***The City of Auburn***

***Historic Resources Review Board***

*c/o Office of Planning and Economic Development*

*Memorial City Hall-24 South St.*

*Auburn, NY 13021*

*(315)255-4115 Fax253-0282*

**Meeting Minutes**

September 8th, 2020 7:00pm

Council Chambers

**Present:** Mike Deming(Chair), Jim Hutchinson, Linda Frank, Jackie Gumtow, Ed Onori, Andy Roblee

**Absent:** Richard Stankus

**Staff Present:** Holly Glor, Office of Planning and Economic Development; Nate Garland, Assistant Corporation Council

**Mike Deming** 00:04

Okay, we have a quorum, we can start. Please everyone with the mass on talking to your microphones. We have a motion to approve the minutes. You have a second. Okay, is there any corrections additions?

**Holly Glor** 00:23

There, there are a couple corrections that were sent to my email address. So I'll provide a copy of the corrected minutes in the next meeting minutes. You know, same thing where last week it was our last meeting was a little difficult to hear everyone with the masks on and trying to remember to speak directly into the microphone. So it was just a little, little bit of errors with that.

**Mike Deming** 00:46

So should we approve them or wait till we get the corrected?

**Holly Glor** 00:50

They'll minor. Okay. Yeah, we if you accept them with, you know, I'll change them and do the correct one to the next one if you'd like.

**Mike Deming** 01:03

All in favor, aye. Unanimous? Okay, the public to be heard. Everyone is here as welcome. If you have any thing you'd like to discuss on historic preservation, if you're on the agenda, you'll get your chance to present your items then, but you're welcome to bring anything forward now if you'd like. So no one would like to be heard, we'll move on to item number three Certificate of appropriateness for 64 South Street.

**Mark Rebich** 01:45

Hi, my name is Mark Rebich. I'm a principal and a secretary the board of 64 South St. Beardsley Architects and Engineers. In your packet, there was the presentation of a parking lot expansion in the back to increase the parking by 14 spaces. And there was a slight modification to the front, but in front of the carriage house to correct a hazard for ice buildup. For people walking into the space. We've added two tenants there, so, we're looking to improve safety around the building.

**Mike Deming** 02:31

Does anyone have any questions?

**Mark Rebich** 02:44

We I don't believe so. But we can verify that.

**Jackie Gumtow** 02:59

I have a question regarding.

**Mike Deming** 03:00

Will your microphone down? Please.

**Jackie Gumtow** 03:04

I have a question regarding the parking spaces that are behind number 12 Logan, and the ones that are further behind that and also the lighting and the fencing in that particular area. And was just wondering if there's any way that that can be. If he was spoken to the folks there, I just thought it was getting a little I know you have to add parking spaces, but I thought it was getting in a little obtrusive into their backyards. I was just wondering if those two spaces were necessary, the fence or it could be left open.

**Mark Rebich** 03:52

We could probably we haven't talked to those, those tenants or the property owners at lot 52. But I think that's something that we can look at. If that's a an issue

**Mike Deming** 04:09

Were the owner is notified of this.

**Holly Glor** 04:14

This only came for review boards. So there is no notification required.

**Mark Rebich** 04:19

Right. So there we are going for permit variance which will require that so I'm sure that's when they'll be notified of it.

**Andy Roblee** 04:33

Just curious, what percentage of Beardsley's employees are working remotely?

**Mark Rebich** 04:41

We were 100% a little while ago but now we're back to everybody's coming back into Auburn. We've got maybe three or four that prefer to work at home. So we're fully set up for that. We got currently about 24 staff full time there, we were up to 100. staff about 2001. And we just added a tenant in the back. And if you recall Dyken, but they are renting out the lower back end. So that's one of the things that we're looking at increasing the parking for that area. When we were at 100, we people were parking on the Logan or on South Street. So to me, off street parking would be an improvement, safety

**Linda Frank** 05:45

I didn't see this in the application, but how many spaces are there now in that main area? Are we increasing that?

**Mark Rebich** 05:57

60. We're trying to increase it to 60. The original building was designed for 30 per floor. So when we did initially put the extension on there, I'm not quite sure. Why didn't you get 60? But that's what we're looking to achieve.

**Andy Roblee** 06:15

So you go there, there are spaces.

**Linda Frank** 06:20

Right. That's what I was wondering how what the increase? Yeah, I'm saying.

**Andy Roblee** 06:29

So I'm wondering about the tree. Can you? I mean, this isn't really our purview. So just as you need to cut down the entire tree here. Can you trim that? Or is the tree dead?

**Mark Rebich** 07:02

Well, there's, there's a couple things. Down the south side of the building, there's trees overhanging those are being removed for because of the being overtop of the roof system. The trees out and back there is some trees removed due to they were dead in safety over the parking areas. Some of more pines. So people want parking in existing parking, because they're against pine SAP on them.

**Andy Roblee** 07:33

In regards to item number 4

**Mark Rebich** 07:47

The one the closest the South Street, that one was dead. And that one was taken down. That No, actually we had a contract in there, where we ended up taking out the dead trees. Sorry.

**Andy Roblee** 08:00

Well it still looks like there is a tree there.

**Mark Rebich** 08:03

Yeah, but it's way up high. So what if you looked at it? When did the When did you go visit the site. Then the trip, you sit, you saw everything removed that was being removed,

**Ed Onori** 08:18

Because there's a beech tree in there that was dead. And then we had a bunch of ash trees to which the beetles are taking care of those.

**Andy Roblee** 08:29

You don't need to access that.

**Mark Rebich** 08:33

No that's converted to office space. So that's the so the item three there, it basically was the pitched up with the asphalt to make it flush entry to the overhead doors. Since now, it's office space. We're looking at reducing that elevation. So it's not a steep so it's not as slippery with the ice on it and make a level entry. There's a platform for door and a corner. And it's six inches long. What we're looking to do is make that a second assessable entry. And so that's going to rise up six inches, and we can just grate it up to that spot.

**Andy Roblee** 09:29

So I just asked about the crystal milk because I was wondering that if there were ever historically any structures back there. You'd want to document them but as far as I can tell that there has never been any building.

**Mark Rebich** 09:50

Yeah, and the there's a storm drain that is out there catch basin. So there's a storm line that went through that area. So That's been disturbed through that spot. And right now what we're ended up doing is it's basically going to be a film site. There's no cut.

**Jackie Gumtow** 10:17

I also have one other question about the LED lighting, is that going to be brighter than the current lighting that is there now?

**Mark Rebich** 10:28

That's, I guess from a standpoint of minimizing the disturbance, the neighbors, I would say that, but we're trying to design it for straight down lighting. I mean, it's brighter than more of a white light than what's currently there. So, and we've have had issues on kids coming down through the area. So we're looking for security lighting back there.

**Jackie Gumtow** 10:56

Thank you very much. That was one of my thoughts, as is the security versus the, the issues of disturbing the neighbors in the area?

**Mark Rebich** 11:05

Yeah. To me, it's, it's straight down lighting. And, again, we've been we've got cameras in the back. So the, the vandalized, one of the employee’s basketball, things that they put back there. So

**Jim Hutchinson** 11:25

Quick question. Back when, how long ago was the major renovations done at Beardsley? Like how many years ago?

**Mark Rebich** 11:32

2000 - 2001.

