

**Auburn City Council  
Regular Meeting  
Thursday, July 16, 2020 5:00 P.M.  
City Council Chambers  
Memorial City Hall  
24 South St.  
Auburn, NY 13021**

**Minutes**

The meeting of the Auburn City Council was called to order at 5:00PM in the City Council Chambers, 24 South St. Auburn NY by Mayor Quill.

**ROLL CALL** – The City Clerk called the roll. Mayor Quill, Councilor Debra McCormick, Councilor Jimmy Giannettino, Councilor Terry Cuddy and Councilor Tim Locastro were all present.

**The following City Staff was present for the meeting:**

- City Manager, Jeff Dygert
- Corporation Counsel, Stacy DeForrest
- City Clerk, Charles Mason
- Director of Municipal Utilities, Seth Jensen
- Director of Planning and Economic Development, Jennifer Haines

**Pledge of Allegiance to the Flag** – Mayor Quill led the Pledge of Allegiance.

**Moment of Silent Prayer or Reflection** – Mayor Quill asked for a moment of silent prayer.

**Public Announcements –**

The City of Auburn, in collaboration with the Auburn Permaculture Park and willow artist, Bonnie Gale, designed two living willow structures to install at Miles Lepak Permaculture Park, 53 Garrow St., in Auburn. The structures were designed based on community input and will be installed by community volunteers. The Living Willow structures include a three dome structure that will provide adults and children a natural seating area, while the second structure will be a four foot tall maze with a willow sculpture as the center focal point

The City of Auburn is seeking volunteers for the installation of the willow structures beginning July 21, 2020 through July 31, 2020. Volunteer groups will be limited to 15 people per shift to maintain social distancing and masks will be required. Anyone interested in volunteering can sign up through the City of Auburn website [www.AuburnNY.gov](http://www.AuburnNY.gov) or by contacting the City of Auburn Office of Planning and Economic Development at 315-253-3513.

**Ceremonial Presentations and Proclamations. None.**

**Mayor Quill opened the Public Hearing regarding CDBG funded sidewalks.**

At this time before we go to the public to be heard we'd like to open up the Public Hearing for the Community Development Block Grant funded sidewalks. So if anyone would like to speak in regards to the public sidewalks, please step forward. (No speakers were present) This portion of the meeting will remain open until just about the end of the meeting.

**PUBLIC TO BE HEARD** – Mayor Quill opened the Public to be Heard portion of the Council meeting and the Clerk read the Public to be Heard rules.

- **Heidi Nightingale.** My name is Heidi Nightingale, I live at 140 Cottage Street in Auburn, New York and I am the Cayuga County Legislator for District 10 in the northwest quadrant of the city. I'm here today to talk about the Two Plus Four construction projects that have been proposed for district 10. I have concerns about adding new rental housing to the existing neighborhood without making an attempt to fix the existing dilapidated rental housing in my district. It's important for families to have decent, safe and affordable housing. But why must we continue to build complexes instead of focusing that exact same kind of resource on existing housing? Is it possible for the developer to take these exact same state and private resources and utilize them to redevelop existing homes for families? If we want to make revitalizing neighborhoods our priority in Auburn, we need to use existing funding streams to do just that. Not to build new. It is within our power to do this as a community, not to simply take what is offered, but rather to be proactive and prioritize the type of development we'd like to see. Many homes in the district have been converted into rental housing. I moved to the district 28 years ago, and the house next to me was a single family home. It is now a four rental apartment. The house across from me was a single family home, it is now a four rental apartment, these apartments are dilapidated. They affect the quality of life and the quality of property values, because they are not taken care of by notorious landlords, a landlord who actually owned 80 properties, most of them in this district. So, why must this particular district bear the brunt of all rental housing in Auburn? It's not to say that rental housing is inherently bad. But why make an effort to put even more on the west end? To me revitalization of the west end includes improving on our existing neighborhoods, not adding new ones. Existing projects like the one going on, renovations at Malone Village, have taken 60 plus units, predominantly two and three bedroom as proposed by Two Plus Four offline for six years now the units are coming back on line. But at that same time, there's already an ongoing effort to accommodate families in search of affordable housing, and two and three bedrooms in that complex. It's happening right now at Malone village.
- **Rhoda Overstreet Wilson** Good evening. My name is Rhoda Overstreet Wilson, I live at 181 Woodlawn Avenue and I too am here to talk about the proposed low income housing proposed by Two Plus Four. Auburn has an abundance of what is called low income housing established at

every end and in the middle of this city. Some are nicely situated with easy access to family necessities such as the bus line, grocery stores and shopping centers, and some are grossly out of the way. There may have been a time when the need was great to have such a surplus of low income housing in Auburn, maybe back when we had a census of 35,000+. That, however, is not our current reality and the housing complexes that were built to meet that need sit unfilled. I have to wonder why a new low income housing development is even being proposed and considered. That is not a need in this community. In fact, it is an assumption that people living in this community want to continue to rent and that they live in poverty. Why are we not engaged in conversations and problem solving sessions to build homes for people to buy? Why are we not addressing the systemic poverty that plagues our community? Systemic poverty refers to the economic exploitation of people who are poor through laws, policies, practices and systems that perpetuate they're in impoverished status. Homeownership is a pathway out of poverty, and a builder of generational wealth. When we know better, we must do better. I also assert that what is considered low rent is often hundreds of dollars more than a mortgage. Thank you.

- **Karen Walter.** Karen Walter, 15 Case Avenue. I'm here this evening because I saw on the Council's agenda that the Two Plus Four proposal, the proposal has changed. So, initially I was under the understanding it was going to be 16, four-unit buildings. But it looks like it's changing into maybe senior citizen housing and then also maybe a daycare. So, I'm here to explore this, find out more information. One thing from attending a lot of Planning Board meetings and Zoning Board of Appeals meetings is I share the other two women's perspective that there is a lot of apartments in Auburn and I guess my question is, is it quantifiable, or, is there data to support that those types of units are in fact needed? That's all I have tonight. Thank you.

#### **Approval of Meeting Minutes**

- June 25, 2020 Council Meeting Minutes  
Motion to approve the June 25, 2020 minutes by Councilor McCormick, seconded by Councilor Cuddy. Motion to approve carried 5-0.
- July 9, 2020 Council Meeting Minutes  
Motion to approve the July 9, 2020 minutes by Councilor Giannettino, seconded by Councilor Cuddy. Motion to approve carried 4-0. Mayor Quill voted present.

#### **Reports of City Officials**

##### **A. City Manager's Report**

- The City of Auburn has issued a Request for Proposals (RFP) for Combined Sewer Overflow (CSO) Facility Upgrade and Design including construction administration and inspection. The RFP responses are due back July 30; more information is available on the city webpage under the tab "Bids/RFPs."

## Auburn City Council Meeting, July 16, 2020

- The City of Auburn is accepting bids for the 2020-2021 Annual Revolving Loan Sidewalk Program. Bids are due back July 28; more information is available on the city webpage under the tab “Bids/RFPs.”
- The City of Auburn is accepting bids for the Wholesale Sewer Metering Project which is made up of three components – Flow Meter Supply and Installation, General Construction, and Electric Construction. Bids are due back August 4 and more details are available on the City of Auburn webpage under the tab “Bids/RFPs”.
- The City of Auburn is accepting bids for the 2020 Water System Improvements Project. Bids are due back August 4 and more details are available on the city webpage under the tab “Bids/RFPs”.
- City staff has been meeting to update the city’s portion of the Cayuga County Hazard Mitigation Plan. Every municipality in the county is required to take part and eventually adopt finalized plan in order to be eligible for future FEMA funding/reimbursements following natural disasters/nationally declared emergencies.
- Next week Mayor Quill and I will be delivering the annual State of the City Address on Tuesday July 21 at 9am. The report which was postponed in March will occur remotely and will be live streamed by the Chamber of Commerce as well as available for viewing after the fact. Links to both will be available on the Chamber of Commerce webpage as well as the City of Auburn webpage as soon as we have the details.
- The Auburn Police Department has been awarded \$21,000 through a grant from the Governor’s Traffic Safety Committee. The funding is directed to seatbelt enforcement and aggressive driving enforcement programs.
- Auburn Civil Service has announced a new Police Officer test. The test is scheduled for September 26 and those interested must apply by August 26. More information is available on the City of Auburn webpage under the tab “departments”, then “Civil Service”, and finally “Job Opportunities.” A short cut and announcement will be displayed on the main page soon.

### **B. Reports from members of Council**

- Councilor Giannettino. Last evening, Councilor Cuddy and I attended the monthly AIDA (Auburn Industrial Development Authority) meeting. Two topics of note. There has been ongoing discussion to develop a marketing plan for Auburn as a place to do business and a place to live. So, we voted to go out to RFP for a marketing firm for that. And, Nucor Steel has approached us, they’re desirous of extending their PILOT (Payment in Lieu of Tax) and we voted to have a public hearing on that which will occur sometime in early August. Thank you.

### **Matters to Come Before Council**

#### **A. State Environmental Quality Review Act Resolutions (SEQR) - none**

#### **B. Ordinances – none**



**C. Local Laws – none**

**D. Resolutions - none**

**TABLED ITEMS - none**

**STAFF/VENDOR PRESENTATIONS**

**A. Developing a SARS-CoV-2 Early Warning Wastewater Surveillance Platform.** Presented by David Larsen, Syracuse University, Seth Jensen, Director of Municipal Utilities for the City and Eileen O'Connor, Director of Environmental Health Services for Cayuga County.

**B. Owasco Lake Watershed Inspection and Protection Division (OLWIPD) Annual Inspection Update.** Presented by Adam Effler, PhD, Executive Director, Owasco Lake Watershed Management Council, Drew Snell, Owasco Lake Watershed Inspector, and Kaitlyn Shanahan, Owasco Lake Watershed Inspector.

**C. Two Plus Four Construction - Senior Housing, Family Housing and Daycare Project.** Presented by Susan Kimmel, President of Two Plus Four Construction, David Kimmel and Jennifer Haines, Director of Planning and Economic Development for the City.

**OTHER BUSINESS –**

**Mayor Quill closed the Public Hearing regarding CDBG funded sidewalks at 7:34 p.m..**

**PUBLIC TO BE HEARD –** Mayor Quill opened the second Public to be Heard portion of the Council meeting. No speakers.

**Executive Session.** Councilor Giannettino made a motion to enter Executive Session, seconded by Councilor Cuddy. Council voted to enter an executive session regarding the following matters:

- Two matters pertaining to the sale, lease or acquisition of real property
- Two matters made confidential under Federal law due to attorney and client privilege.

