

**MINUTES OF CITY OF AUBURN PLANNING BOARD  
TUESDAY, DECEMBER 5, 2023 6:30 PM  
MEMORIAL CITY HALL  
AUBURN, NY**

Present: Andy Tehan, Acting Chairperson  
Karen Walter  
Theresa Walsh

Absent: Crystal Cosentino  
Amy Sargent

Staff: Stephen Selvek, Deputy Director of Planning and Development  
Tim Brennan, Corporation Counsel

**Agenda Items:**

1. Approval of the August 1, 2023 Planning Board Meeting Minutes – *Board Action: Approved*
2. Site Plan Review to construct a 1,324± SF Take Five Oil Change building, parking for 6 vehicles, landscaping, site lighting, and stormwater management at 232 Grant Avenue. Applicant: Quattro Development. LLC. – *Board Action: Tabled*
3. Site Plan Review to demolish the existing structures and construct a 3-story, 7,560± SF building for a temporary shelter for the unhoused population including 80 shelter beds and 9 studio apartments, together with parking for 14 vehicles, landscaping, site lighting, and stormwater management at 290-292 Grant Avenue. Applicant: Housing Visions - *Board Action: Tabled*

Meeting called to order: 6:30p

Karen Walter: Will public give name and address when speaking?

Andy Tehan: Yes.

Karen: Are we to follow Robert’s Rules of Order due to the large crowd?

Staff deferred to Assistant Corporation Counsel, Tim Brennan: “No, the board will use adopted procedure”.

**Agenda Item 1: Approval of the August 1, 2023 Planning Board Meeting Minutes**

Motion to approve minutes by: Karen and Second by: Theresa

All in Favor, None Opposed, Motion Carried

**Agenda Item 2: Site Plan Review to construct a 1,324± SF Take Five Oil Change building, parking for 6 vehicles, landscaping, site lighting, and stormwater management at 232 Grant Avenue. Applicant: Quattro Development. LLC.**

*Applicate Even Gafell of Quattro Development LLC* presents the site plan application. Project to be built on existing empty parcel in highway commercial zone. Business will offer a “stay in your car” oil change, tire pressure, wiper change, and air filter service. Plans have been submitted to DOT for review. Any feedback from DOT will be presented at the next planning board meeting.

Staff asks Even to provide detail on storm water management, circulation and lighting information.

Applicant explains storm water to be captured in SW corner of lot. Storm water management is based on 100-year storm to DC regulations. The flow of traffic will go from the south side of the lot to the north and back out to Grant Ave. Lighting is for security purposes but is minimal. Lighting is shielded and downcast.

Chairperson asks if there are any comments or questions from the board? – None

Opened public to be heard. Comments should be specific to the site plan for Take 5.

John Camardo, 12 Tubman Ln: Do you have a quorum to conduct business tonight?

Steve: Yes, 3 out of 5-person board.

Chairman closed public to be heard.

Staff acknowledges Take 5 project is under review and will continue to review with regards to the DOT information that is collected. Staff recommends that sidewalk remain continuous through the driveway but city will defer to DOT. Acknowledges this is a different design than the original that was previously submitted to the board.

A motion to table the application was made by: Theresa and Second by: Karen

All in Favor, None Opposed, Motion Carried

**Agenda Item 3: Site Plan Review to demolish the existing structures and construct a 3-story, 7,560± SF building for a temporary shelter for the unhoused population including 80 shelter beds and 9 studio apartments, together with parking for 14 vehicles, landscaping, site lighting, and stormwater management at 290-292 Grant Avenue. Applicant: Housing Visions**

Applicants present the site plan:

*Chris Trevisani, VP with Housing Visions*, a nonprofit out of Syracuse for 32 years. Explained

types of dwelling unit they develop; emergency, temporary, supportive and rent to own permanent housing. This service is needed because DSS is paying 1.5 – 2 million per year to shelter unhoused. Agencies started talking approximately 4 years ago about how to increase shelter options and services in Auburn. The development of an emergency shelter on Grant Ave is the first step in building supportive housing for the unhoused.

