

**MINUTES OF CITY OF AUBURN PLANNING BOARD
TUESDAY NOVEMBER 1, 2022 6:30 PM
MEMORIAL CITY HALL
AUBURN, NY**

Present: Crystal Cosentino, Chairperson
Andy Tehan
Karen Walter
Theresa Walsh

Absent: Jenna Powers

Staff: Stephen Selvek, Deputy Director of Planning and Development
Nate Garland, Asst. Corporation Counsel
Sgt. Greg Gilfus, Auburn Police Department
Brian Hicks, Sr. Code Enforcement Officer

Agenda Items:

1. Approval of the October 4, 2022 Planning Board Meeting Minutes – *Board Action: Approved*
2. Application for Site Plan Review to reconstruct and expand an existing 52-space parking lot to accommodate parking for a total of 83 vehicles including removal of existing paving, regrading, retaining wall, internal pedestrian access, and landscaping at 20-26 Park Avenue. – *Board Action: Approved*
3. Public hearing and Minor Subdivision Review to subdivide real property at 142 Dunning Avenue to create a new lot measuring 0.526 acres fronting on Leavenworth Avenue. – *Board Action: Approved*
4. Public hearing and Minor Subdivision Review to subdivide real property at 213 Seymour Street into 4 lots each measuring approximately 0.4 acres with 2 lots fronting on Cottage Street and 2 lots on Seymour Street. – *Board Action: Approved*
5. PUBLIC HEARING: Community Development Block Grant (CDBG) 2023 Annual Action Plan.

Meeting Call to order: 6:30p

Agenda Item 1: Approval of the October 4, 2022 Planning Board Meeting Minutes

Motion by: Karen and Second by: Theresa

All in Favor, None Opposed, Motion Carried

Agenda Item 2: Application for Site Plan Review to reconstruct and expand an existing 52-space parking lot to accommodate parking for a total of 83 vehicles including removal of existing paving, regrading, retaining wall, internal pedestrian access, and landscaping at 20-26 Park Avenue. Applicant: Auburn Community Hospital.

Andrew Burns, project engineer with Passero Associates, recapped the project and provided update to the Board stating that comments from City staff have been addressed.

Staff stated that items related to the site plan including the street tree, plantings, stormwater management, and lighting are acceptable. Staff reviewed SEQR information with Board and recommended that the previous negative declaration be reaffirmed.

A motion to adopt the SEQRA resolution reaffirming the Negative Declaration was made by: Andy and Second by: Theresa

All in Favor, None Opposed, Motion Carried

A motion to adopt the Site Plan resolution approving the Site Plan was made by: Theresa and Second by: Andy

All in Favor, None Opposed, Motion Carried

Agenda Item 3: Public hearing and Minor Subdivision Review to subdivide real property at 142 Dunning Avenue to create a new lot measuring 0.526 acres fronting on Leavenworth Avenue. Applicant: Sarah Hodson

The applicant's attorney was not immediately available; this agenda item was heard following item 4.

Robert Hodson, Jr. 134 Chapman Ave, as representative for the applicant, presented the application for subdivision. It is their intent to ultimately merge the parcels and create a larger yard, potentially build a garage.

Board asked for clarification regarding hazardous waste question on SEQR form. Staff explained that the system that populates the answer includes a 2,000 ft buffer.

Chair opened the Public Hearing.

David Contiguglia, 14 Drummond Street, Auburn, representative of the current property owner. The florist closed and it has become necessary to sell the property. The family has tried for some time to sell the property. Asked that the Board approve the subdivision.

The public hearing was closed.

Staff spoke about the proposed minor subdivision and reviewed SEQR information recommending a negative declaration and approval of the subdivision.

A motion to adopt the SEQRA resolution issuing a Negative Declaration was made by: Karen and Second by: Theresa

All in Favor, None Opposed, Motion Carried

A motion to adopt the Subdivision resolution approving the minor subdivision was made by: Theresa and Second by: Andy

All in Favor, None Opposed, Motion Carried

Agenda Item 4: Public hearing and Minor Subdivision Review to subdivide real property at 213 Seymour Street into 4 lots each measuring approximately 0.4 acres with 2 lots fronting on Cottage Street and 2 lots on Seymour Street. Applicant: Alan Coleman

Alan Coleman, 9233 Oakland Road, Weedsport, applicant, explained that he and his partner were seeking approval to create 4 lots. Goal is to hopefully build 4 4-family accessible homes, but understands that would need future approval. If told "no" on that, they would still have 4 building lots to build what the City would allow.