**Jim Hutchinson** 11:34

Okay, sounds about right. Back then when this parking in number one on Logan Street was approved. There was a discussion, as I recall, that because we weren't happy about the paving coming right up to the sidewalk, we thought it was unattractive. And there was a sort of promise that if the parking was expanded later on, because I think you were looking to buy one of the both of those houses, that there would be a berm put in there. With landscaping. Now. I'm sure you may not have been there, then then I guess we'd have to go back in the records and find it. But today, you wouldn't be allowed, I don't believe to put the paving in and come that close to the sidewalk with paving or the city's pretty tough on that. For planning is I'm wondering if there's any way that something can be put in there to soften that look. I know when I got a new parking lot to one of my properties that's commercial, they required a berm 10 feet deep, and the whole length, the whole length of the front of the property, except for the driveway entrance, which I thought I was going to do anyway. Make it more attractive. I'm just wondering if there's some way to soften that we're talking about an awful lot of parking here.

**Mark Rebich** 12:48

Yep.

**Jim Hutchinson** 12:49

You know, they it's like it's you're approaching a shopping plaza type structure and improvements in what is a multifamily commercial neighborhood. So you do have a very nice building across the street, the apartments there. So is there any way anything can be done to soften that look?

**Mark Rebich** 13:13

Without eliminating, basically, if we put any kind of green space in there, that I always we'd end up losing the amount of parking that we're putting in.

**Jim Hutchinson** 13:23

Okay, can that parking be somehow replaced somewhere else on the site? I know that may mean that

**Mark Rebich** 13:31

We'd end up needing to expand further into lot 47.

**Jim Hutchinson** 13:42

I see. We're 47 is to the, to the east of those trees.

**Holly Glor** 13:46

Jim, are you speaking about the right behind a lot? 57.1? Yes. Okay. Just wanted to verify.

**Jim Hutchinson** 13:53

Yes, right along Logan Street there. I mean, it's pavement sidewalk. You know, you're right. Cars are right on practically on the sidewalk.

**Mark Rebich** 14:06

Yeah, cuz right now there's, there's two rows, there's a face of parking along Logan and then parking along the carriage house, and there's an aisle. So as soon as we even take a two foot strip out of that, to put greenery on the side of the sidewalk.

**Jim Hutchinson** 14:24

You're eliminating some of the parking.

**Mark Rebich** 14:25

We are eliminating some of the parking.

**Jim Hutchinson** 14:27

I understand that. I'm just wondering if that parking then could be pushed somewhere else a little bit? Because I think then it was all Beardsley since then you've leased out space?

**Mark Rebich** 14:37

Correct.

**Jim Hutchinson** 14:38

And kind of expanded it. Was there one tenant there now?

**Mark Rebich** 14:41

We have RJ right in the carriage house and then Dyken just moved on to the downstairs in the back.

**Jim Hutchinson** 14:45

So I think considering the expansion of businesses there, I don't think it's a lot to ask, but somehow, some sort of a buffer, be there. But I don't know whether that's something you'd have to come back to us with and maybe the boards happy with the way this is being presented. We don't have a photo here that shows that.

**Holly Glor** 15:16

Right, that section is just being filled with what the joint filler from the cracks. Is that correct?

**Mark Rebich** 15:24

Yeah, that's just and re blacktop.

**Holly Glor** 15:26

Yep. So it's not being pulled up and repaved.

**Mark Rebich** 15:29

Correct.

**Holly Glor** 15:30

Okay.

**Mark Rebich** 15:43

Well, my, my jeep just fits. So that's, I think that's, I don't think that's 19 feet deep. So, but along this actually,

**Ed Onori** 16:05

It's tight because I parked there, too, when you try to

**Mark Rebich** 16:07

15. That's a 15. Based on the survey that we got this from the property line, it's a 15 foot setback. So let's say it's about 17 foot. So the distance from the property line to the carriage houses 57 and a half feet.

**Jim Hutchinson** 16:34

That looks like it's beyond the depth of the carriage house. Yeah. You're not even that. Yeah, I can see where you're short. Well, even going both ways. It's tough right now.

**Ed Onori** 16:51

Yeah.

**Jim Hutchinson** 16:52

So how many parking spaces do you think you'd lose? Does he have any idea?

**Mark Rebich** 16:57

123456789, 9 parking.

**Jim Hutchinson** 17:01

Okay. And you were proposing to gain How many?

**Mark Rebich** 17:06

14

**Holly Glor** 17:13

The plan say 17

**Mark Rebich** 17:15

18

**Jim Hutchinson** 17:22

Yes, the buffer green space. Yep.

**Mark Rebich** 17:31

Cause right now, I think it is a 10 foot buffer by the current code that would have to be put in if you were gonna put a green space. I don't know if they need a variance.

**Jim Hutchinson** 17:42

Planning might go along with less than that. No, because you are going to planning so? I assume so. They might be happy with less than that. If you're volunteering to put something in there. Not it's not it was a new parking lot. Yes.

**Mark Rebich** 17:55

Right.

**Jim Hutchinson** 17:55

No, in my case, the property had been vacant for a while. So reverted back to them requiring whatever they want it.

**Mark Rebich** 18:02

I mean, there's potential that we could say that it's if it was like a two foot green space of some kind of shrubbery. It's we could have your compact car parking basically.

**Jim Hutchinson** 18:18

Yeah, two feet with some shrubbery would certainly help a lot.

**Jackie Gumtow** 18:24

And I was and I was going to ask her all these spaces completely filled all of the time. The current parking

**Mark Rebich** 18:35

When everybody's coming in from not working at the house, there is we do have some transit parking. So there's some spaces. I would say there's probably four to six spaces that are not fully occupied anytime. And Dyken right now they're, they're 50% brought back and then they're talking about increasing their people coming back in higher numbers.

**Jim Hutchinson** 19:08

Typically, what with you use for your parking spaces? Nine or 10? So you're already using nine now?

**Ed Onori** 19:14

Yeah

**Jim Hutchinson** 19:15

Okay.

**Mark Rebich** 19:18

Yeah, we, from a standpoint of we try to tighten up all the parking as much as possible out.

**Jim Hutchinson** 19:28

Yeah, if you could do I think you do two feet, that would be a big improvement. Maybe if you kind of look at this, again, with losing those spaces in designing this, maybe you say Okay, you know what, maybe we can put a couple more here and a couple more there. I don't know.

**Mark Rebich** 19:50

Yeah, right now that's from a standpoint of the

**Jim Hutchinson** 19:55

I just give it to Ed and make him do it. Don't leave today until this is done Ed.

**Mark Rebich** 20:02

You know, we talk about putting angled parking in the one lot. But again, you owner from 52 looked at wanting to purchase some of the lot on 58.1. And, you know, the lot 54 owner, we've actually been trying to buy that for years.

**Jim Hutchinson** 20:25

20 to be exact.

**Mark Rebich** 20:28

But they actually did approach about a year and a half ago, at the time, but we just don't have the capital right now. But again, to me, that purchase in trying to use that if anything, it would just turn into green space.

**Jackie Gumtow** 20:49

And I think it'd be nice to have green space where the fence is proposed also, and maybe removing those couple of parking spaces to just give it a nicer look from the street to go with a neighborhood.

**Holly Glor** 21:04

Jackie, I believe that fence is existing.

**Mark Rebich** 21:06

Yeah, yeah, that fence is there's

**Jackie Gumtow** 21:09

That is the existing fence?

**Mark Rebich** 21:10

That's an existing property owner’s fence.

**Jackie Gumtow** 21:13

I just wanted to say Okay, thank you,

**Mark Rebich** 21:16

Which we found out is on our property.

**Jackie Gumtow** 21:20

I was wondering why it was on your property if it was somebody else's. Okay.