*Christine Bianco, Commissioner for County DSS*- Explained the county is obligated to shelter qualified unhoused individuals and families. DSS follows state regulations. DSS reaches out to friends, relatives or previous landlords to house individuals before sheltering in emergency housing. The people DSS is housing are people from this area who have a last address here or have roots here in Cayuga County. Qualifications change during Code Blue, weather below 32 degrees, for safety.

Current shelter options are 13 beds at Franklin St, 16 beds at 290-292 Grant Ave for individuals. 8 families at transitional housing in Merriman Circle. The remainder of the people needing shelter are going into 4 hotels in Auburn, 1 hotel in Weedsport and 1 in Sennet.

A shelter is a cost savings to the tax payer, with supportive services, security, less taxing on police and fire and frees up local hotels for tourism.

*Gary Mann, Regional Program Manager at Rescue Mission* – Syracuse based Nonprofit started in 1887 serving Broom, Onondaga and Cayuga County. Rescue Mission is housing 10,000 people per year. Funding comes from government, private donor and Thrifty Shopper. Proposed shelter on Grant Ave is 80 bed shelter, 9 permanent supportive housing, 24/7 operation, 3 shifts of staff, program managers, case managers, ESSHI coordinator, client care specialists, janitorial, maintenance and security. (Janitorial, maintenance and security may be outsourced).

*Jared Heintz– Project Manager at Beardsley Architects & Engineers* – Explained the floor plan of the shelter project, office areas, common areas, 80 individual beds, 9 supportive housing units and 6 isolation beds. 14 parking spots, emergency access, stormwater control, lighting and the area variance needed due to the rear setback being too close due to the awkward shape of the site. Current use of the site is homeless sheltering via Chapel House.

Chairperson asks if there are any comments or questions from the board?

Karen: Will meals be prepared onsite and will there be adequate parking/turn around space for delivery vehicles?

Gary: Yes, there is an onsite kitchen facility.

Jared: There is a utility access point for deliveries on the south end of the building.

Karen: What is a fire apparatus and what size fire truck can turn around?

Jared: NY state fire code requirement is that any municipal firetruck needs to be able to park 150' to an entrance for hose to reach. Explains fire truck and hose is illustrated on the site plan design.

Karen: Only seeing 5 showers to accommodate 40 people, is this accurate?

Jared: There is one washroom per wing, Gender separated wings. NY building code has fixture criteria.

Karen: Seating in the dining area is enough for 45?

Jared: Tables are illustrated for scale but are not the final configuration for that space.

Theresa: Are the 9 units for families?

Jared: They are single occupancy, dorm room style rooms for individuals.

Gary: Families will continue to be served at Merriman Circle.

Theresa: This is a NYS licensed facility? And what does that require?

Gary: Yes, licensed through OTDA (Office of Temporary and Disability Assistance). Rescue Mission submits information to OTDA on operations and OTDA comes once a year to do a physical inspection, a file inspection and ensure there is adequate staffing.

Theresa: Does this require a Certificate of Occupancy?

Jared: Yes, all new construction requires a CO. It's issued at the completion of construction once all the systems are tested.

Theresa: In our community, do we have a wait list for Section 8 certificates?

Gary: Yes, we are back to a waiting list.

Theresa: When people leave the shelter where are they going?

Gary: Some people go to jobs each day. But to "live" after being in the shelter, they will go to supportive and permanent housing. The shelter is not the end solution. We want people moving on. Case managers and social worker help families and individuals get the greatest amount of income and find permanent housing. Taking away the allure of staying in a hotel also helps motivate people to find permanent housing because they don't want to be in a shelter. They're in a shelter because that's their last option.

Theresa: Is it easier for families to find permanent housing?

Gary: It depends on the family. It depends on income and the size of the family and available units and housing stock.

Theresa: Can you describe the privacy fence?

Jared: It's 6ft Vinyl, solid lower panel and a lattice upper panel.

Theresa: There is 14 parking spaces for both staff and homeless?

Jared: Yes, there are 14. The zoning requirement is only for staff spaces.

Theresa: What about parking for homeless people who have cars?