The motion to enter executive session carried 5-0. The Council entered Executive Session at 7:35 p.m.

Executive session adjourned at 8:25 p.m.

**ADJOURNMENT:** By unanimous vote the Council adjourned the meeting. The meeting was adjourned at 8:26 p.m..

Minutes submitted to the City Council on July 30, 2020 by:

Auburn City Council Meeting, July 16, 2020

Charles Mason  
City Clerk

On July 30, 2020 a motion to approve the minutes of the July 16, 2020 Auburn, NY City Council meeting was made by Councilor , seconded by Councilor .

	Ayes	Noes	Excused
Councilor McCormick			
Councilor Giannettino			
Councilor Cuddy			
Councilor Locastro			
Mayor Quill			
Carried and Adopted			

*I do hereby certify that the foregoing is a correct copy of the minutes of the proceedings of the City Council of the City of Auburn, N.Y., at a regular meeting thereof, held in the Council Chambers, Memorial City Hall, in said city, on the 16<sup>th</sup> day of July, 2020 and that the City Council approved such by the vote listed above.*

*Charles Mason, City Clerk      Date:*

# Developing a SARS-CoV-2 Early Warning Wastewater Surveillance Platform (SARS2-EWSP)



Transmission is an unobservable phenomenon



Indicators provide us clues that transmission is occurring or has occurred



**Cases** – dependent on symptoms and tests

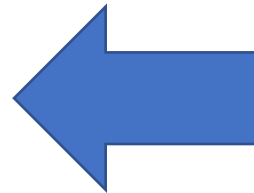
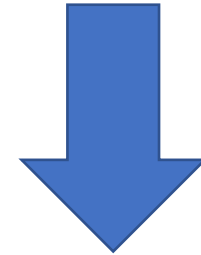
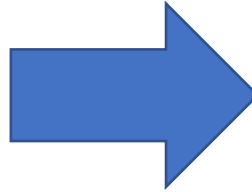


**Hospitalizations** - lags weeks behind transmission



**Deaths** – lags weeks behind transmission

## Environmental surveillance for poliovirus developed in 1990's



<http://polioeradication.org/news-post/explaining-environmental-surveillance/>



# Benefits of wastewater surveillance as an indicator of transmission

- Representative sample of the population
- Does not provide identifiable information
- Independent of diagnostic testing of cases
- Independent of symptoms
- Cost-effective



**Cases** – dependent on symptoms and tests – many missed



**Hospitalizations** - lags weeks behind transmission



**Deaths** – lags weeks behind transmission



**Wastewater** – an early warning indicator?





Contents lists available at ScienceDirect

Science of the Total Environment

journal homepage: [www.elsevier.com/locate/scitotenv](http://www.elsevier.com/locate/scitotenv)

Title page

Title

Presence of SARS-Coronavirus-2 in sewage.

Authors and their affiliations

Gertjan Medema; KWR Water Research Institute, Nieuwegein, The Netherlands

Leo Heijnen; KWR Water Research Institute, Nieuwegein, The Netherlands

Goffe Elsinga; KWR Water Research Institute, Nieuwegein, The Netherlands

Ronald Italiaander; KWR Water Research Institute, Nieuwegein, The Netherlands

## First confirmed detection of SARS-CoV-2 in untreated wastewater in Australia: A proof of concept for the wastewater surveillance of COVID-

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le Bibby<sup>c</sup>, Aaron Bivins<sup>c</sup>, Jake W. O'Brien<sup>d</sup>, Phil  
n Tschärke<sup>d</sup>, Rory Verhagen<sup>d</sup>, Wendy J.M. Sm  
Kevin V. Thomas<sup>d</sup>, Jochen F. Mueller<sup>d</sup>

**Title: SARS-CoV-2 titers in wastewater are higher than expected from clinically confirmed cases**

Authors: Wu FQ(1); Xiao A(1); Zhang JB(1); Gu XQ(2); Lee WL(2); Kauffman K (3);  
Hanage WP(4); Matus M (5); Ghaeli N(5); Endo N(5); Duvall C(5); Moniz K(1);  
Erickson TB(6); Chai PR (6); Thompson J(7); Alm E

medRxiv preprint doi: <https://doi.org/10.1101/2020.04.12.20062679>; this version posted May 6, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted medRxiv a license to display the preprint in perpetuity. It is made available under a CC-BY-ND 4.0 International license.

**Temporal detection and phylogenetic assessment of SARS-CoV-2 in municipal wastewater**

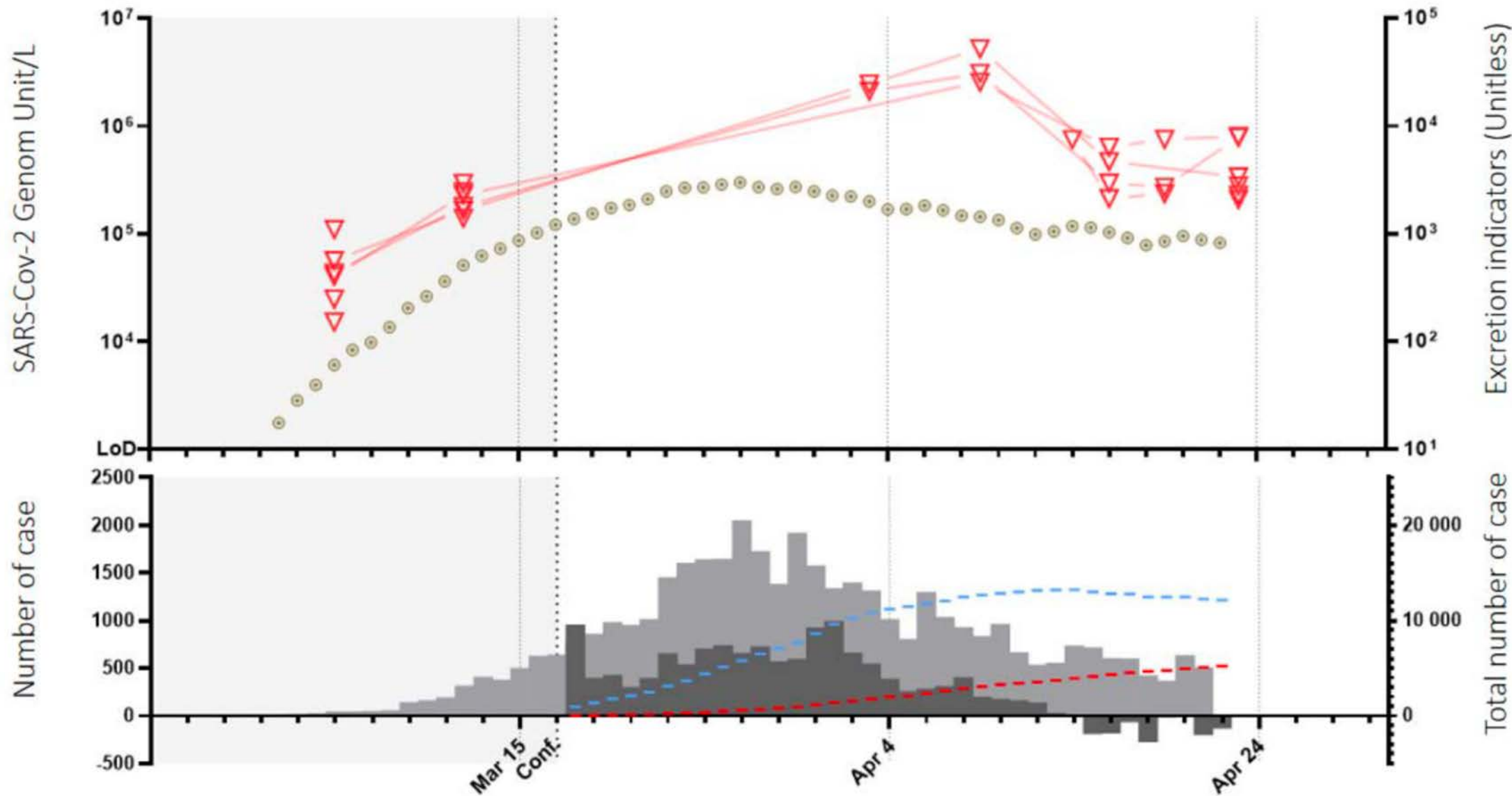
Artem Nemudryi<sup>1</sup>, Anna Nemudraia<sup>1</sup>, Kevin Surya, Tanner Wiegand, Murat Buyukyoruk  
Royce Wilkinson, and Blake Wiedenheft\*

Department of Microbiology and Immunology, Montana State University, Bozeman, MT  
59717, USA

- 1 Evaluation of lockdown impact on SARS-CoV-2 dynamics through viral genome
- 2 quantification in Paris wastewaters
- 3
- 4 Wurtzer S<sup>1</sup>, Marechal V<sup>2\*</sup>, Mouchel JM<sup>3</sup>, Maday Y<sup>4\*</sup>, Teyssou R<sup>5</sup>, Richard E<sup>1</sup>, Almayrac JL<sup>6</sup> & Moulin
- 5 L<sup>1\*</sup>.