**Andy Roblee** 21:32

Well, um as far as I am concerned these normally 6 but now 5 items inaudible Since I don't think there's any potential subsurface resources, because there's an existing precedent with this lot any of these items which have an adverse effect based on our code. But I do like the idea. (Inaudible)

**Linda Frank** 22:16

(Inaudible)

**Mike Deming** 22:21

Now, he talked about changing them from

**Mark Rebich** 22:25

We'd have to look at.

**Mike Deming** 22:26

Right

**Mark Rebich** 22:27

Compact, c

**Jim Hutchinson** 22:28

Cause he's gonna give up 2 feet.

**Jackie Gumtow** 22:30

(Inaudible)

**Jim Hutchinson** 22:30

You could do that. Give anybody who drives a motorcycle.

**Mark Rebich** 22:34

We do have some people but in the wintertime,

**Jim Hutchinson** 22:38

Tell the toughen up. So.

**Mark Rebich** 22:41

But we, again with some of the snow removal, you know, we've been paying to get hallway off the lot. Because that's one of the things that's tight maneuver.

**Jim Hutchinson** 22:51

Yeah, that's a tough the whole property looks except for a way down here in the back snow removal looks like a nightmare.

**Mike Deming** 23:07

You want to make a motion?

**Andy Roblee** 23:11

Can we make a motion (inaudible after that)

**Jim Hutchinson** 23:19

Make a motion to approve as presented with the addendum or the change of on lot one along Logan Street? To then have a two foot buffer along the sidewalk?

**Mark Rebich** 23:33

And that's not lot one. That's just key note one.

**Jim Hutchinson** 23:36

Yeah. Keynote one. Yes, correct.

**Mike Deming** 23:40

So if we vote on it this way, you can make that two foot happen,

**Mark Rebich** 23:45

I'd have to go back to see if we got the we just got the actual survey. So now we can get into detailed design. And we can verify whether we can do that or not. Without eliminating all those parking spots. So it might come back and say, you know what, we could put a foot half of green space or because I'm assuming that that would require a curb associated with that green space.

**Mike Deming** 24:13

So wouldn't we be better making a separate motion for that? If we vote on this, we are sort of tying them up?

**Jim Hutchinson** 24:30

What was your schedule for this project?

**Mark Rebich** 24:33

Based on the variance requirement now that we got to go through we want to see it till spring construction there might.

**Jim Hutchinson** 24:41

There's plenty of time here to come back if there was an issue, you can always look at it again.

**Mark Rebich** 24:45

So we can we can go back and revisit that

**Jim Hutchinson** 24:49

Gotta go to planning anyway. So it's gonna take some time.

**Mark Rebich** 24:52

Right and

**Holly Glor** 24:53

Zoning board and zoning Board of Appeals

**Jim Hutchinson** 24:57

Zoning Board of Appeals. Okay.

**Mark Rebich** 24:58

So the one thing that we were looking at trying to do was item three, if possible for re-grading in front of the carriage house. And then what we would come back with is the side Lot plan for doing that work.

**Andy Roblee** 25:27

I make a motion to approve items 1, 3, 5 and 6 and then he can return for item 2.

**Holly Glor** 25:43

Let's see so for item two, that's the portion which they need to go to ZBA for

**Mark Rebich** 25:51

Correct

**Holly Glor** 25:52

For because they're expanding into that lot and expanding on to what expanding 5 58.1 the driveway. So those items would specifically require ZBA approval after this.

**Mark Rebich** 26:10

So right now, item one is just, it's a maintenance thing that

**Jim Hutchinson** 26:15

You our need our permission on that

**Mark Rebich** 26:16

We're doing except for there is a widening of the drive going in. That's part of item one.

**Holly Glor** 26:23

That is a good point, Jim, that they don't necessarily need for why

**Mark Rebich** 26:28

The only thing that we would want approval on is item three. But dress that up and make that ADA accessible entry. And the way I'd describe that, again, there's a six inch step getting into the building. So there's a current flat platform there that we raise up six inches and then redo the grade in front of the carriage house on the west side.

**Andy Roblee** 26:55

It’s not accessible maintenance

**Linda Frank** 26:56

(Inaudible)

**Mark Rebich** 27:07

Yeah, you know, from a standpoint of is that here is item 3 and item 3, 5, 6 and extension of the parking lot

**Jim Hutchinson** 27:31

Well, or should we just table this till next month? Is that gonna be a big deal?

**Mark Rebich** 27:36

Right now we like I said, I got the survey. Let me take it back to my landscape guy. See what they can fit in. And represented.

**Jim Hutchinson** 27:45

Maybe that's the best way to handle this. Just consider

**Mark Rebich** 27:47

Trying to make a piece of meal, we can do it all in one shot, because we got the time.

**Jim Hutchinson** 27:50

And I mean, some of this work, you can go ahead and do like the like number one, certainly you don't really need our permission for it.

**Mark Rebich** 27:56

Right.

**Jim Hutchinson** 27:57

The tree removaI I don't think it's a big deal. Is that already has already done?

**Mark Rebich** 28:01

That's already done.

**Jim Hutchinson** 28:02

Yeah. Okay. So we didn't touch that we can take that one off. Can you do the lighting without any of the other stuff? Is that just replacing existing fixtures?

**Mark Rebich** 28:12

Yeah, there's existing fixture our doing is taking those out and putting back in?

**Jim Hutchinson** 28:16

Yeah, I mean the LED is an improved more directly down if you don't get the light pollution from it. I don't think we'd have a problem with that not only do we need

**Mark Rebich** 28:29

That's just again, under maintenance to swap out the lights. I don't want to presume anything but

**Jim Hutchinson** 28:34

Putting in new poles or anything,

**Mark Rebich** 28:35

No

**Jim Hutchinson** 28:35

Just the heads.

**Andy Roblee** 28:40

So I'll make a motion.

**Jim Hutchinson** 28:43

Second,

**Mike Deming** 28:45

Any further discussion? Are you fine with tabling it then till next month,

**Mark Rebich** 28:49

I am fine based on the permit that I just found about last week. And we got the survey so we'll take a look at it and get some greenery there. See what we can do.

**Jim Hutchinson** 29:00

I was trying to think you could just do some trees along there on a great rather than, you know, rather than two feet of maybe complicating it, come back and we'll figure it out.

**Mark Rebich** 29:14

I think I got the creative power back at the office and we'll come up with something.

**Mike Deming** 29:18

All in favor to table. Aye. Unanimous

**Ed Onori** 29:21

Opposed

**Mark Rebich** 29:22

Thank you for your time.

**Mike Deming** 29:23

Thank you. Okay, we'll move on to 128 South Street.

**Kevin Fiducia** 29:39

Good Evening.

**Mike Deming** 29:41

Could you give your name.

**Kevin Fiducia** 29:42

Yes, I'm Kevin Fiducia. This is my fiancé Erica Iantuono, we reside at 128 South Street and we currently have a temporary shed structure. We were unaware previously that they required a building permit. We assume that because it was temporary, that a permit was not required. Fortunately, a member of the code enforcement staff was kind enough to send us a letter explaining that we did need you to permit In fact, and upon attempting to apply for the building permit for it, it came to our attention that we needed to speak with the historic board to kind of get your blessing. So what we're looking to do is retain the existing shed structure that we have, until probably this coming spring, at which time we'd like to replace it with an actual permanent shed structure.

**Andy Roblee** 30:43

So, is it freestanding (inaudible)

**Kevin Fiducia** 30:48

Right, it would be a freestanding, it would be very close to the existing carriage house but not attached.