Gary: It's extremely rare for them to have cars. There is limited parking at the Syracuse shelter and it is not an issue.

Karen: Prior to the zoning change in 2018 there was no homeless shelter in the comprehensive plan?

Steve: Homeless shelters were not defined, but based on definitions it would be a "room & boarding house".

Karen: This shelter started being discussed about the time when Grant Ave was rezoned as highway commercial?

Steve: Homeless shelters were added as a use among highway commercial, however room and boarding homes existed in highway commercial zones already.

Karen: 1 million dollars came from ARPA (American Rescue Plan Act) money? and 800K from EESHI?

Chris: The capital to build the building is coming from ARPA and HHAP (Homeless Housing Assistance Program).

Karen: What is Housing Visions' roll in the project since they are not providing funding?

Chris: Housing Visions will build the building and then turn it over to Rescue Mission.

Theresa: Has the HHAP funding already approved?

Chris: We have not applied to HHAP yet. We have submitted a concept paper because the requirements for an application are not yet satisfied.

Theresa: Do they have a revolving RFP or do they have to issue that?

Chris: They accept applications until they run out of money.

Theresa: How much money will you need to fund this project?

Chris: Somewhere between 10-12 million.

Andy: What hours would residence vacate? Can they come and go? Someone mentioned a curfew? Can you expand on the typical day of someone in the shelter?

Gary: There is a curfew but it's not a lock down facility. People can move out or leave if/when they want to. There is a curfew to have people inside the building because the staff does rounds. 1 round every hour for safety and to ensure people are in their bed.

If someone shows up after curfew and there are vacant beds, those beds can be reassigned and filled.

Karen: This is a major site plan, why aren't we doing a Long Form Environmental?

Steve: Long Form Environmentals are required under type 1 action under SEQRA, this project does not trigger any of the requirements for a type 1 action at this point.

Karen: The project does have funding from another local agency, which would qualify for a long form.

Steve: The long form is required for a type 1 action. Then that information must be provided on the form. It is not based upon funding sources; it's based upon the size of the project. If the board has concerns on environmental impacts and that there's not adequate information on the short form, the board has the right to request that a long form EAF be provided in lieu of a short form.

Jared: Included in the application is a narrative that expands upon the short form. There is a summary of information on wet lands, flood plains, utility usage that may be helpful in your review.

Karen: In light of the attendance, I'm surprised we didn't have a public hearing. I appreciate the county cutting the expenditures from placing people in hotels. But appreciates this is a desirable

property a commercial area, that would be taken off the tax rolls. Police, fire and ambulance will have to respond which will result in staffing issues.

Andy: Any other comments or questions from the board? Asks for staff comments.

Steve: The intent of tonight is for the applicant to present the project in its entirety and to seek comments from the public. Limit public comment period to 3 minutes per person. Board will accept written comments for the next month, until next meeting. The purpose of the site plan review before the board is for the board to review the items specific to the site and not generally operational consideration. Size, lighting, adequacy vehicular access and circulation, location and efficiency of off-street parking, adequacy pedestrian access and circulation, adequate storm water and drainage facilities, adequate water supply and sewage disposal, adequacy of landscaping as visual and noise buffers, adequacy of fire lanes and other emergency zones, special attention to impact on structures, roadways and landscapes that are susceptible to flooding and erosion.

Requests chair to open the floor to public comments, limit the comments to 3 minutes and then the board table the review to allow the applicant to prepare a written response to the questions and comments applicable to the site plan.

Theresa: Has anyone spoken with Central Bus about a bus stop location at the shelter?

Chris: We have not yet.

Andy: Is there a Central bus stop in the area?

Theresa: Yes, at Walmart

Steve: Public comment should be addressed to the board and staff. Question and comments made will be recorded in the meeting minutes and transmitted to the applicant for response.

Chairperson opened public to be heard. Approach the podium, state name and address for the record. Comments should be specific to the site plan for the 290-292 Grant site plan.

