complex about 2 ½ years ago. It was brought to our attention that City staff would like the fire lane to be a thru street. Unfortunately, when we were made aware of this we already poured the sidewalks and curbing. We did not make this a thru street because of security reasons. Also this funding source will not provide funding to tear everything out, widen the road, and replace everything. We are not able to do that.

Crystal Cosentino- From the City's perspective proper emergency access needs to be provided either from Garrow at the Merriman project or they have to exit Mulligan.

Stephen Selvek- In order to have proper emergency access to the internal portion of the site for the properties located in the corner, DRC agrees that the connection of Merriman Street to Milligan Street with unrestricted access is necessary. Where the access from Garrow Street comes in is in response to the neighbors' concerns with traffic to any one intersection. There is going to be impacts with traffic whether it is increased or decreased. Recognizing that the Merriman project has existing approval, we are not saying that the Merriman modifications have to take place in order for the Melone village project to be approved. Rather, as a condition to moving forward with future renovations that would be an item of consideration. It is not uncommon when an applicant has multiple properties within its control to require accesses and cross easements.

Crystal Cosentino-Is the Mulligan Street able to withstand fire truck traffic?

Stephen Selvek- It is a city street and permits fire access. Another thing worth mentioning is that the collapsible bollards would breakaway with a fire truck but there are concerns from APD with the capability of the police cars pushing through them.

Stephanie Hutchinson- The Merriman Street area is owned by the AHA Development Corporation. Auburn Housing Authority currently owns Melone village and has AHA Development Corporation as the developer of the Melone village project. The Melone site will be owned by a limited partnership with a private investor. Therefore Melone Village will be removed from the Housing Authority and AHA Development Corporation. Merriman Street and Melone Village are completely different owners and funding sources.

A member of the public wishing to speak is recognized by the Chair and asked to come in front of the Board to speak.

Richard Lattimore, 88 Chapman Street- There are about six houses right in that area that will be effected by the traffic. Right now there is a considerable amount of traffic that goes in and out of there. Stephanie works very closely with the neighborhood and our concerns. The bollards would rectify the concerns we had with traffic. They will work. The street is not very wide, there are not any sidewalks, there are a lot of children in the area and the line of site is not very good. I support the project because the renovations need to take place.

Motion to adopt the SEQRA Negative Declaration Resolution for 20 Thornton and 91-93 Garrow Street, Melone Village made by Crystal Cosentino; seconded by Andy Tehan. All in Favor. No opposed. Motion Carried.

Chair asks for a motion to adopt the site plan with modifications as written in the resolution: the removal of the bollards, installation of stop signs and the means of access to Garrow Street.

Crystal Cosentino- I recognize and understand the confines of funding sources but am also mindful of the residents. However, we have public safety concerns so the street needs to be accessible. I support the

modification of removing the bollards with the installation of a stop sign. I would remove the third modification of access to Garrow Street from the resolution.

Anne McCarthy agrees with Crystal.

Stacy DeForrest- What the Board needs to do is to decide if they are going to approve the site plan and if it is going to require any modifications are. If there are modifications needed than the Board must clarify those modifications.

Andy Tehan- My concern is that the Merriman Street parcel is not part of the project.

Stacy DeForrest- Stephanie indicated that the owner of the Merriman Street project is different than the owner of this project (Melone Village) and therefore the Board does not have the ability to make a change to a site that has nothing to do with Melone Village.

Anne McCarthy asks for the Board's thoughts on modification 1 (removal of bollards) and modification 2 (installation of stop signs).

Crystal Cosentino agrees with the addition of modification 1 and 2 with the removal of modification 3 (access to Garrow Street)

Motion to adopt the Site Plan Resolution Resolution for 20 Thornton and 91-93 Garrow Street, Melone Village with the modifications of removing the bollards and installing stop signs made by Crystal Cosentino; seconded by Theresa Walsh. All in Favor. No opposed. Motion Carried.

**Agenda Item 3: PUBLIC HEARING: Zoning amendment to rezone existing real property at 54 LaFayette Place to R-2: Multi-family Residential. Applicant: City of Auburn.**

Stephen Selvek- 54 Lafayette Place is currently zoned industrial. It is adjacent to a residential home to the west and a commercial property to the east. The property owner to the west is interested in acquiring a portion of the parcel to build a garage. To do this the parcel needs to be subdivided, sold to the individual and then merged with their parcel. In order to merge this with a residential parcel it needs to be zoned residential. Otherwise it would be a restricted use for residential purposes. Therefore, the City would like to rezone the entire parcel to R2 to match the zoning to the west of it. After the public hearing and review of public comments the item will come back before the Board and a recommendation to City Council can be made. Council is the final approvers of the zone change.

Chair opens the Public Hearing. There being none, chair closes the Public Hearing.

Chair asks for Board questions and comments.

Motion to table the application for 54 Lafayette Place Zoning Amendment made by Theresa Walsh; seconded by Crystal Cosentino. All in Favor. No opposed. Motion Carried.

**Other Items:**

No other items brought before the Board.

The date of the next Planning Board meeting is November 1, 2016 at 6:30 pm.

Motion to adjourn made by Theresa Walsh and seconded by Crystal Cosentino. All in Favor.

Respectively submitted by Renee Jensen