**Andy Roblee** 30:55

I mean, even though it would presumably set on a concrete slab,

**Kevin Fiducia** 31:03

Either concrete slab or concrete piers.

**Andy Roblee** 31:07

Which for me from our perspective, that's also temporary. So it is hard as are (inaudible). That's fine with me. Because that's ultimately reversible. And it's just a shot on a concrete slab.

**Jim Hutchinson** 31:24

Yeah, this wouldn't affect the buildings, really, it's partially hidden by the brick wall. Actually, the photo here says storage shed Do It Yourself kit wood floor kit. A lot of them you just put a wood floor around. Yeah. So you don't even you don't even hear the concrete.

**Kevin Fiducia** 31:44

And we may very well do a wood floor rather than a concrete slab.

**Jim Hutchinson** 31:53

It doesn't leave you the permanent should really leave you with absolutely no yard. I mean, you're just you've got that I assume that's a patio area. That's where the brick wall goes.

**Kevin Fiducia** 32:04

Yeah, we have the patio area in the courtyard inside the brick wall.

**Jim Hutchinson** 32:08

And then just no green at all.

**Kevin Fiducia** 32:12

That's we're hoping eventually to push that brick wall out. But that's a discussion for another day.

**Erica Iantuono** 32:20

The structure itself is unstable, like the brick itself when we bought the house and had it inspected. But that's a whole another undertaking.

**Andy Roblee** 32:37

Inaudible

**Ed Onori** 32:40

How close does it get to the property line?

**Jim Hutchinson** 32:42

Yeah. They have to come back and get a permit and have us review the shed anyway. So right now we're just approving the temporary. Do we have a date that this will be out in the new shuttle proposed?

**Kevin Fiducia** 32:54

I would say the new shed would be proposed for early to mid-spring. Whenever the weather starts to warm up.

**Jim Hutchinson** 33:02

As we said a year ago it started comfortable with it.

**Kevin Fiducia** 33:05

Yeah.

**Jim Hutchinson** 33:06

Just for our own thinking.

**Mike Deming** 33:07

That's only six months.

**Holly Glor** 33:09

It can be it can be reissued.

**Kevin Fiducia** 33:15

With the idea that we like to replace it with a real structure.

**Jim Hutchinson** 33:23

It's visible from surrounding properties. That's the only it's not just from Swift Street. So

**Linda Frank** 33:36

Inaudible

**Jim Hutchinson** 33:37

Yeah. From South Street. No, you wouldn't even notice it, or Swift Street. But if I drove down into the backyards of some adjoining properties, and it's quite visible, so

**Jackie Gumtow** 33:45

The only way you'd see it is going down Swift. Because it would be very visible that way. But when you're looking at it from South Street, no, you wouldn't see it at all.

**Jim Hutchinson** 33:56

I don't think you would see it from Swift Street even because it's down?

**Holly Glor** 33:59

Yeah, you do.

**Jim Hutchinson** 33:59

Yeah.

**Holly Glor** 34:00

Yeah.

**Jim Hutchinson** 34:01

I didn't notice it, though. Okay,

**Holly Glor** 34:03

You do.

**Kevin Fiducia** 34:04

Additionally, I spoke with the neighbor directly next door at 126 South Street. And I know that he doesn't have a problem with it. And he said he would be glad to provide a letter or whatever, if necessary, that he's fine with it.

**Jim Hutchinson** 34:19

Okay. Yeah, I don't have a problem with it.

**Andy Roblee** 34:25

Make a motion to approve

**Mike Deming** 34:28

Any further discussion? All favor, Aye. Aye. Unanimous, thank you.

**Holly Glor** 34:36

That was Andy and who second.

**Mike Deming** 34:41

Linda

**Holly Glor** 34:41

Ok.

**Mike Deming** 34:54

Okay, we'll move on to 50 South Street.

**Daniel Manning** 34:56

I have some pictures if that would be ok to pass around

**Holly Glor** 35:42

Yeah, if you want to pass them around or thank you? Sure.

**Mike Deming** 35:58

I'll share. Thank you.

**Daniel Manning** 36:07

Good evening, members of the planning board. My name is Daniel Manning. The name of my firm is Daniel Manning Architect PLLC, I am located at 225 Wilkinson streets suite 104 in Syracuse, New York. I have been retained by Sarah Kelly, who is a very recent purchaser of 500 South Street. The subject property is located in the historic specialized commercial district and is bordered on the north side by a funeral home on the sell side by a dentist's office. The subject property is 53 feet of frontage by 189 feet deep proximately 10,000 square feet contains one Victorian brick masonry two story single family home and behind the home is a two story Carriage House. The home is approximately 3800 square feet the carriage house is approximately 1000 square feet. The carriage house in the home currently only occupy about 49% of the property area. Miss Kelly has hired me to propose to the board to acquire a certificate of appropriateness to construct an addition that would facilitate her home occupancy. Sara would like to grow and sell orchids in a Victorian greenhouse Conservatory. The greenhouse would be 24 feet deep by 20 feet wide and would be attached to the back of Sarah's home. The existing site would allow for four parking spaces, which was needed for the previous owners requirement utilizing the property as an Airbnb. Sara has not decided if she would continue that use of the Airbnb but she does want to be able to develop a home occupancy, a floor shop in the conservatory greenhouse. If you look on the plans. I'll try to speak loud enough so you can hear me. The Victorian Greenhouse is 24 feet deep by 20 feet wide. Sara will they became dealer gate in the middle of the house, that gate would be open when the greenhouse is open and would provide for four spaces including one space and the Carriage House. The existing fence that surrounds the house would be refurbished and made a little look new. Any questions on the site?

**Linda Frank** 39:02

You mentioned the green house.

**Daniel Manning** 39:03

The green house right now this is the area's existing laundry area here and a door right here where the green house would abut.

**Linda Frank** 39:12

So you are not knocking down the back wall

**Daniel Manning** 39:16

No, no just be attached at existing door opening and it will remain intact and a set of steps

**Linda Frank** 39:20

So, move the door to the other side

**Daniel Manning** 39:24

This door would end up being the entrance for anybody visiting the green house

**Jackie Gumtow** 39:29

So the set of steps that is currently there now will remain in place.

**Daniel Manning** 39:33

Well, they're gonna we're gonna lose them when we build the green house and then we will put back a new set of steps.

**Jackie Gumtow** 39:39

All right, that's what I wanted to know,

**Daniel Manning** 39:41

A little more in keeping with the interior finishes of the greenhouse.

**Jackie Gumtow** 39:46

Thank you.

**Daniel Manning** 39:48

So this is an elevation of the rear of the home. This is the east side of the home. And you can see that the lower knee wall on the green house would have an Ash Firestone will resemble the stone base of the existing brick masonry structure. The greenhouse will be approximately 13 feet 20 feet. It would be called glass with bronze aluminum framing and on the side would have a decorative trellis that would align the roof. It's approximately still remains approximately 30 feet away from the existing carriage house. That would be the other side that would be facing the fence and the funeral home.

**Jim Hutchinson** 40:48

You gave a percentage of the lot that's currently occupied by the current structure. What was that again? 40 something percent?

**Daniel Manning** 40:58

I won't go from memory and give you the exact percentage. The existing coverage is 48.4%. With the green house, it'll be 70.88%

**Jim Hutchinson** 41:11

70.8. I guess

**Daniel Manning** 41:14

I will still be we won't need a variance for lock coverage

**Jim Hutchinson** 41:16

It's still it's still in compliance,

**Daniel Manning** 41:18

We'll need a variance for the allowable size of a private greenhouse. The problem with the private greenhouse size is that it won't accommodate service home business occupancy, which would be the growing and selling of orchids. Sara has been the vice president of the central New York orchid society for since 2013. And now orchid society Center in New York has close ties to Rochester, and Saratoga. So it would be used for promoting Sara's business as well as promoting visitation to the city of Auburn.