*Dr. Sherri Wise, Executive Director, Representing Cayuga Community Health Network, 2119 W. Genesee. Home address is 422 Bishop Ave Syracuse NY. Spoke on the need for housing and lack of current shelter. Listed the benefits of services provided through Rescue Mission.*

*Matt Fraher, 3 Bowen St - Spoke about potential increase in police calls due to increase in population of homeless. 122 Dickerson, 155 Gifford St. on google maps has people laying on sidewalk and trash on the ground. The population at the shelters are criminals. The parcel of land is too small, encouraging homeless to loiterer near the road and intersection.*

*Tony Ventura, 22 Hickory St.- Expressed the building is too large for the lot. 30,000 cars drive by per day. Grant Ave is dangerous to cross. Bus stops add to traffic congestion. This is not the right site because it is on the edge of the city and too far from services. Will homeless get locked out after curfew and be roaming Grant Ave? Change the zoning at another location that won't need a variance to fit the building. Tax payers have to pay more to make up for the lost tax from this parcel.*

*Stephanie Hutchinson, Lives at 28 Grover Street, Executive director of Auburn Housing Authority-* Support the site plan at 290-292. Lists benefits of new shelter. There will be fewer calls to police and fire due to visibility of individuals in the shelter and security. Rescue Mission is efficient in this work and in staffing.

*Kristy Ventura, 3 Bowen St. –* Homeless people will be at the shelter and at the Grant Ave motel. Having all the homeless people there places a burden on that side of town. Central bus stopping blocks traffic coming in and out of Walmart.

*John Camardo owns 306-308 Grant Ave, Lives at 12 Tubman Lane –* Not the right site. No room for expansion. This area is for commercial property. Developers should find a new spot.

*Tim Lattimore, 63 South St. –* Lists other supportive housing that is off the tax roll. Sennet has zero town tax and Auburn should aspire to that. Hopes the city will find another location.

*James Leighton 38 prospect St. –* property of 290-292 Grant Ave is .62 acres. 135, 139, 121, 143, 145 Grant Ave are vacant, 4 out of the 5 are condemned. They sit on 3.9 acres. 30 Cottage St. 3.63 acres and is walkable to downtown and resources. Concerned that building is on too small of a lot.

*5 letters submitted for written comment by Prospect point Apartments, Frontier Auburn LLC (Verizon), Linda Brown 16 Bowen St., James Breslin, Camardo Law Firm represent Muskrat Creek Capital LLC, read into record by Jennifer Haines. (\*letters listed at the end of Minutes.)*

Concerns raised via written comment – Impact of adjoining properties, traffic & location, pedestrian safety, need for area variance. Will the developer use local contractors? Current tenants will move. Property is a tax source for the city. Not accessible to public services. Not the right characteristics for gateway street. Neighborhood safety is at risk. Can zoning be changed at another location? Are sex offenders housed in the proposed shelter? An EIS is required. Not enough parking. No traffic study has been conducted. Does not meet Impervious area code, excess water draining will contribute to flooding on Prospect St. 9 permanent housing units are non-compliant with zoning.

Chairman closes public to be heard.

Staff informs board and public written comments will continue to be accepted. Due to the variance the project does have to go before the Zoning Board of Appeal. The Zoning determination needs to be made before the Planning Board can do decide on the application. Staff asks that the board table the application until; the next planning board meeting where an update will be provided. That meeting will be the 4<sup>th</sup> Monday of January. No decision can be made by the planning board until the February meeting.

Karen expresses the boards duty to take into the account the totality of the project and that she believes in being transparent. Because of the multiple stages of the project, she advocates for a long Form SEQRA. Wants a public hearing or will motion to dismiss the project with disapproval.

Staff acknowledges the boards right to motion for a formal public hearing.

Theresa asks if the public hearing will be different than tonight.

Staff says it's an option that the board can open up the meeting to a public hearing during the next board meeting. Board would need to make a motion and that would be scheduled for the January meeting.

Andy clarifies that a public hearing would not be a separate meeting.

Staff explains that there would be a dedicated public hearing open to members of the public, during the next Planning Board meeting.

Karen also requests a Long Form.

Andy asks Karen to clarify why she thinks it needs a Long Form?