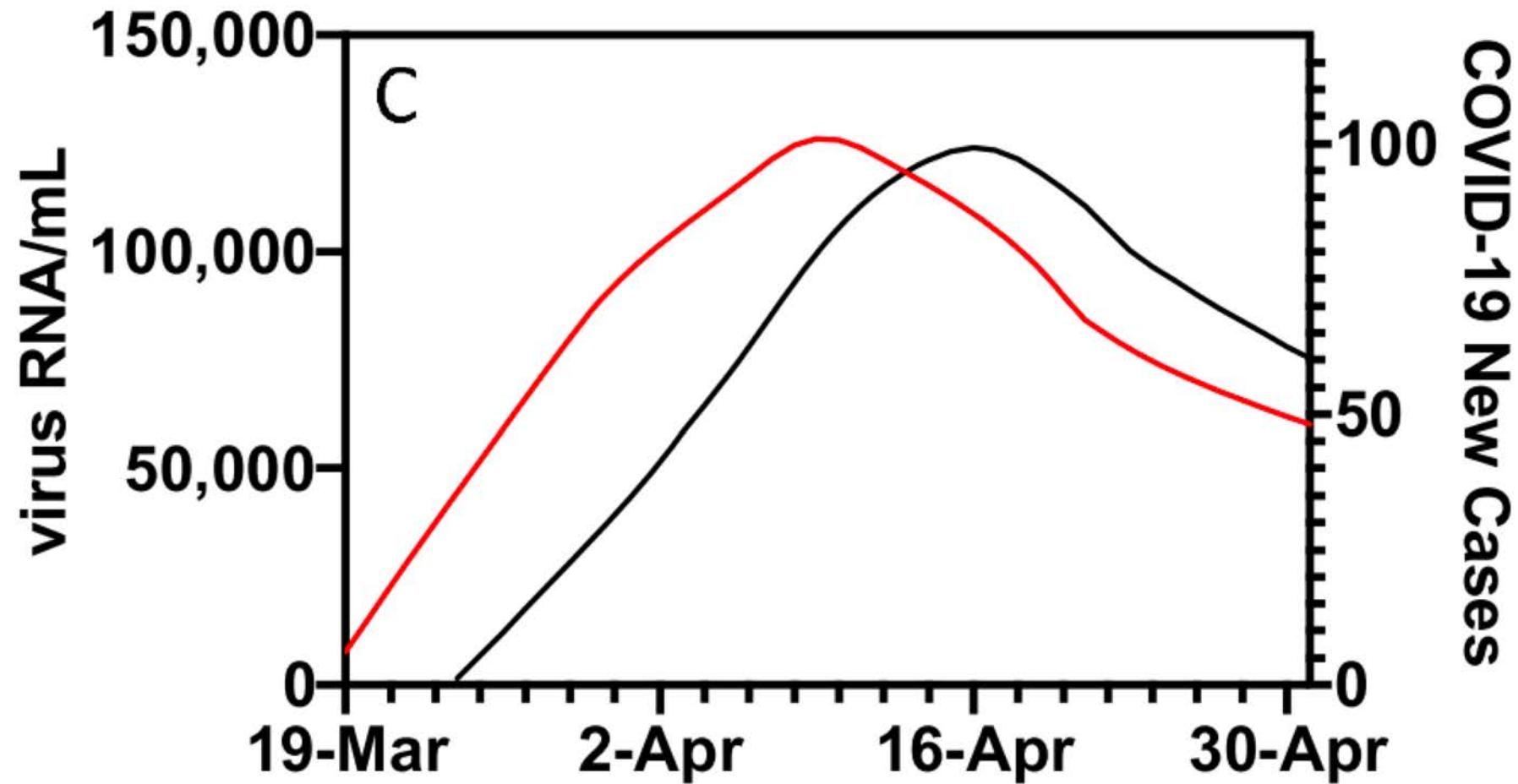
In Paris levels of SARS-CoV-2 RNA in sewers (green circles) were increased weeks before COVID-19 hospitalizations (light gray bars) and COVID-19 deaths (dark gray bars)

Wurtzer, S. *et al.* Evaluation of lockdown impact on SARS-CoV-2 dynamics through viral genome quantification in Paris wastewaters. *medRxiv* (2020).



In New Haven, CT RNA levels in sewers (red line) predicted COVID-19 cases (black line) 7 days in advance almost perfectly

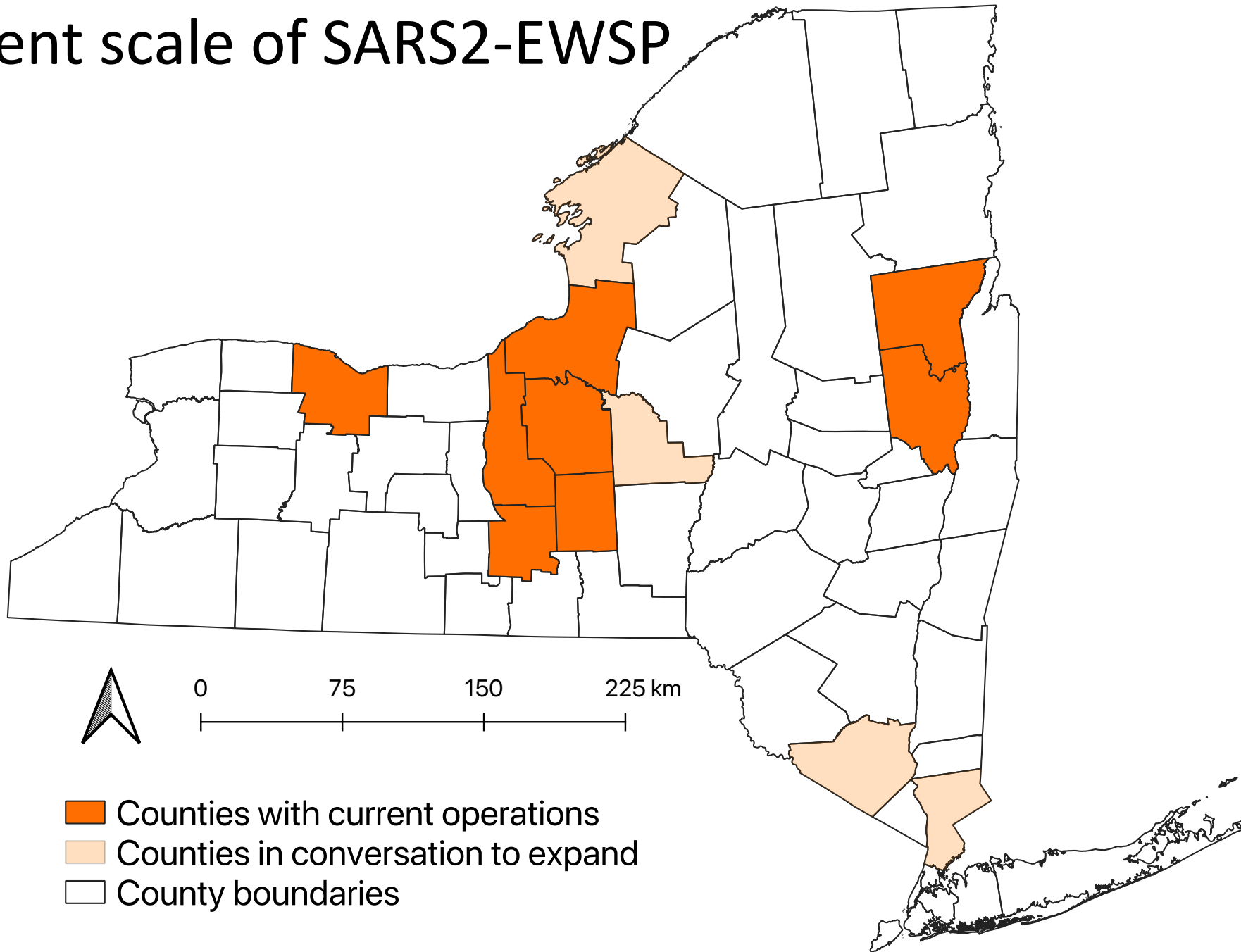
Peccia, J. *et al.* SARS-CoV-2 RNA concentrations in primary municipal sewage sludge as a leading indicator of COVID-19 outbreak dynamics. *medRxiv* (2020).



# Goals of the SARS2-EWSP

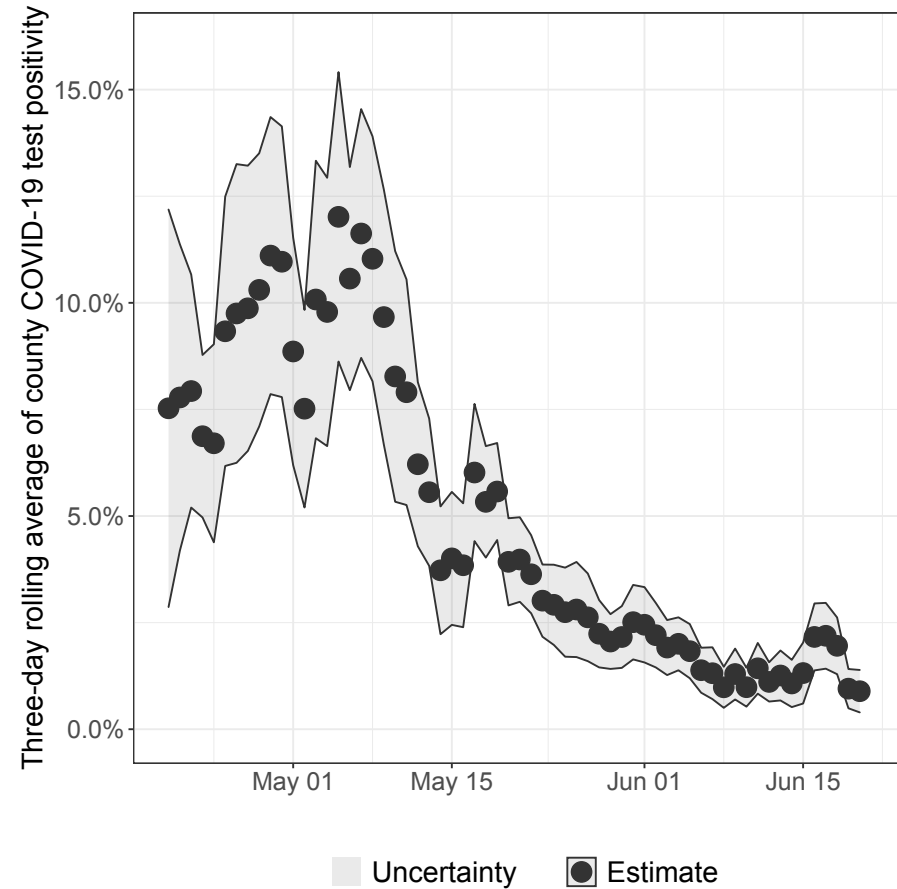
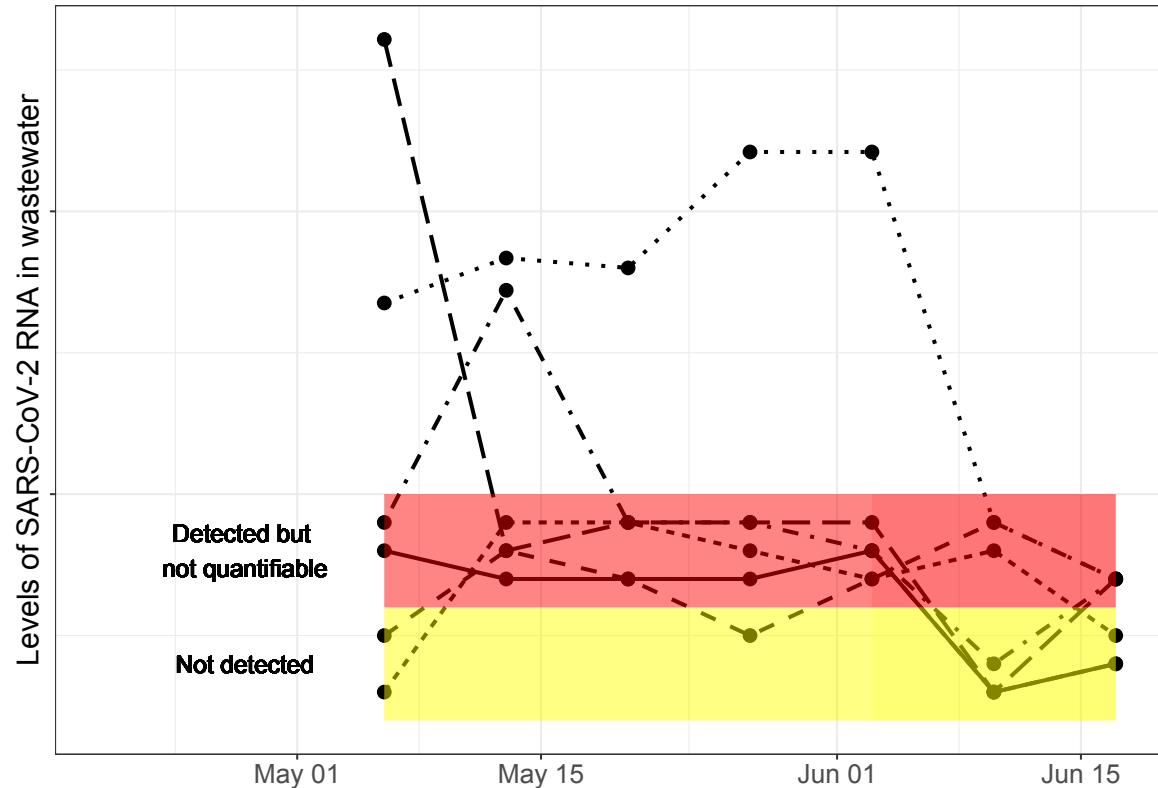
1. Estimate SARS-CoV-2 transmission trends in real time
2. Guide public and policymakers through reopening phases
3. Give early warning to the second wave
4. Predict hospitalizations from COVID-19
5. Give confidence in absence of transmission for areas with zero cases