**Jim Hutchinson** 41:58

One of the biggest problems with this property in over the years talking to previous owners. The problem here is I've been around too long, I guess. Was that you had to back out into the street, which is horribly difficult. You can't turn around, there's no place to turn around that space. Actually, for space three routes should be a designated turnaround.

**Daniel Manning** 42:23

Adjacent to space three will be a designated turn around.

**Jim Hutchinson** 42:26

Okay, so it's not really a parking space then.

**Daniel Manning** 42:28

Space three will be a parking spaces space, so most of the carriage house will accommodate a turn around a Hammerhead turn.

**Jim Hutchinson** 42:35

Alright, listen,

**Daniel Manning** 42:36

I've allowed for more than ample space for space three off of the greenhouse, that space could actually be a couple feet closer.

**Jim Hutchinson** 42:42

So you're saying the turnaround will be from where? Exactly?

**Daniel Manning** 42:48

The turnaround if someone was to pull in, they will pull into the space adjacent to space one or two spaces three would have enough room to back up

**Jim Hutchinson** 43:02

Yeah, so you're sorry, the turnaround. The turnaround is going to be to the right, if you want to say up space three.

**Daniel Manning** 43:09

Correct

**Jim Hutchinson** 43:10

So that's not even on here, though. You're gonna have another space.

**Daniel Manning** 43:15

No that space is going to remain open.

**Jim Hutchinson** 43:19

Okay, I'm still not following this. Space three is a parking space.

**Daniel Manning** 43:23

Space three is going to be a parking space

**Jim Hutchinson** 43:24

Okay.

**Daniel Manning** 43:25

Of this entire area its going to model when its finished. It’s going to be permeable favors that will also allow the growing of grass.

**Jim Hutchinson** 43:33

From the

**Daniel Manning** 43:34

From the driveway to the carriage house.

**Jim Hutchinson** 43:39

Okay, that should have been designated, I think on here. Wouldn't you say?

**Daniel Manning** 43:42

Just like an interview I would have materials and photos and everything else.

**Jim Hutchinson** 43:47

Yeah, but we don't have it here for our approval.

**Daniel Manning** 43:50

Well for the approval what I was told that the greenhouse needed to be approved and all the specifics of the site and the land were to be approved by a second interview process.

**Jim Hutchinson** 44:01

We need to prove what you're doing to the site also.

**Daniel Manning** 44:03

Okay

**Jim Hutchinson** 44:05

And we don't we don't have that information. So if you definitely need

**Nate Garland** 44:10

Materials you might use for the permeable pavers. Isn't that fair to say Jim?

**Jim Hutchinson** 44:15

Yeah, whatever.

**Nate Garland** 44:17

So please, oftentimes when, when questions or materials come up, applicants provide a sample in I think that's perhaps what the board is, is looking for in terms of the permeable pavers?

**Jim Hutchinson** 44:36

Yeah, and I, again, I was looking for a turnaround area, which I think you absolutely need. So that's, that's good that somebody considered that instead of cars backing out on the South Street.

**Andy Roblee** 44:51

So part of that falls under kind of an ongoing conversation that we're having about parking issues in the district. Especially as it concerns the National Register nomination for the district, which specifically calls out generous lawns and open spaces as a character defining feature. So, whenever there's a change to that kind of landscape area, especially if it's a new change something that's, you know, changing the landscape significantly, that falls under our purview, because we need to review anything that affects those character defining features. You may know all this, I'm just kind of reiterating it for everyone. So there's that issue. But that also to me, brings up this the gate and the fencing as an issue. Can you describe the refurbishing of the fence that you mentioned?

**Daniel Manning** 46:04

It's just going to be re-stained. The fence is in good shape it is 6 foot (inaudible)

**Andy Roblee** 46:10

So there is going to be no change to the fence other than re-staining

**Daniel Manning** 46:12

No. The only gate would be the (inaudible). The purpose of that is also Sarah has two dogs, that she wants to be able to utilize that utilize their backyard. The fence would be able to keep the dogs in the backyard area.

**Jim Hutchinson** 46:38

Where exactly will the gate be?

**Daniel Manning** 46:40

It is shown right here. It would just be the standard swing. It would be decorative rod iron. (Inaudible)

**Jim Hutchinson** 46:52

Okay, that's it my hand on top of the description. Okay.

**Daniel Manning** 47:04

Inaudible

**Andy Roblee** 47:32

So you you're speaking of the permeable pavers, you're gonna allow grass to grow through those so that what we're looking at now as pavement and kind of just mud will be grass that people park on.

**Daniel Manning** 47:47

Yeah. Sara wants to establish a grass area (inaudible)

**Andy Roblee** 47:56

Sure.

48:08

(Inaudible)

**Jim Hutchinson** 48:08

Excuse me, if you're going to speak I think you need to come up to the microphone. That's okay.

**Holly Glor** 48:16

We met Sarah a couple months ago, if you guys remember.

**Andy Roblee** 48:23

Well, I can appreciate that. And I'm grateful that somebody purchased this house. However, in consideration of the some of the language in our national register nomination, I really have a hard time with the gate. Because that is that's a major disruption to the kind of the streetscape, if you will, I mean, I'm trying to think of other driveways along South Street that have a gate like that

**Daniel Manning** 48:55

The gate can move farther back. I thought the gate at that location would be less gate. I mean, you know, the location of it could move farther into the backyard.

**Jim Hutchinson** 49:06

There might be a good alternative. Just get it back in it's technically not permanent. I guess you can pop it out of there anytime you want. But

**Linda Frank** 49:16

You're right. It's pretty much lined up with the street side of the house the way it is now.

**Daniel Manning** 49:25

And I think as you heard that Sarah would be more than receptive to doing anything like that with the lawn. The big I mean, the big issue for her and for myself providing the services is the greenhouse itself. Lead times on greenhouses, glass, anything has gotten so exorbitant that there's months and months of waiting, you know, for, once a greenhouse is actually ordered and paid for. Sarah has a boatload of orchids that she's going to try to maintain inside of that home until the greenhouse is constructed. So time is a bit of the essence for the greenhouse. I think, you know, if you were able to grant an approval on the greenhouse so that we could move forward with site plan approval, we'd be more than happy to provide you with samples and drawings and whatever you need.

**Linda Frank** 50:22

The greenhouse is not permanent, it's not

**Mike Deming** 50:27

It’s quite permanent.

**Jim Hutchinson** 50:28

This is permanent,

**Daniel Manning** 50:29

It’s pretty permanent

**Jim Hutchinson** 50:30

This is a major addition to this building. It's not it's not, not permanent.

**Daniel Manning** 50:33

I mean, that's why we wanted to use stone.

**Jim Hutchinson** 50:37

No, this is not this is not temporary by any stretch of the magic.

**Daniel Manning** 50:40

No,

**Jim Hutchinson** 50:41

Not at those prices.

**Daniel Manning** 50:42

No, no.

**Andy Roblee** 50:44

So have you considered options to locate the greenhouse inside of carriage garage, carriage house?

**Daniel Manning** 50:54

Say that again

**Andy Roblee** 50:56

Have you considered putting the greenhouse inside the carriage house.

**Daniel Manning** 50:59

No, I didn't want to change the carriage house at all. Sarah, also, as wants to establish an art studio personal use inside the greenhouse, and does want to use it for vehicular storage as well. It's two stories.