Karen Says because the form talks about construction happening in multiple phases. It's 500 feet from the town of Sennett so that implies that there's some regional questions. It's within 1500ft from a school. It's within 5 miles of a nature trail.

Staff asks for a motion for a public hearing at the January 2 planning board meeting and for the applicant to provide a long form to be put on the floor.

A single motion for the public hearing and the long form to be presented at the January 2, 2024 meeting made by: Karen. Second by: Theresa

A motion to table the application was made by: Andy and Second by: Karen

All in Favor, None Opposed, Motion Carried

A motion to adjourn was made by: Theresa and Second by Karen

All in Favor, None Opposed, Motion Carried

The next Planning Board meeting is scheduled for January 2, 2024 at 6:30p.

Meeting adjourned 8:40pm

Minutes prepared by: A. Teucke

*Prospect Pointe Apartments  
Murray Hill Apartments  
127 Prospect Street  
Auburn N.Y. 13021  
Apt 1-C-4  
Phone (315) 252-6446*

*December 3, 2023*

*S. Selvek & Members of the  
Auburn NY Planning Board*

*Re: Planned Grant Ave Shelter*

*Dear Mr. Selvek and Board Members:*

*The purpose of this letter is to request that the proposed homeless shelter project planned for Grant Avenue be denied approval to the allow the project to move forward.*

*I apologize for not being present, I was unable to arrange my travel schedule to allow me to be there in person, since the notice was sent to the wrong address and I just received it Friday.*

*We are all aware of the homeless problem in Auburn and Cayuga County. I am not against building homeless shelters. My concerns with this proposed project are the location, size, and impact that such a project would have on adjoining properties. What alternative sites, if any, have been considered?*

***My concerns about the project as proposed are as follows:***

***Location:***

- 1) The current location is situated in the main access to the city. Based on information from NYS DOT, there is approximately 30,000 cars that pass through this roadway daily. Is this building the first thing visitors should be met with on their visit to Auburn?***
- 2) The proposed location is a highly commercial area. Placing an intense residential project in a predominantly commercial area does not fit with the characteristics of the neighborhood.***
- 3) Pedestrian traffic is currently minimal in this area. Most people drive to their desired locations. This would dramatically change with at least 90 new proposed residents and would definitely create potential safety issues on Grant Ave.***
- 4) Would the Board allow a 90-unit multifamily complex be built on this same size piece of property? This is basically what is being asked for in this project. The current property has about 8 units.***

***Size:***

- 1) *The proposed project seeks variances for this project. The most concerning is that they be granted a 35-foot waiver from the Auburn set back requirements. Why? I ask that they follow the same design parameters that all other developers must follow.*
- 2) *The proposed footprint will impact my buildings as well as the side parking area of my property.*
- 3) *The property is irregular in shape, and they are proposing a building along Grant Ave that is totally out of character in scope and size. What other projects are that close to the road in that commercial area?*

***Impact:***

- 1) *At Prospect Pointe I have made improvements in excess of \$500,000 to provide safe secure housing to Auburn residents. These improvements include siding, roofing, lighting, secure entrances, cameras, landscaping, new parking lot paving and interior improvements of each unit. I have very little tenant turnover as a result of the condition of the apartments and the exterior. Four long-time tenants have told me that they would probably relocate, if this project proceeds. Is this the intent of the proposed homeless shelter to drive long time residents to seek housing elsewhere?*

- 2) *I timely pay in excess of \$100,000 in taxes for both of my properties. Auburn Code Enforcement can confirm that since purchasing the property, over 12 years ago, they are receiving few if any calls on the property. APD and AFD could also comment on this property not being a source of nuisance calls. Currently, I do not have any residents with children so the impact on the school district is minimal.*
- 3) *I deal with all local tradesmen when I have work performed at the properties including such firms as Bianco Plumbing, Carpet House, Fedeshyn Flooring, Hoskins Snow Plowing, RJ Locks, Carl DePalma, and Upstate Paving to name a few. This is not the developer's track record. What requirement would be placed to insure they hire Cayuga County tradesmen for every part of the project?*
- 4) *The proposal is seeking 90 rooms. Everyone is aware that these projects bring additional foot traffic. What extra resources will be paid for by the developer for this proposed project? Most developers agree to pay for extra police or fire positions for a 20-year term (for example Pyramid). What is being requested from the developer for the additional needs of the proposed building, neighborhood, and its residents?*