# Current scale of SARS2-EWSP



# Lessons learned and next steps:

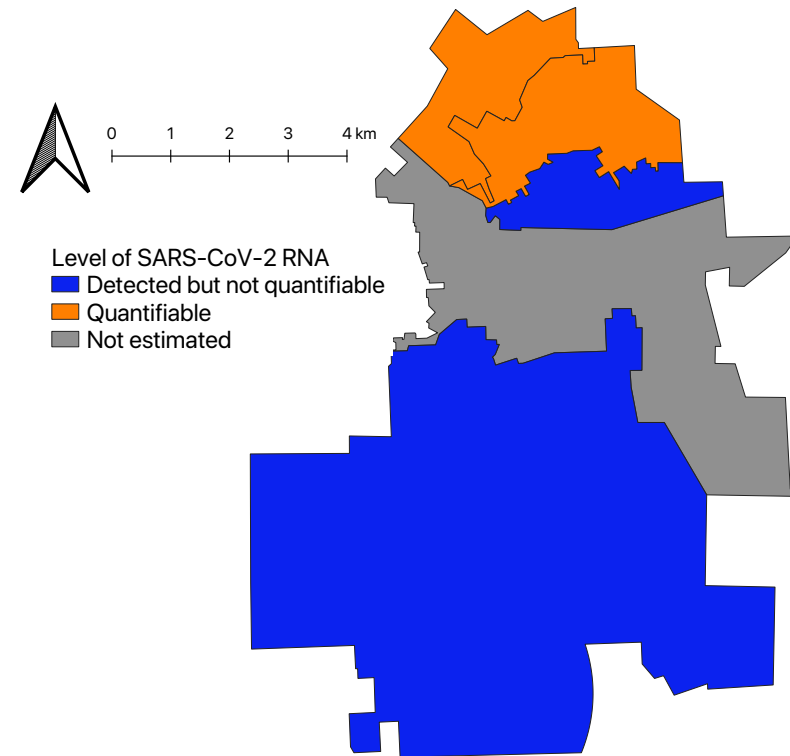
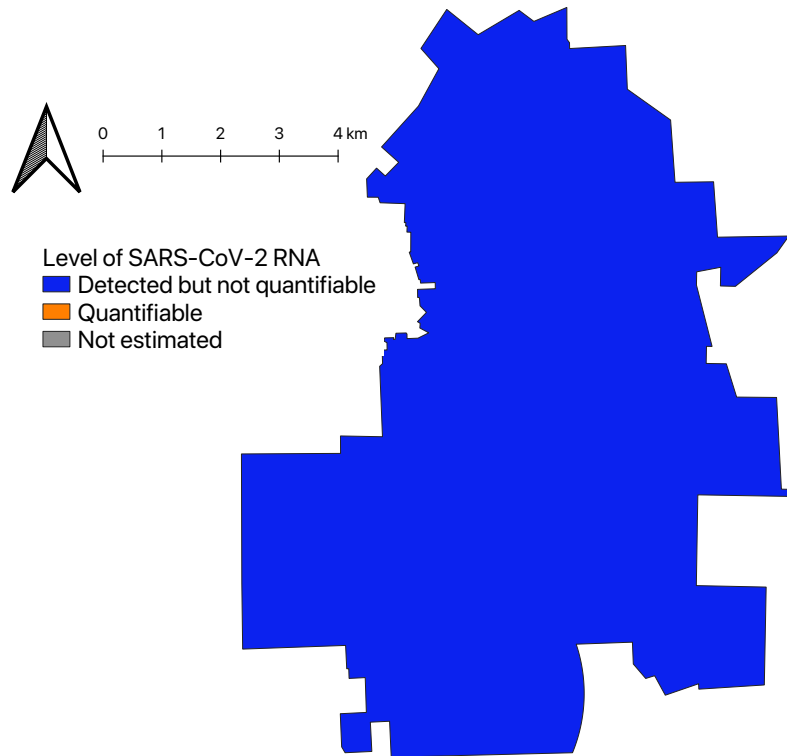
1) SARS-CoV-2 transmission has greatly declined in New York (great for public health but makes science difficult).





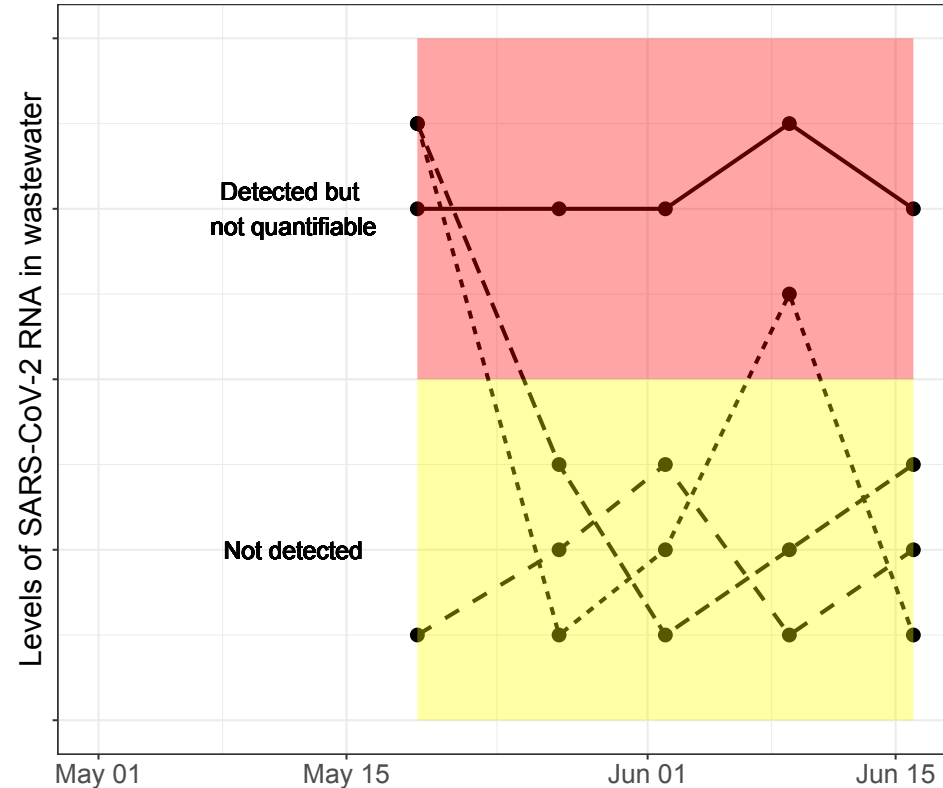
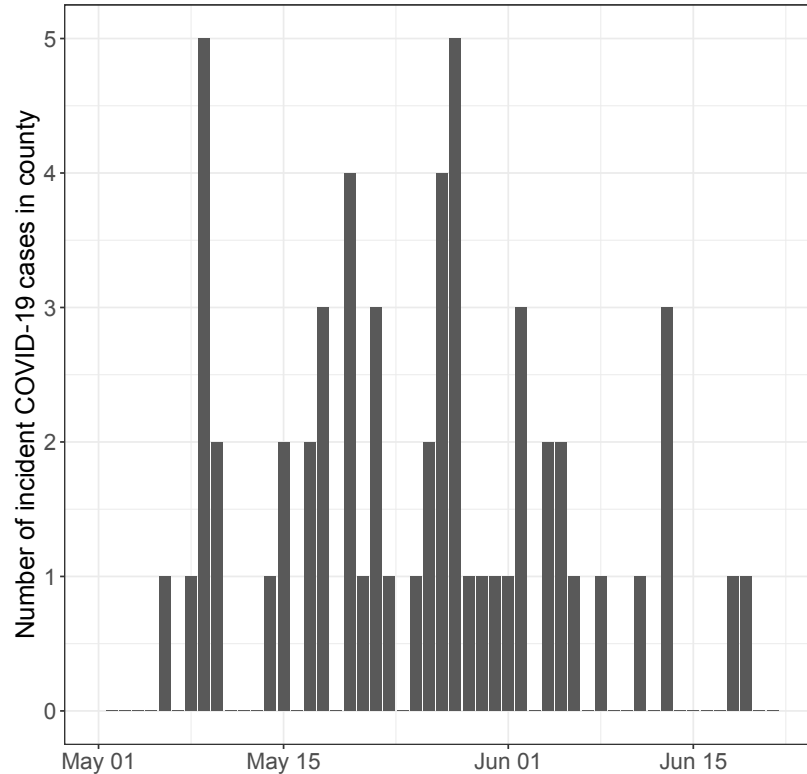
# Lessons learned and next steps:

## 2) Upstream sampling provides better information than treatment plant sampling



# Lessons learned and next steps:

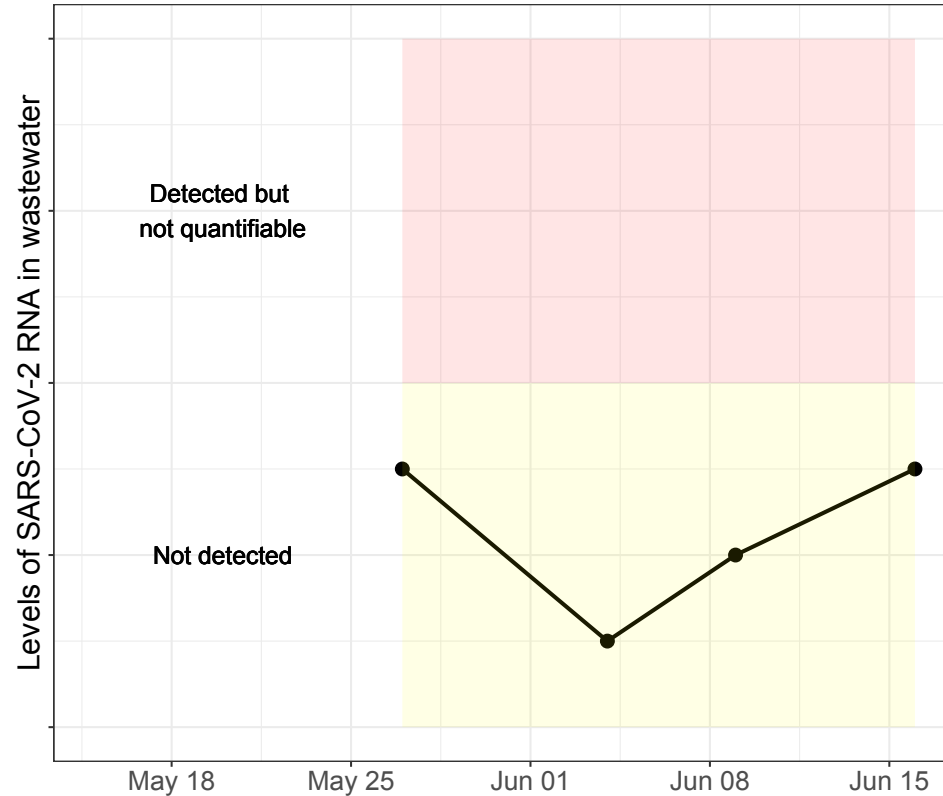
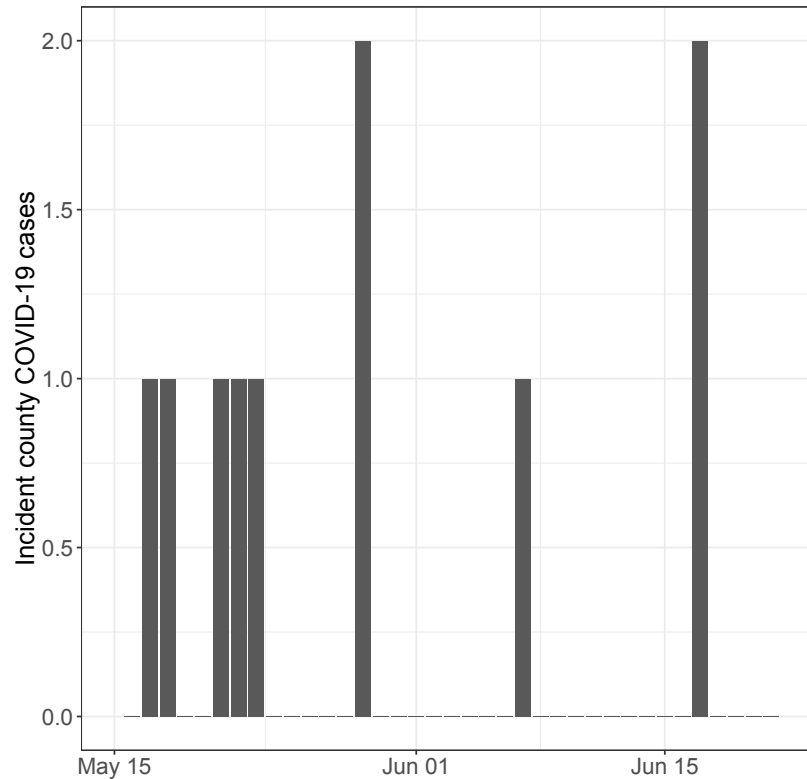
3) Limits of detection – negative results provide good estimates for the limits of detection





Lessons learned and next steps:

4) Freedom from transmission – the limits of detection of wastewater surveillance feeds into the sensitivity of surveillance to identify areas as free from transmission



Lessons learned and next steps:

## 5) Open data observatory and county dashboards

### Public message 1:

Direction of transmission – increasing, decreasing, or stable?

### Public message 2:

Level of transmission – high, medium, low?

### Public message 3:

Risk of coronavirus – within county, outside county?

# Lessons learned and next steps:

## 6) Continuing to scale



# Developing a SARS-CoV-2 Early Warning Wastewater Surveillance Platform (SARS2-EWSP)



## SARS2-EWSP Team

- Mary Collins – SUNY ESF – spatial modeling
- Hyatt Green – SUNY ESF - microbiology
- Brittany Kmush – SU – epidemiology
- Lee McKnight – SU – information systems
- Frank Middleton – SUNY Upstate – microbiology
- Students/interns – SU, SUNY ESF, SUNY Upstate
- Teng Zeng – SU – chemistry

## Funding

- Syracuse University seed grant
- Environmental Data Science Initiative at SUNY ESF
- SUNY Discovery Fund

# Owasco Lake Inspection & Protection Division



Andrew “Drew” Snell  
Watershed Inspector

Kaitlyn Shanahan  
Deputy Watershed Inspector

**OLWIPD Update**  
**Auburn City Council**  
**July 16, 2020**

# Division Update Outline



- Brief Overview of Inspection Division
- Our Current Capacity
- 2019 Inspection Summary
- What's Planned for 2020 (and beyond)



# Inspection Division Mission

To make regular and thorough inspections of Owasco Lake, its watercourses, and its watershed to ascertain compliance with the rules and regulations of the Owasco Lake watershed and to provide education outreach to the watershed community to foster lake stewardship.



**Areal Coverage** = 208 Square Miles

Including portions/all of 20 Towns, Hamlets, and Villages

Counties: Cayuga

Onondaga

Tompkins

# Primary Efforts

- Landscape / Stream Monitoring and Surveillance
- Public Education / Community Engagement
- Identifying Issues and Violations
- Facilitating Corrective Actions
- Communicating with Partner Enforcement Entities

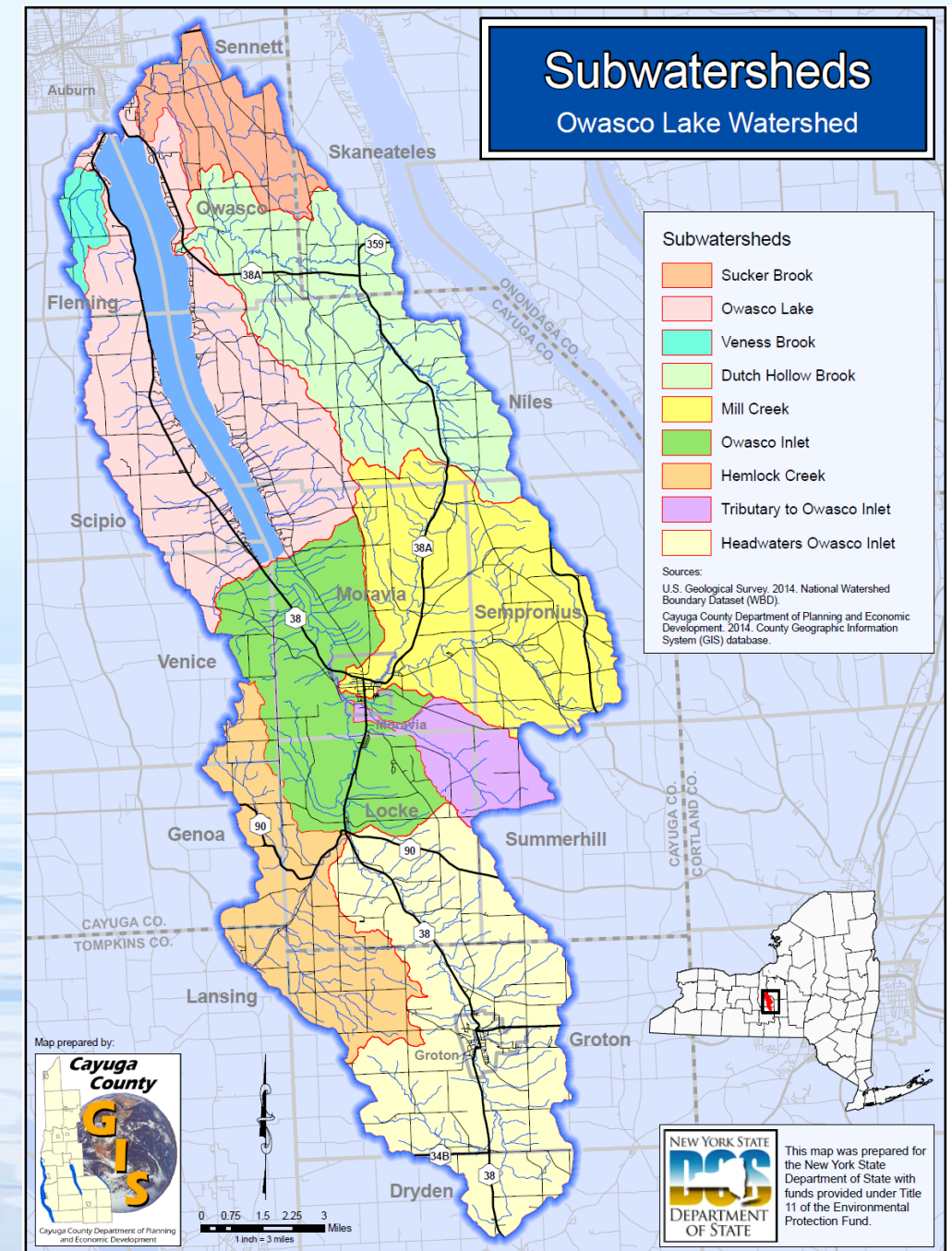




# What OLWIPD Inspections Involve?

## Landscape / Land Use Monitoring

- I. **Agriculture**
  - : Crop Field Erosion
  - : Subsurface Tile Discharges
  - : High Risk Manure Application
  - : Logging Impacts
  - : Farmstead Runoff
- II. **Residential**
  - : New Construction (Land Disturbances)
  - : Site Plan Review
  - : Pesticide Applications
  - : Septic Systems
- III. **Commercial**
  - : Illicit (Contaminated) Runoff/Discharges
  - : Roadside Ditches
- IV. **Shoreline/Streams**
  - : Cyanobacteria Blooms
  - : Bank Erosion / Failures
  - : Sediment Plumes