**Andy Roblee** 51:15

Okay, the reason I ask is that, when we review these things, we have to adhere to the secretary of interior standards, which you're probably familiar.

**Daniel Manning** 51:24

Yes.

**Andy Roblee** 51:24

So part of that requires us doesn't require us requires you to give consideration to incorporate the changes within secondary areas of the building if you're considering an addition. But if you have and you say that you have, and it's not an option, then you know, we have these, these two additional points that we have to go by.

**Daniel Manning** 51:52

Okay.

**Andy Roblee** 51:54

So one of the main things I just want to make sure with this greenhouse is that it is differentiated. From the old building, the new has to be differentiated from the old and I'm wondering if that means there needs to be some sort of interstitial peace between the back porch and the greenhouse. Instead of incorporated against it,

**Daniel Manning** 52:21

I can answer that the back porch is 10 years old. So I believe that is that piece, that creates a separation between the original 1980 or the 1870 home and the greenhouse. And I think greenhouses is substantially different structure that also meets that criteria.

**Andy Roblee** 52:40

I'm glad you mentioned that, because I was trying to figure out myself when it was built, but you know, between 1950 and today, there's not a lot of

**Daniel Manning** 52:48

No,

**Andy Roblee** 52:49

A lot of maps available, actually. So you that's 10 years old

**Daniel Manning** 52:53

10 years old

**Andy Roblee** 52:54

Yeah. So in my mind, that would be that interstitial area?

**Jim Hutchinson** 52:58

Yeah. I think that's reasonable

**Andy Roblee** 52:59

To differentiate it from the old building.

**Jim Hutchinson** 53:03

It's certainly a building that this this greenhouse doesn't look like anything that well, could have been the original, I guess, pretty different structure. So.

**Andy Roblee** 53:14

And if it were removed in the future, the essential form and integrity of the house wouldn't be

**Daniel Manning** 53:19

Would not be affected.

**Andy Roblee** 53:20

Would not be impaired.

**Linda Frank** 53:21

That was the point I was trying to make earlier about the permanent

**Andy Roblee** 53:23

Yeah, the

**Linda Frank** 53:26

You know, not taking down a brick wall to put it up against

**Andy Roblee** 53:29

Considering all those factors. I would, I would find that the greenhouse wouldn't have an adverse effect. I'm still hung up on the gate though.

**Linda Frank** 53:38

The gate and the parking I'm not sure about those. Especially the gate.

**Jim Hutchinson** 53:41

Well, let's just for a moment, this has to go before planning. Yet. Holly

**Nate Garland** 53:47

Let’s see ZBA for home occupancy, I believe or is it planning.

**Holly Glor** 53:56

Well it's been specialized commercial. So I don't know if the business is allowed by right with that.

**Nate Garland** 54:06

Like we don't typically get a tremendous amount of orchid professional orchid growers in the City of Auburn.

**Jim Hutchinson** 54:14

My point being if this still has to go to planning or wherever, and we meet again, shortly thereafter, again, we could table this when this is complete with you know, all the parking area turnaround area, not parking, but just the turnaround area. And then you can struggle with the gate for another few weeks.

**Holly Glor** 54:31

I believe their main, you know, their main concern is getting approval for the greenhouse to get that ordered in a timely manner. So the other items would come, you know, probably following that

**Linda Frank** 54:42

So we could approve the greenhouse,

**Holly Glor** 54:44

But I would I would want to verify that with the applicant,

**Daniel Manning** 54:47

If you could, you know, additional approval for the greenhouse and then everything else subject to us coming back again, and after the planning board, you know, that would that would work. At least we can get the green house ordered and may happen 2021?

**Holly Glor** 55:06

Well, yeah, and then just for just for the landscaping, because it will be a newly paved area or with the pavers, that is, you know, it's mainly green space and gravel right now for the driveway, you would come back before us with a landscape plan, you know, specifying, you know where exactly the pavers will go out to. And you know, maybe include the gate in in that if

**Daniel Manning** 55:35

If the board feels that the gate should be set back further from the streetscape. Then you know, that's what we'll show.

**Jim Hutchinson** 55:45

Could you show us, if you brought that back, show us the gate installed, I mean, you can show us a photo of that.

**Daniel Manning** 55:53

Yeah, I think the gate would come back

**Jim Hutchinson** 56:02

If you could do a rendering of that your that would be, that would be great.

**Mike Deming** 56:06

The gate now is in front of your side door right

**Daniel Manning** 56:09

The gate now In front of the side door. We had it behind the side door and it will still allow for these parking spaces.

**Mike Deming** 56:17

Well, it just makes it a little more difficult coming at your side door, if the gate is beyond it, right? It's gonna make it more difficult to use. You want to bring your dogs out into the backyard and the gate is behind it, it makes it more difficult.

**Sarah Kelly** 56:35

So I was wanted to say real quick is that (inaudible) all of that to find a temporary one like a wooden one that matches . Inaudible.

**Jim Hutchinson** 59:01

I certainly don't have a problem with it. I'm the only person on South Street it doesn't have a dog. Everybody has a dog. And yet

**Mike Deming** 59:08

Well this wouldn't be a hinge gate. You'd have to be able to get your car in there

**Sarah Kelly** 59:12

I would like it to be wood for now just so they don't bark and they're getting used to the noises and you know there's more inside noise with the air conditioning. They're very understanding what I'm going through. So what I'm thinking is just match the wood that's on the other side of the fence. Actually the skunk guy came over today, because there's a skunk living under the porch. (Inaudible). Wayne and his son, Chris, from Mason and Grant came over to get a gas line (inaudible ) I want to be happy here and contribute back to this village with education and I don't want to do anything. I don't really know it. Right. So that's why the end (inaudible)

**Jim Hutchinson** 1:00:21

The point I was going to make is that we've got to make accommodations for somebody wanting to fence in their backyard, whether it's kids or for dogs or both, right. We have gotten, allow people to do that somehow. We might not prove what they're proposing to us. Maybe we can make suggestions and find something that works for them. But you got to be able to do that.

**Andy Roblee** 1:00:41

No, I Excuse me. I agree. I, I'm glad you use said everything you said I, I would like to just see, you know, what it might look like if it were moved back further, a little bit more obscured from the road. And, you know, ultimately, you're right. It that also is removable, in won't have an effect on the building, but still something I'd like to see. So if I could, I would like to make a motion for a conditional. Can we do a conditional approval from the come back and show us a rendering of that gate for the back,

**Nate Garland** 1:01:28

I would recommend approving the greenhouse that seems to be the big your motion to approve the greenhouse and temporary C of A for the for the gate. Those seem to be the applicants to big asks. And as we've discussed, the entire project is going to go through a few more iterations in front of a couple of boards. So that would be my recommendation to vote on the two requested items and everything else can be tabled for the applicant to bring back the information that this board has requested.

**Jackie Gumtow** 1:02:06

Yes, I'd like to just put my two cents and because when I originally looked at this site, I really didn't have a problem with the green house because we discussed it a little bit before what her plans were and the gate I thought may be a nice addition for privacy and safety.

**Jim Hutchinson** 1:02:31

Do you have a motion?

**Andy Roblee** 1:02:32

Yeah. So let me reword that, see if I can capture what Nathan said. Mr. Garland, Sorry. So make a motion to approve the two requested items.

**Nate Garland** 1:02:50

Those two being the certificate of appropriateness for the green house presented and the temporary gates as described by the applicant.

**Andy Roblee** 1:03:05

Yes, that's it

**Jim Hutchinson** 1:03:07

Second.