Board members asked for clarification regarding transfer of property, ownership, and the intent to build 16 units.

Applicant indicated that 4 4-family homes is what they would like to do, but if told “no,” they would consider 4 new houses. Expressing again that subdivision is the first step in the process.

Board and staff discuss that 4-family home is allowable in the R-2 zone, and if the applicant chose 4-unit homes, site plan review would be required. If the applicant chose to instead build single-family homes, only this minor subdivision would be required. Board’s role tonight is to review minor subdivision; further reviews requirements would be based on applicant’s decision on to proceed with the lots.

Chair opened the Public Hearing. No one was in attendance to speak. Staff read an email (attached) from Theresa Eddy, 204 Seymour Street. The public hearing was closed.

Staff spoke about allowable uses in the zone, minimum lot requirements, potential subdivision size, and reviewed SEQR information recommending a negative declaration and approval of the minor subdivision.

Board and staff discussed a concern of segmented environmental review. Staff noted that it would be considered improper segmentation if the applicant have specific defined plans for site development for the Board’s review. In this case, the applicant has not decided what to build, is seeking incremental approvals, and only wishes to invest in the development of final plans after an approved subdivision; therefore, the Board’s can complete the environment review based on the information available for the minor subdivision.

Board and staff had an extended dialog regarding possible impacts depending on how the lots are developed, confirmation that the purpose now is to review the subdivision application, undefined plan for future development, additional public notice, possibility for the sale of a lot, completeness of the application information, and that subdivision can be independent or part of a bigger project.

A motion to adopt the SEQRA resolution issuing a Negative Declaration was made by: Andy and Second by: Theresa

Yes: Andy, Theresa, Crystal

No: Karen

Motion Carried

A motion to adopt the Subdivision resolution approving the minor subdivision was made by: Andy and Second by: Theresa

Yes: Andy, Theresa, Crystal

No: Karen

Motion Carried

Agenda Item 5: Public hearing: Community Development Block Grant (CDBG) 2023 Annual Action Plan. Tiffany Beebee, Senior Planner & Renee Jensen, Senior Planner

City Planning Staff presented the CDBG program providing an overview including examples of priority areas (human services, housing, public improvements, and economic development) that have been previously funded.

Chair opened the Public Hearing.

Board members asked about funding for the skate park, how staff receives public input, a desire to see improved landscaping in parks, and that affordable housing and homeownership remains very important to communities.

Staff explained that parks in low-mod areas are eligible for funding, that they hold multiple public meetings, and have an online survey.

The public hearing was closed.

Meeting adjourned 7:12

Minutes prepared by: S. Selvek

DRAFT

From: Theresa Eddy via Auburn NY <cmsmailer@civicplus.com>
Sent: Monday, October 31, 2022 8:56 PM
To: Mason, Chuck <cmason@auburnny.gov>; Miller, Rhonda <rmiller@auburnny.gov>
Subject: Form submission from: Contact Us

Submitted on Monday, October 31, 2022 - 8:56pm

Submitted values are:

Subject: Neighborhood & Housing

Message: Please provide this message to the Planning Board for their Agenda Nov1,2022:Application for Review 213 Seymour Street. I reside at 204 Seymour Street across the street from the subject property. This property is an R-1 SF Zone and should only be used for single-family Residences. If this subdivision is intended to facilitate increased density or for any other purpose, then I will object to its approval. Please be advised that I did not receive the notice in the mail until Saturday, October 29th.

Thank You

==Please provide the following information==

Your Name: Theresa Eddy

Your E-mail Address: bettymaggio@gmail.com

Organization: Homeowner/Resident

Phone Number: 315-252-1221

==Address==

Street: 204 Seymour Street

City: Auburn,

State: New York

Zipcode: 13021

The results of this submission may be viewed at:

<https://www.auburnny.gov/node/2/submission/35086>

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