# Watershed Inspections Protocol



1. Anonymous Complaint Received (phone/text/email)  
and/or Observation Through Surveillance
  2. Verify Issue Reported
  3. Identify Responsible Owner(s)
  4. Notification of Landowner and Relevant Regulatory Jurisdiction(s) of the Issue:
    - Local (Code Enforcement)
    - State (NYS DEC)
    - Federal (ACoE, NRCS)
  5. Follow-up on Issues / Violations – Determine Compliance Within a Set  
Timeframe (Typically 10 - 20 Business Days)
  6. Repeat #5. If No Compliance/Action Observed After 20 Days
- Board of Health Review / Hearing



# Current Division Capacity

## Staff:

- 2 Full-Time Inspectors

## Equipment Update:

- 1 Patrol Vehicle
- 1 Utility Trailer
- Water Quality Sonde – New for 2020
- Unmanned Aerial Vehicle – New in 2019

Office Location: Emerson Park



# 2019 Inspection Review



## Infrastructure

<u>Watershed Feature</u>	<u># of Issues</u>
Road Ditch Miles - multiple sites	~11mi
Highway Culvert Blockage -	1
Water Conveyance Inspection -	2
Roadside Vegetation Disturbances -	3 (1*)
Highway Culvert Repair -	2
<u>Total Site Inspections:</u>	<u>8</u> *Site Violations: <u>1</u>



## Agricultural

<u>Land Use Concern</u>	<u># of Issues</u>
Animal Access to Stream -	1*
Barneyard Runoff -	4*
Manure application/disposal -	2 (1*)
Field Drainage/Erosion -	4
<u>Total Site Inspections:</u>	<u>11</u> *Site Violations: <u>6</u>





# 2019 Inspection Review – Cont'd



## Stormwater/Construction Activities

<u>Town</u>	<u>Sites Inspected</u>	
Owasco -	8	
Niles -	5	
Fleming -	3	
Skaneateles -	1	
Groton -	3	
Moravia -	4	
Scipio -	5	
Locke -	6 (1*)	
Venice -	1	
<u>Total Site Inspections:</u>	36	<i>*Site Violations: 1</i>



# 2019 Inspection Review – Cont'd

## Miscellaneous Inspections

<u>Watershed Concern</u>	<u># of Occurrences</u>
Lake Sediment Dredging -	1
Ice Buildup/Jam -	1
Road Salt Spill -	2
Unauthorized Garbage Disposal -	4*
Suspicious Septic Systems -	6 (1*)
Suspicious Surface Water Flow -	1
Well Water Contamination -	2
Suspicious Odors -	3
Shore Survey / Litter Collected -	22 miles / 200 lbs
Harmful Algal Bloom -	Multiple Locations
Turbid Pond Water -	1
Streambank Disturbance -	7
Animal Carcasses in stream -	1
Beaver Stream Restrictions -	1
Spring Fish Die-off -	Multiple Locations
<u>Total Site Inspections -</u>	30
<u>*Site Violations:</u>	5

## Categorical Locations

### Map Legend

Infrastructure:

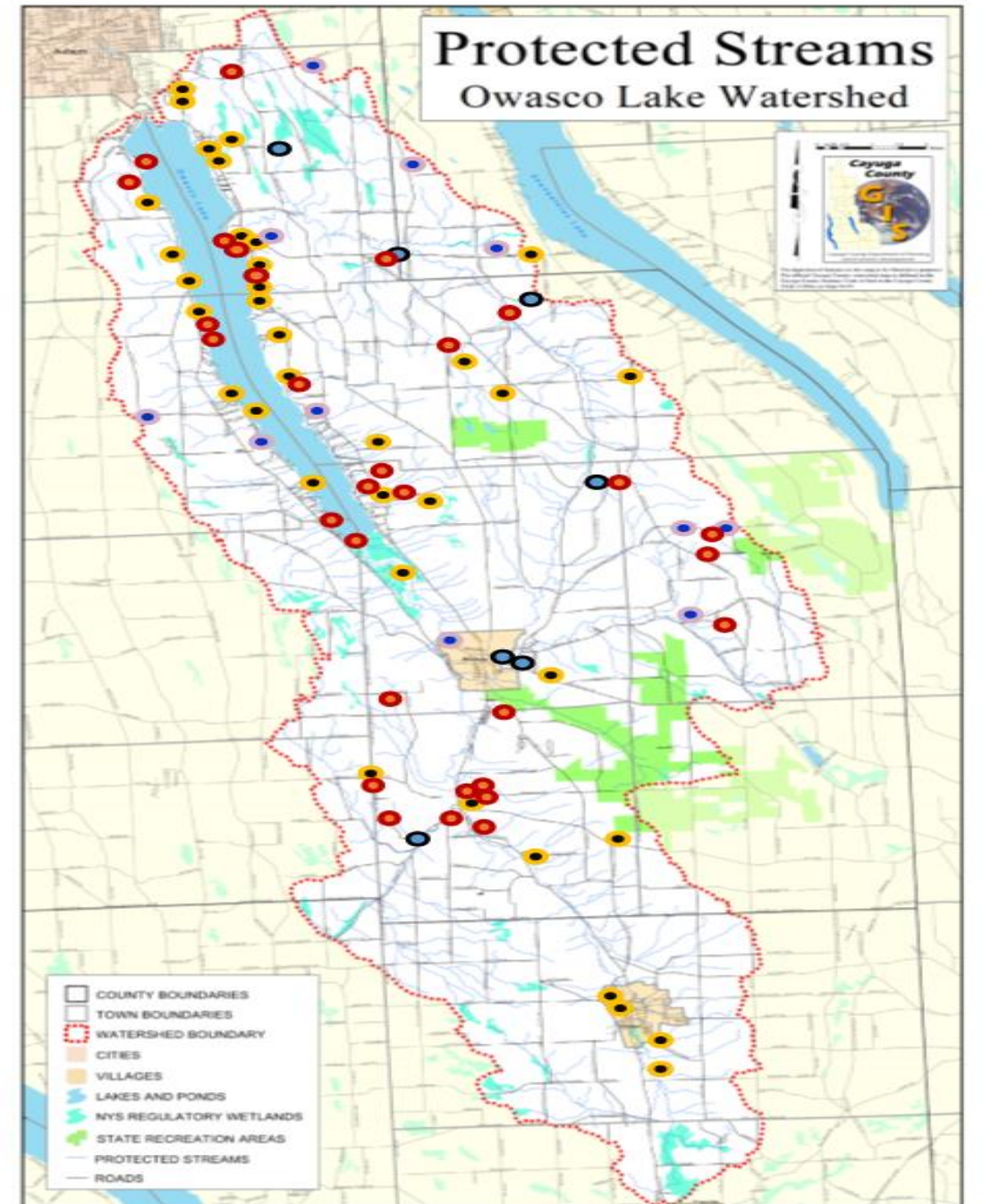
Construction/Stormwater Site Inspections:

Agricultural Issues:

Miscellaneous:



**Note:** Many of these sites are visited multiple times for verification of compliance





# Planned Initiatives and Improvements for 2020

## Enhance Surveillance:

- Secure 1-2 more Vehicles
- Obtain Supplemental ATV for Faster Field Access on Difficult Terrain
- Aerial Multi-Spectral Camera (Thermal Detection)
- Deployment of New Sonde Instrument for Improved Data Tracking of Stream Conditions





# Initiatives for 2020 – Cont'd

## Expansion of Educational Efforts

More Public Engagement!

- Litter Cleanup – “Adopt-a-Ditch”
- Annual Shoreline Clean-up Day
- Vegetated Buffer Plantings
- Stormwater Medallion Placement – Cont'd
- Circulation of Information to Watershed Municipalities and Residents
- Participation in School and Local Watershed Events
- Work with Partners to Develop a Variety of Education & Awareness Signage



## **Thank You**

Your Continuous Financial Support, Council / Staff Involvement and Considerations  
Enable Our Efforts!



### **Owasco Lake Watershed Inspection & Protection Division Committee Members:**

- ◇ Ms. Debra McCormick, Councilor, City of Auburn
- ◇ Mr. Ed Wagner, Supervisor, Town of Owasco
- ◇ Ms. Aileen McNabb-Coleman, County Legislative Representative
- ◇ Mr. Seth Jensen, PE, Director of Municipal Utilities, City of Auburn