**Mike Deming** 1:03:10

Any further discussion? All in favor? Aye. Aye. Unanimous.

**Daniel Manning** 1:03:15

Thank you. I appreciate the board's time.

**Holly Glor** 1:03:23

Sarah, I will be in contact with the certificate of appropriateness for you. Probably this week. You're welcome.

**Mike Deming** 1:03:47

When you come back with your plans for the gate or anything, there's nothing set in stone, nobody's decided that if you have something you want to appeal to us that it's important to go. You know, come back and try to sell your idea here. Everything's not written in stone.

**Sarah Kelly** 1:04:06

I appreciate that (inaudible) I will bring something really creative the things about fences or even permeable pavers in different places. As far as that one comment about the carriage house, possibly turning the carriage house into a green house. I did think about asking something like that. But I thought that it would be more difficult to try to turn the second historic structure to change historic structure. So I didn't go that route. Right. I did take for artist’s life because that may be one side of it that faces Doctor Nolan’s could be all glass.

**Mike Deming** 1:05:18

I don't know if you're 100% aware, but this board and the preservation groups spent more time with 50 South Street than any buildings since urban renewal in the city of Auburn, saving that house. That's how important they, you know, they, they wanted to demolish that house, and the whole community got together, not just this board or the preservation group. Everyone wanted to see that space. So I think the community is going to be excited to see what you're going to do here.

**Sarah Kelly** 1:05:48

You are going to be so impressed by the time I am done. My Parents wish they could help me more. They came and they're giving me some antique furniture they want to keep in theory, they I grew up in 1840. Farmhouse and powerful rows are overjoyed, I'm overjoyed to do is a big project, right. I don't want to become over overrun with fear that I can't handle it. Yeah, so beautiful in the store. So I'm not going to deviate. Thank you. Thank you.

**Andy Roblee** 1:06:46

You too, don't have to stay. I could tell. Okay.

**Holly Glor** 1:06:57

I'll also be in touch with you for your certificate of appropriateness. I'll email that to you this week. Yep.

**Mike Deming** 1:07:04

Okay, we'll move on to 10 Elizabeth Street.

**Justin Woods** 1:07:16

Good evening. Justin Woods. On behalf of 10 Elizabeth Street holding LLC, also a member of the LLC and the occupant resident of the house. We're looking to move on to the next phase of our long rehab. I think you've seen the extensive work in progress that we've made in the house. Both the well you haven't seen all the work we've done on the inside. But you've seen all the work we've done on the outside with straightening out the historic windows, adding reestablishing the large, full size windows in places where they weren't. We recently paved the driveway. And in doing that, we ripped out a ton of the concrete that was all in the backyard. There was big sections of concrete on the side of the garage were there. I don't know if it had been an old chicken coop or a dog run or something off the garage. But we ripped all that up and put down grass and we ripped up all the concrete that was off the back of the house. And now we are just looking to put a deck off the back of the house where all that concrete was. All that area where you see concrete, that's all grass now. And there's a beautiful new driveway that we did in conjunction with our neighbors. It's a shared entry, even though we have the property lines in the middle. So but we it was a full depth reconstruction on both number 8 and number 10. We did it together. And it came out absolutely beautiful. Kids are out playing street hockey every day. The biggest investment I made in youth hockey was the driveway.

**Andy Roblee** 1:09:05

Does this tie into the house at all?

**Justin Woods** 1:09:08

So you'll be able to walk out level from the back door. And that would be one step down.

**Holly Glor** 1:09:19

I do have a question on the height of the risers for the both of those steps. Those weren't depicted on your drawings, but I'm just wondering if you could let us know what the riser height is for each step.

**Justin Woods** 1:09:32

It's one step and it's to code I didn't.

**Holly Glor** 1:09:35

Okay, because the max riser height is an EIGHT and a quarter. So I just wanted to make sure you're let's see you have your it looks like from the ground level. There's one built up deck and then you go up one more level.

**Justin Woods** 1:09:51

One step

**Holly Glor** 1:09:51

Is that correct. Okay.

**Justin Woods** 1:09:52

One step that will wrap around it. So that way we put railings up on the top just to make sure none of the kids fall off. But then we wanted to be able to be open that they could just fly off. Because we have a bunch of kids, and that's what they do.

**Holly Glor** 1:10:07

So there's two levels of decking

**Justin Woods** 1:10:09

Correct. So you have, you have the level the because you needed to have at least three by three off of the off of the door for landing. So what we decided to do is just make that one level, one row board’s level with the door. And that'll be like the area where you walk out to be the grill. And then step one down, probably have a table and some chairs.

**Holly Glor** 1:10:30

Okay, I just wanted to make sure it was compliant to the eight and a quarter riser Max,

**Justin Woods** 1:10:35

I'll make a note to make sure that

**Holly Glor** 1:10:37

Right

**Linda Frank** 1:10:37

I thought the door was right here.

**Justin Woods** 1:10:46

That is the door. So you'll walk out level to the deck, then you go down one step. And then they'll be down one step to the ground.

**Jackie Gumtow** 1:10:58

I just have a question for you. As far as code goes, I know you don't have any gate, you have the railings, but you don't have any slats on them. So the kids can go under the railings.

**Justin Woods** 1:11:11

That's going to be wire

**Holly Glor** 1:11:13

That's proposed taut wire is proposed taut wire, is that horizontal wire from

**Justin Woods** 1:11:18

Yes.

**Holly Glor** 1:11:19

Going this way. Not up and down. Right.

**Andy Roblee** 1:11:36

Did you have a question?

**Linda Frank** 1:11:39

(Inaudible)

**Andy Roblee** 1:11:40

(Inaudible)

**Justin Woods** 1:11:44

Yes to go down below the frost on the they'll drill those with the auger for the posts, okay. I mean, it doesn't have a ground level line there for you. That was the confusing part.

**Andy Roblee** 1:11:58

Previously removable porch.

**Jim Hutchinson** 1:12:06

It is not all that visible to street a little bit, but

**Justin Woods** 1:12:10

It's predominantly behind the house. And you know, and there's a there's a there's a deck on the backside of number eight there where they say there's a, we probably call that more of a back porch. And then you know, there's a big wooden side porch on the on the side of Number 12.

**Linda Frank** 1:12:27

Motion to approve.

**Andy Roblee** 1:12:28

Second,

**Mike Deming** 1:12:29

Any further discussion? All in favor? Aye.

**Justin Woods** 1:12:35

Thank you, everybody. Have a good evening.

**Mike Deming** 1:12:36

Thank you. Sir. Other business? I have a question with Wall Street Church. That place is ready to fall down the trusses is on it. The bricks are coming out of it down there. They're saturated with water, there's holes through the entire roof on both sides.

**Jim Hutchinson** 1:13:15

Sounds like the library.

**Mike Deming** 1:13:16

Now this library is in good shape compared to Oh, yeah. Have you been by the church?

**Jim Hutchinson** 1:13:22

Yeah. I assume the city will be taking it down at some point.

**Nate Garland** 1:13:26

Well, we filed an action in Auburn City Court last week, asking for a court order to do just that. We've shepherded a what we believe to be a sufficient amount of funds to once we have the court order to demolish the church. And I believe that SHPO has already been appraised of the situation and has granted whatever authority it has to grant regarding the demolition of historic properties. So we Yes, we recognize that that is a it's, it is now less of an academic conversation and more of a practical public safety conversation.

**Mike Deming** 1:14:17

Will, the city require any salvage with the windows and will that be part of any bid.