- 5) *All neighboring properties will be impacted as to their value by this proposed project. On my property many current and future tenants will not wish to continue to be residents, impacting my ability to pay the current taxes. What is the City planning to do for all of the neighboring property owners?*
  
- 6) *The construction process on the site will be invasive and impact traffic flow on the main thoroughfare in the city due to the project's size and lot parameters. What is being done to alleviate the impact?*
  
- 7) *Who benefits financially from this proposed project? The developer and the property management firm? Who is being harmed financially is the better question as that list is extensive.*

*Alternatives:*

- 1) *This is a small building lot in the middle of a heavy commercial district. There are many larger lots available in Auburn and Cayuga County that a 3-story building of this magnitude can be located, without the need for variances that do not impact the gateway to Auburn or financially impact existing businesses. Have these been reviewed for viability?*

***2) Chapel House can sell the property to a commercial developer and bring another ratable to the County, City, and School tax rolls.***

***3) What other locations have been considered and I ask the developer please name all of them this evening.***

***I ask you to suggest that an alternative site be found for this shelter or at the very least that it greatly be reduced in size.***

***Thank you.***

***PS Walotsky***

# FRONTIER AUBURN LLC

December 4, 2023

VIA EMAIL: [SSELVEK@AUBURNNY.GOV](mailto:SSELVEK@AUBURNNY.GOV)

Stephen M. Selvek & Members of the Auburn NY Planning Board

Re: Planned Homeless Shelter located at 290-292 Grant Ave, Auburn, NY

Dear Mr. Selvek and Board Members:

The purpose of this letter is to request that the proposed homeless shelter project planned for 290-292 Grant Avenue be denied approval by the Planning Board. If the Panning Board is not willing to support this request, then kindly request that this public hearing remain open for at least one more public meeting since we just received a copy of Town's Notice Letter on December 1<sup>st</sup>, 2023, just three days before the scheduled hearing.

For the record, we are not against building homeless shelters. Our concern is the location of this proposed project and the impact that such a project would have on nearby businesses and adjoining property owners. A few of our concerns are as follows:

1. Grant Avenue is the primary commercial corridor serving the Town of Auburn and neighboring communities. Placing an intense residential project in a predominantly commercial area does not fit with the characteristics of the neighborhood and does not support smart planning principles. A homeless shelter would be better served if it were located where public services are more widely available and easily accessible to its residents.
2. The project as proposed is not compliant with code, what are the justifications for the hardships to support the use scale and density of this project?
3. I would expect the primary source of property tax revenue and/or sales tax revenue is derived from the commercial properties/uses serving this Grant Avenue corridor. Is the Town of Auburn prepared for the decrease in property values as a result of locating a homeless shelter in the center of their primary commercial district? I would suggest this is a tangible concern that needs to be taken into consideration seriously as it will ultimately trickle down and reduce the Town of Auburn's tax revenue, create job losses and likely vacated storefronts.

In closing I would like to highlight that there are more appropriate locations in Auburn and Cayuga County for a homeless shelter that are closer to public amenities, services and transportation that will not severely impact the commercial character, its property values and the long term viability of the Grant Avenue corridor that serves and supports the community of Auburn.

We kindly request that the Auburn Planning Board oppose this application and encourage the applicant(s) to find a more sensible alternate location.

Please contact me if you have any questions regarding this matter at 305-692-9992 ext. 103 or via email [jleach@fdllc.com](mailto:jleach@fdllc.com).

Sincerely,

FRONTIER AUBURN LLC

  
James Leach  
*Member*

## Selvek, Stephen

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**From:** Linda Brown <lindambrown1@gmail.com>  
**Sent:** Monday, December 4, 2023 6:51 PM  
**To:** crystal.cosentino@rmsyr.org  
**Cc:** Selvek, Stephen  
**Subject:** Shelter at 290-292 Grant Avenue

Hello Crystal,

Jimmy Giannettino gave me your contact information. I appreciate you sharing that with me.