### **Contact Info:**

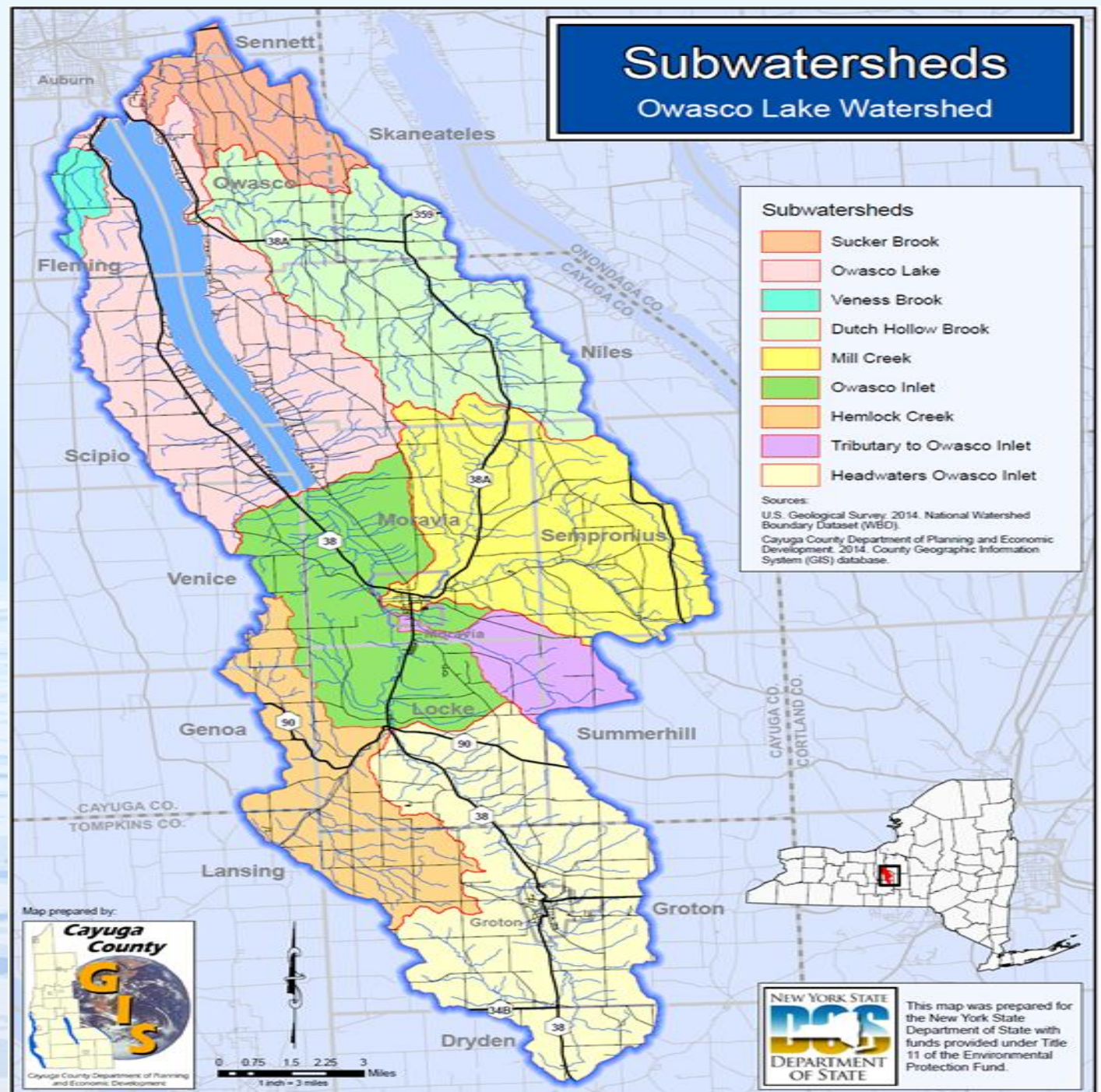
	E-Mail:	Phone   Text:
<b>Drew:</b>	<a href="mailto:asnell@owascoinspection.com">asnell@owascoinspection.com</a>	(315) 427-5188
<b>Kaitlyn:</b>	<a href="mailto:kshanahan@owascoinspection.com">kshanahan@owascoinspection.com</a>	(315) 209-9840

[www.owascoinspection.org](http://www.owascoinspection.org)





## Question and Comments





Charles Denardo - 47 Frazee

1. Would like to see the lot squared off behind his house. If his neighbor doesn't want the piece behind them he would like to have that as well. Explained he needed to take that up with the City.
2. Concerned with entrance closest to Frazee because of the hill creating a blind spot. Reassured him that the sight distance is considered when deciding on the final entrance location.
3. Increased traffic in the neighborhood. This has not been a concern at Greenview and we don't expect a significant increase.
4. Asked about a bus stop within the property. Right now the bus stop is at the corner of his property and concerned about more kids congregating there. Like Greenview we anticipate the bus making the loop thru the property.

He said that he felt much better about the project after speaking with us.

Stephen Kohler and his daughter – 33 Canoga

1. He used to live across from Brogan Manor and is concerned about "those rug rats running thru his property". We assured him that if he had issues then he would call the property office and the manager would speak with the parents. Again, explained the neighbors of Greenview had the same concern and we have not had any issues.
2. He said there are dope users and kids partying in the woods. Once we start construction and while we manage the property they will not be allowed to gather in the woods.
3. Had concerns about the environmental issues with the chemical plant. We explained that we will have to get clearance not only from the City but the State of NY before proceeding.
4. He was concerned that kids would get into the "outlet now river" next to his property and drown. Again, we explained that we would discuss with the parents if they are our tenants, but this was really an issue for the police.

Daughter was happy that the woods across the street from their house was remaining. He said he would be happy if we don't get to do the project.

Theresa Poresky – 196 Perrine

No Show

Victor Demarco – 25 Frazee

1. Concerned with increased traffic and the speed of the cars on Frazee now. Again we used Greenview as an example and that the traffic has not increased significantly.
2. He has a 6 foot right of way from the back of his property to near the point of the property line. He is concerned with maintain the right of way so his back lot does not get land locked. I don't believe that the right of way is on this parcel but we will look at it when the title work is done.
3. He said a neighbor was concerned about flooding. We informed him that a storm water plan would be created and that we could not shed water from our property onto others.

This gentlemen's wife was the one that accosted David on the phone. He did not bring her to the meeting. We e-mailed him the site plan.

Chris Kehoskie – 22 Frazee

1. Wanted to know how long we had been working on the project. We explained that we had approached the City about potential locations and the City had already made the decision to purchase the additional parcel. The City did not purchase for our project.
2. Wanted to know how much we were paying for the project. I told her I honestly did not have the figure with me.
3. Also concerned about the speed of cars coming off Myrtle onto Frazee. We explained this was really a City issue.

John MacAndrew – 39 Frazee

1. He really didn't have any questions but was just more curious about the layout of the project. His only comment was the project was really set back in. We also sent him the site plan.

Isabel – 299 Perrine (call in to office)

1. Will this be another Brogan Manor? Reviewed Management policies.
2. Kids cutting thru yards.
3. Neighbor's encroachment – we will work with any neighbor for an easement so they don't have to move pools or sheds.
4. Hopefully we will chase the people out of the woods

She thinks this is what Auburn needs

Joe Bennett – 192 Perrine Ave

1. Drainage along property line

He was impressed with Greenview Hills and is okay since this will be similar. Indicated that neighbors were talking about a petition, but he encouraged them to learn about the project first.

Mark Bianco – 29/31 Canoga Street

1. Devaluation of the property
2. Increased density in the neighborhood
3. Speed of cars along Canoga St
4. Too many rentals in the area
5. Moved there for seclusion not density.
6. Not happy with the City

He is just unhappy in general. He was polite but complained repeatedly about the City.

Mike Ouimette – 29 Frazee

1. The good thing is less deer and therefore less ticks.
2. Water drainage
3. Speed of cars along Frazee

He has friends that live in Greenview and he was pleased to hear this would be a similar project.

Jennifer Page – 202 Perrine

1. Couple indicated they wanted the forest to remain and would not want to see the deer, trees go away. Indicated that they had approached the city about buying part of the parcel
  - a. Indicated to them that the parcel was for sale as a whole and that the city did not indicate to me interest in breaking up that portion of the site.
2. Did not want to look at cookie cutter buildings.
  - a. Showed them pictures of our Island Hollow project. They indicated at that point they just did not want to look at buildings
3. Concerned about noise levels from kids and “those people” aka low-income persons
  - a. Told them about our quiet hour policy and how we work with neighbours at all of our sites to make sure they know they can call the office in order to make complaints. In regards to income, I explained about the higher income limits and the lack of subsidies which would lead to people like the prison guard starting out or a teacher. They indicated they did not care, and still did not want to support it.



4. The Husband (did not give his name) indicated he would rather see a commercial building on the site.

Jeff Brier – 18 Canoga

1. Was interested in squaring off his property (he is one of the two by the hook part of the property)
  - a. Indicated to him that the city was willing to make the changes. He just did not want to have to incur a lawyer cost since he doesn't have the financial capacity to take it on
2. Concerned about upkeep of the building that is closest to his house
  - a. I told him about how we do all mowing and maintenance work and he indicated that he was happy about that. He said "just wanted to make sure since I work hard at keeping my house looking good".
3. He did state that he overall supported more residential going back into the woods and expressed some comfort in knowing that with the lot purchased, there wouldn't be kids joyriding on dirt bikes and ATVs back there anymore.

Karen Walter – Did not give an address, just stated Canoga St.

1. She is supportive of the project since it means that there is a guarantee that it will be residential uses on the parcel versus the Landscaping Business and other businesses that the Boulies (sp?) were trying to do.
2. She did state that she was left off the mailing list (I confirmed she wasn't on the city provided list) and that she wanted to FOIA request the list. She was upset that she was left off.

Amanda Rusin – 223 Perrine Ave

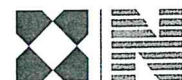
No Show

Sharon Whiffen – No address given

No show



Summary Analysis-Senior Specific Demand for 1 and 2 Bedroom apartments			
Note: The numbers apply to the demand glossary in addendum.			
	1 BRM – Tax Credit @ \$600	1 BRM – Tax Credit @ \$700	2 BRM – Tax Credit @ \$855
1 Total Number of HH in the Market: Aged 55+	10,168	10,168	10,168
2 % of Renters	29.39%	29.39%	29.39%
3 % of Owners	70.61%	70.61%	70.61%
4 Number of HH for the unit size(1)	4586	4586	3995
5 % of Renters for the unit size	48.93%	48.93%	11.96%
6 % of Owners for the unit size	51.07%	51.07%	88.04%
<b>Renter Contribution</b>			
7 Total number of renters based on HH size/Unit type	2,244	2,244	478
8 Estimated Rents for Target Market - Gross Rent(2)	\$600/\$600	\$700/\$700	\$855/\$855
9 Income Qual. Range: (3)-Specific Range based on rents	\$15,000 - \$24,000	\$17,500 - \$28,000	\$21,375 - \$27,500
10 Income Range to account for elimination:	\$0 - \$24,000	\$0 - \$28,000	\$0 - \$27,500
11 Total Income Qualified HH (From 2019 HISTA)(4)	1114	1246	168
12 Elimination of Existing/Planned Competitors	-491	-491	-15
13 Net Demand	623	755	153
14 Income qual based on the specific band above	42.01%	34.67%	18.45%
15 Mobility Factor	100%	100%	100%
16 Net Demand	262	262	28
<b>Senior Homeowner Contribution</b>			
17 Total Income Qualified HH (From 2019 HISTA)(5)	383	451	172
18 Mobility Factor	10%	10%	10%
19 Net Demand	38	45	17
<b>3) Market Growth/Contraction (senior renters)</b>			
20 Applicable Growth (2 of the 5 years)	0	0	0
21 Total Demand By Unit Type	300	307	45
22 Number of Units	6	24	6
23 Capture for unit type	2.00%	7.82%	13.21%
24 Ratio of total project (unit type compared to total)	16.6667%	66.6667%	16.6667%
25 Weighted Average Market Capture(pro-rated by type)	7.75%		
(1) 1 Person HH for the 1 br apts, and 2 for the 2 bedroom units (renters and owners)			
(2) Gross Rent is necessary in order to establish the income qualified range.			
(3) Low end for affordability based on specific funding objectives			
The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable			
(4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band.			
(5) This applies to the income band in question			



## Summary of Findings

1 Bedroom Family<sup>21</sup>

### Summary Analysis Family

#### Demand for S/1, 2, 3/4 Bedroom apartments

Note: The numbers apply to the demand glossary in addendum.