**Holly Glor** 1:14:23

Jenny, do you wanna come up and speak to that, Jenny? Thank you.

**Jenny Haines** 1:14:27

Thank you. Yes, we're extremely concerned about this. Church. As Nate said, we've moved forward with this. We had asked for actually the city council had asked for Andy's expertise with us on this Andy asked us to apprise the board of this I said that we would as soon as our as soon as our actions were public. That just happened last week. So we are moving forward engineering is preparing a demolition specs SHPO submission They're, they're aware that we're going to submit, we're waiting for the demo specs so that we can include those in the submission, they will review that and then apprise us if there's anything we need to do, we're going to salvage the bell, we have looked at pretty much everything else, Andy has had his eyes on the whole thing in detail. And so he can, you know, give your opinion as well. We've looked at the organ, we've tried everything we can think of, to save what we can, and the only thing that is, really we're able to do is the bell. So we will be taking that out, that'll be part of the part of the spec for the contractor. And there is some asbestos in it. We'll have to remove that as we go. But we're hoping to have that down before the snow that's happening.

**Andy Roblee** 1:15:49

So there's some literature up in the choir loft. Do you think you could put that in a box? And I mean, I'd be happy to find a place for it. Or throw it out. But I just

**Justin Woods** 1:16:02

Will you be there when we throw it out.

**Andy Roblee** 1:16:06

Emotionally?

**Jenny Haines** 1:16:07

Yeah. If it's something that we can get to safely, I don't mind trying to do that. Maybe you could go with one of us sometime and see what it is you'd like? I don't, I think it would be great to have somebody that knows what they're doing. Look, take a look at it.

**Andy Roblee** 1:16:26

So yeah, there's some original. I don't know if anybody except maybe leave me and Linda cares, really, but hymnals from, like, 1880s. Yeah, like when the place was built. So it's really a shame. It is, from what I understand there's been four repair demolish orders.

**Justin Woods** 1:16:45

Correct.

**Andy Roblee** 1:16:47

And at this point, there's a hole in the roof the size of my car. And now that that is there, the damage is going to be just exponential every winter. And I mean, I put out a last call through my networks. Nobody responded at all.

**Holly Glor** 1:17:08

We had a it's a realtor take a look as well. Yeah. So

**Andy Roblee** 1:17:13

It's too bad. And but at this point, you're right. It's a health and human safety issue, which kind of supersedes us. There's a lot of photos already.

**Holly Glor** 1:17:24

There are we did a, we will try to do an update to a historic resource survey, or what no historic structures report, excuse me. As well as an engineering assessment. We had those complete a year ago. And so we do have a lot of documented photographs from this, you know, just this past year, as well as one that was done, I believe in 2001 or 1990 1999. Which, you know, there's a significant difference in the integrity that's left there.

**Jenny Haines** 1:18:10

The struggle that we've had all this time, as Andy said, we've issued several repair demolisher is actually just finding someone to talk to. Nate found that person last year, and they've been fairly responsive and had ended up saying, uncle, we can't, we're done, you know, just you know, a few weeks ago. So at that point, then we moved forward with the actions that we're taking.

**Mike Deming** 1:18:42

I don't know if you've heard there's the word is down, that there's three more churches are going to close in Auburn this coming year

**Andy Roblee** 1:18:50

Well yeah, that's it's on hackney's list of threatened properties is a whole category which is church religious buildings? Because yeah, there's a listed church in Syracuse with the same owner with the same exact problem. So it will continue to be a problem going forward. So it's just really a shame, though.

**Mike Deming** 1:19:17

This is gonna happen all over the country. Yes. Churches are shrinking down to. They said this is the first time since they've been doing statistics that people report they're not affiliated with any church. More than half the population says that now. So it's not a good sign.

**Andy Roblee** 1:19:40

Well, thank you for

**Mike Deming** 1:19:43

About the library. Anything

**Andy Roblee** 1:19:45

Hold on. I don't know how old you organ is

**Holly Glor** 1:19:51

The organ was, I think that was brought in in 1900.

**Andy Roblee** 1:19:56

Yeah,

**Holly Glor** 1:19:57

Yeah. Unfortunately, that you know, there really isn't a market it for that. I mean, he reached out a few reached out to a few specialists and they, you know, they said there wasn't

**Andy Roblee** 1:20:08

It's not a really a tracker or anything like that. There's a grand piano in there too. But I don't expect anybody to pull it out for me.

**Mike Deming** 1:20:19

When they sold Trinity, there was a piano in the third balcony, and it cost him more to take it out of the church than they cost him to buy the piano was a beautiful cherry.

**Andy Roblee** 1:20:32

I bought a grand piano it cost me more to move it across town than to buy it. So just for the record, I think like more than due diligence has been done for the support church. And it's I'll just keep saying it's a shame.

**Jim Hutchinson** 1:20:57

Holly have you by chance done a staff approval of fence at 67 South Street?

**Holly Glor** 1:21:03

Which who owns that property

**Jim Hutchinson** 1:21:05

The Dulles Inn?

**Holly Glor** 1:21:07

I have not.

**Jim Hutchinson** 1:21:08

There's a nice new fence going up in the backyard.

**Holly Glor** 1:21:10

The backyard 67. All right.

**Jim Hutchinson** 1:21:13

I just I hadn't heard and I thought well, maybe it was staff approval that I said I don't think that I think she'd come to us with that.

**Holly Glor** 1:21:19

Well, at the new owner for the Dulles Inn, which is the like the bass player for Tesla. Is that correct?

**Jim Hutchinson** 1:21:29

He apparently doesn't think he needs permit.

**Holly Glor** 1:21:30

Well, we'll reach out. Oh,

**Nate Garland** 1:21:33

Rock and roll spirit, Jim.

**Jim Hutchinson** 1:21:34

Yeah.

**Linda Frank** 1:21:36

I don't even think he's in town. It was gonna be a rental.

**Jim Hutchinson** 1:21:40

I've had that spirit many times.

**Holly Glor** 1:21:43

Is it any in times to the one that exists there are on the property already? Or is it completely?

**Jim Hutchinson** 1:21:49

Oh, no, this is just drive by you

**Holly Glor** 1:21:51

Just different. Okay

**Jim Hutchinson** 1:21:52

Just take a look in the back. Yeah.

**Holly Glor** 1:21:53

Well, I'll drive slow.

**Jim Hutchinson** 1:21:55

It'll jump. It'll jump out at you.

**Holly Glor** 1:21:56

Yeah. Anything else?

**Mike Deming** 1:22:05

No. What's Wall Street?

**Andy Roblee** 1:22:06

Yes. Thank you.

**Mike Deming** 1:22:08

The Osborne library,

**Nate Garland** 1:22:09

Nothing to report on the Osborne library. I believe it's tax delinquent. But that's just going off for recollection. Really, I doubt any permits have been pulled but we can confirm that.

**Holly Glor** 1:22:24

There have not been

**Mike Deming** 1:22:28

Do we you have anything else?

**Andy Roblee** 1:22:33

You got two weeks to nominate a historic project property or advocate for PACNY's 2020 Preservation Awards. Anything in Cayuga, Cortland, Oswego, Onondaga, Madison County, PACNY.net for nomination form.

**Mike Deming** 1:22:59

Any ideas. We have a motion to adjourn. So moved.

**Jim Hutchinson** 1:23:06

I was gonna say 70 South Street.

**Mike Deming** 1:23:11

Do we have a second.

**Jim Hutchinson** 1:23:18

I'll second it.

**Mike Deming** 1:23:20

All in favor? Aye. Thank you.