I am a resident and homeowner at 16 Bowen Street. I messaged Jimmy with some concerns about the above project, which I'm sure he shared with you. Most regard safety and security in our quiet little neighborhood once there is such a large shelter directly behind our homes. The answers given at the informational meeting last week didn't seem to alleviate the residents' worries.

I am copying Mr. Selvek, the Deputy Director of Planning and Development on this email so that he can also consider these next couple of questions. As I said to Jimmy, a question brought up at last week's meeting: "why on the edge of a residential zone?" was answered with "It's the only place in the entire city that's properly zoned for this project." Many people are asking why, with so many large and vacant spaces within the city limits begging for development, there is really zero possibility of utilizing one of those options? I see that Highway Commercial Zoning exists along West Genesee Street, for example. It also extends farther up Grant Avenue, away from family homes.

I see from the City's website that you chair the Planning Board. I also see in the Project Narrative that a variance will be requested for the rear setback on the proposed site. I am admittedly ignorant of these processes, but my question is: since a variance already needs to be granted for the project, perhaps a zoning variance or change can be looked into for a vacant site in a more central and suitable location.

Thanks for considering these issues and questions for tomorrow evening's Planning Board meeting.

Thank you,  
Linda Brown  
315-246-2206

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## Selvek, Stephen

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**From:** James Breslin <jamesb@gavrascenter.com>  
**Sent:** Tuesday, December 5, 2023 2:09 PM  
**To:** Selvek, Stephen  
**Subject:** Proposed 290-292 Grant Ave Shelter Ave

Good afternoon Steve

Hope all is well!

Do you know or can you ask are sex offenders going to be housed at the new proposed shelter (290-292 Grant Ave)

Thank you  
James

James Breslin  
Chief Operations Officer  
E. John Gavras Center  
182 North Street  
Auburn, NY 13021  
[www.gavrascenter.com](http://www.gavrascenter.com)

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MANAGER-GOVERNMENT COST PRICE ANALYST  
JOSEPH W. NORRIS, M.B.A.

**Via Email**

December 5, 2023

Auburn, NY Planning Board  
Memorial City Hal, OPED  
24 South St.  
Auburn, NY 13021

**Re: Planned Homeless Shelter located 290-292 Grant Ave**

Dear Mr. Selvek and Board Members,

With respect to the above referenced matter, please be advised of the following:

1. Please be advised this office represents Muskrat Creek Capital, LLC ("MCC"), an adjoining landowner to the proposed homeless shelter project planned for Grant Ave.
2. We have just been retained by MCC and have not had time to review the current site plan application and related SEQRA documentation. I believe that this documentation was just recently made available to the public.
3. A project of this magnitude will impact on the surrounding area which will require more than an EAF, so an EIS will be required. In addition, all interested and involved agencies must be put on notice.
4. I have not seen any traffic study. I know that the Planning Board has required other proposals to include a traffic study. From what I can see there is no room for Central Buses and there is not enough room for parking (i.e. 14 spaces for 100 people). There is no room for a garbage truck to turn around and snow storage is questionable. The impervious area of 65% fails to meet code requirements. Drainage would add to the existing flooding on Prospect St.
5. I have not seen any information on who the residents will be. Will the facility house ex-convicts, sex offenders, or illegal aliens? There are also additional questions as to whether inmates released from local correctional facilities are eligible to live there and whether or not visiting relatives are allowed to stay there with them. There appears to be 9 permanent suites which is noncompliant with zoning. It is also believed that the facility that is planned is similar to a hotel.

6. It is my understanding that the neighbors have invested heavily in the Grant Ave. area, which may be impacted significantly by locating a transient homeless shelter in what is a significant retail area. There is no study that has been done on the economic impact of such a facility on the retail sector.

7. It is our hopes that answers to the above questions be answered before any approval.

If you have any further questions or comments, please do not hesitate to contact the undersigned.

Sincerely,  
/s/ Joseph A. Camardo, Jr.  
Joseph A. Camardo, Jr., Esq.