		1 BRM - Tax Credit @ \$625	1 BRM - Tax Credit @ \$725	1 BRM - Tax Credit @ \$800
1	Total Number of HH in the Market - 2019 (All HH)	19,255	19,255	19,255
2	% of Renters	36.03%	36.03%	36.03%
3	% of Owners	63.97%	63.97%	63.97%
4	<b>Renter Mobility Contribution</b>			
5	Number of Renters based on HH size/Unit type(1)	5396	5396	5396
6	Less Senior HH aged 62+: See narrative for details	-2060	-2060	-2060
7	Net Renter HH	3336	3336	3336
8	Estimated Rents for Target Market - Gross Rent(2)	\$625	\$725	\$800
9	Income Qual. Range: (3)-Specific Range based on rents	\$15,625 - \$25,000	\$18,125 - \$29,000	\$33,000 - \$44,000
10	Income Range to account for elimination:	\$0 - \$25,000	\$0 - \$29,000	\$0 - \$44,000
11	Total Income Qualified HH (From 2019 HISTA)(4)	1230	1393	2113
12	Elimination of Existing/Planned Competitors	-93	-93	0
13	Net Demand	1137	1300	2113
14	Income qual based on the specific band above	30.49%	31.66%	24.89%
15	Mobility Factor	100%	100%	30%
16	Net Demand	347	412	158
3)	<b>Market Growth/Contraction</b>			
17	Applicable Growth (2 of the 5 years)	-	-	-
18	<b>Total Demand By Unit Type</b>	<b>347</b>	<b>412</b>	<b>158</b>
19	<b>Number of Units</b>	<b>4</b>	<b>4</b>	<b>2</b>
20	Capture for unit type	1.15%	0.97%	1.27%
21	Ratio of total project (unit type compared to total)	6.2500%	6.2500%	3.1250%
22	Weighted Average Market Capture(pro-rated by type)	6.11%		

(1) 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.

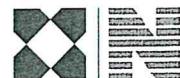
(2) Gross Rent is necessary in order to establish the income qualified range.

(3) Low end for affordability based on specific funding objectives

The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable

(4) The total here goes from 0-Max in order to eliminate competition from deep subsidy

projects. We will apply a second income qual. Based on the contribution for our specific income band.



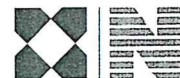


## Summary Analysis Family

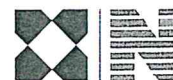
## Demand for S/M, 2, 3/4 Bedroom apartments

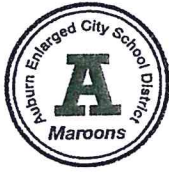
Note: The numbers apply to the demand glossary in addendum.

		2 BRM - Tax Credit @ \$771	2 BRM - Tax Credit @ \$850	2 BRM - Tax Credit @ \$950
1	Total Number of HH in the Market - 2019 (All HH)	19,255	19,255	19,255
2	% of Renters	36.03%	36.03%	36.03%
3	% of Owners	63.97%	63.97%	63.97%
4	<b>Renter Mobility Contribution</b>			
5	Number of Renters based on HH size/Unit type(1)	2455	2455	2455
6	Less Senior HH aged 62+: See narrative for details	-389	-389	-389
7	Net Renter HH	2066	2066	2066
8	Estimated Rents for Target Market - Gross Rent(2)	\$771	\$850	\$950
9	Income Qual. Range: (3)-Specific Range based on rents	\$19,275 - \$30,840	\$21,250 - \$34,000	\$37,140 - \$49,250
10	Income Range to account for elimination:	\$0 - \$30,840	\$0 - \$34,000	\$0 - \$49,250
11	Total Income Qualified HH (From 2019 HISTA)(4)	702	835	1297
12	Elimination of Existing/Planned Competitors	-260	-260	0
13	Net Demand	442	575	1297
14	Income qual based on the specific band above	32.76%	39.04%	25.52%
15	Mobility Factor	100%	100%	30%
16	Net Demand	145	224	99
3)	<b>Market Growth/Contraction</b>			
17	Applicable Growth (2 of the 5 years)	-	-	-
18	<b>Total Demand By Unit Type</b>	<b>145</b>	<b>224</b>	<b>99</b>
19	<b>Number of Units</b>	<b>7</b>	<b>21</b>	<b>4</b>
20	Capture for unit type	4.83%	9.35%	4.03%
21	Ratio of total project (unit type compared to total)	10.9375%	32.8125%	6.2500%
22	<b>Weighted Average Market Capture(pro-rated by type)</b>			
	(1) 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.			
	(2) Gross Rent is necessary in order to establish the income qualified range.			
	(3) Low end for affordability based on specific funding objectives			
	The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable			
	(4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band.			



Summary Analysis Family				
Demand for S/1, 2, 3/4 Bedroom apartments				
Note: The numbers apply to the demand glossary in addendum.				
		3 BRM - Tax Credit @ \$876	3 BRM - Tax Credit @ \$1,026	3 BRM - Tax Credit @ \$1,100
1	Total Number of HH in the Market - 2019 (All HH)	19,255	19,255	19,255
2	% of Renters	36.03%	36.03%	36.03%
3	% of Owners	63.97%	63.97%	63.97%
4	Renter Mobility Contribution			
5	Number of Renters based on HH size/Unit type(1)	1542	1542	1542
6	Less Senior HH aged 62+: See narrative for details	-81	-81	-81
7	Net Renter HH	1461	1461	1461
8	Estimated Rents for Target Market - Gross Rent(2)	\$876	\$1026	\$1100
9	Income Qual. Range: (3)-Specific Range based on rents	\$21,900 - \$35,040	\$25,650 - \$41,040	\$44,250 - \$59,360
10	Income Range to account for elimination:	\$0 - \$35,040	\$0 - \$41,040	\$0 - \$59,360
11	Total Income Qualified HH (From 2019 HISTA)(4)	526	633	988
12	Elimination of Existing/Planned Competitors	-226	-226	0
13	Net Demand	300	407	988
14	Income qual based on the specific band above	49.43%	45.34%	29.45%
15	Mobility Factor	100%	100%	30%
16	Net Demand	148	185	87
3) Market Growth/Contraction				
17	Applicable Growth (2 of the 5 years)	-	-	-
18	Total Demand By Unit Type	148	185	87
19	Number of Units	5	14	3
20	Capture for unit type	3.37%	7.59%	3.44%
21	Ratio of total project (unit type compared to total)	7.8125%	21.8750%	4.6875%
22	Weighted Average Market Capture(pro-rated by type)			
(1) 1/2 person HH for the 1br, 2/3 person HH for 2br and 3/4 person HH for the 3br units, 4+ person HH for the 4br units. Renters only.				
(2) Gross Rent is necessary in order to establish the income qualified range.				
(3) Low end for affordability based on specific funding objectives				
The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable				
(4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band.				





# Auburn

Enlarged City School District



*Harriet Tubman  
Administration Building*

January 13, 2020

Karen Brown  
Regional Manager  
Two Plus Four Companies  
6737 Myers RD  
East Syracuse, NY 13057

Dear Karen:

Two Plus Four and Lakewood Development II's plan to build 64 units of non-age restricted row houses at 20-40 Canoga Street in the City of Auburn and a common load corridor building containing 36 units for seniors on cottage Street in the city of Auburn. We also are in support of the plan to have a 24-hour daycare to be operated by Booker T. Washington at the Cottage Street site.

The Cottage Street site will allow aging residents the ability to remain in their community. The proposed 24-hour daycare center will provide working families a much-needed daycare resource, including a third shift overnight daycare option that is currently not available within our community.

We look forward to hearing updates on the projects!

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Pirozzolo', written over a horizontal line.

Jeffrey Pirozzolo  
Superintendent of Schools



89 York Street  
Suite 1  
Auburn, NY 13021



Phone: 315.255.1703  
Fax: 315.252.3397  
www.caphelps.org

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**COMMUNITY ACTION PROGRAMS**  
CAYUGA / SENECA

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January 9, 2020

Karen Brown  
Regional Property Manager  
Two Plus Four Management Co. Inc.  
6737 Myers Road  
East Syracuse, NY 13057

Dear Ms. Brown:

It is with pleasure that I write to support Two Plus Four and Lakewood Development II's plan to build 64 units of non-age restricted row houses at 20-40 Canoga Street in the City of Auburn and a common load corridor building containing 36 units for seniors on Cottage Street in the City of Auburn. We also are in support of the plan to have a 24-hour daycare to be operated by Booker T. Washington at the Cottage Street site.

Community Action Programs Cayuga/Seneca (CAP) recognizes that appropriate housing is not readily available within our community and the Canoga Street Site will provide an additional housing resource for working individuals & families. The Cottage Street site will allow aging residents the ability to remain in their community. The proposed 24-hour daycare center will provide working families a much-needed daycare resource, including a third shift overnight daycare option that is currently not available within the community.

CAP is appreciative that Two Plus Four and Lakewood Development recognizes a need for appropriate housing and the need of 24-hour day care to allow individuals the ability work a non-traditional work schedule.

Sincerely,

A handwritten signature in black ink that reads "Laurie A. Piccolo". The signature is written in a cursive, flowing style.

Laurie A. Piccolo  
Executive Director



## CAYUGA COUNTY DEPARTMENT OF SOCIAL SERVICES

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**Raymond Bizzari, Director**  
*Community Services*

**Christine Bianco, Deputy Director**  
*Social Services*

Karen Brown  
Regional Property Manager  
Two Plus Four Companies  
6737 Myers Rd, East Syracuse, NY 13057

Dear Karen:

Cayuga County Department of Social Services is in support of Two Plus Four and Lakewood Development II's plan to build 64 units of non-age restricted row houses at 20-40 Canoga Street in the City of Auburn and build a common load corridor building containing 36 units for seniors on Cottage Street in the City of Auburn. We are also in support of the plan to have a 24-hour daycare to be operated by Booker T. Washington at the Cottage Street site.

The Canoga street site will provide an additional housing resource for working individuals & families. The Cottage Street site will allow aging residents the ability to remain in their community and the proposed 24- hour daycare center will provide families a much needed daycare resource including a third shift overnight daycare option.

We look forward to hearing updates on the project!

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Bianco", is written over a horizontal line.

Christine Bianco  
Deputy Director  
Cayuga County DSS