

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

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

Absent:

Staff: Stephen Selvek, Deputy Director of Planning and Development
Tim Brennan, Asst. Corporation Counsel
Sgt. Greg Gilfus, Auburn Police Department

Agenda Items:

1. Approval of the June 6, 2023 Planning Board Meeting Minutes – *Board Action: Approved*
2. Minor Subdivision review of 142 Dunning Avenue – *Board Action: Approved*
3. Minor Re-Subdivision review of 213 Seymour Street – *Board Action: Resolution Amended and Approved*

Meeting Call to order: 6:30p

Agenda Item 1: Approval of the June 6, 2023 Planning Board Meeting Minutes

Motion by: Theresa and Second by: Jenna

All in Favor, None Opposed, Motion Carried

Agenda Item 2: Public hearing and Minor Subdivision Review to subdivide real property at 142 Dunning Avenue to create a new lot measuring 1.168 acres fronting on Leavenworth Avenue. Applicant: Carolyn Boehler.

Mr. David Contiguglia, as attorney of the applicant, explained the proposed subdivision with the purpose of selling the parcel to a buyer.

The Board asked for clarification of and Mr. Contiguglia clarified the pervious subdivision shown as parcel A.

The Chairperson opened the public hearing.

Christina Armistead, 24 St. Anthony St, asked for clarification of the parcels on the map.

The Chairperson closed the public hearing.

Staff provided background on the minor subdivisions and reviewed the EAF with the Board.

Board with staff clarified that the purpose is to sell the new parcel and a building permit would be need if purchaser builds.

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

All in Favor, None Opposed, Motion Carried

A motion to adopt the resolution approving the subdivision was made by: Theresa and Second by: Jenna

All in Favor, None Opposed, Motion Carried

Agenda Item 3: Public hearing and (4) Minor Subdivision Reviews to re-subdivide real property at 213 Seymour Street, presently 4 separate lots (nka 120 & 122 Cottage St and 211 & 213 Seymour St.), into a total of 8 lots each measuring approximately 0.2 acres for the purpose of developing 8 semi-detached single-family homes with 4 lots fronting on Cottage Street and 4 lots on Seymour Street. Applicant: Alan Coleman for Kevin C. Keysor Irrevocable Trust

Mr. Al Coleman presented the request to re-subdivide the parcels to enable the sale of each side of the duplex as a townhouse. Mr. Coleman stated that he was interested in having owner-occupant townhouses and not rental properties.

Board discussion with the applicant and staff to fully understand the intent and impact of the proposal including:

Clarify with the applicant, that no additional units were being added, the first subdivision was 4 parcels with 2 units on each for a total of 8, the new subdivision would be 8 parcels with 1 unit – 1 side of the duplex – on each remaining a total of 8 units. It is similar to the type of homes being built off Prospect St.

Karen clarified with the applicant that there will be off-street parking,

Karen expressed concern with possible traffic, potential increased runoff, condition of sewer infrastructure, impact of prior building demolished in the 1960s, compatibility with neighborhood, and condition of sidewalks.

Staff clarified with the Board that the initial 4-lot subdivision would allow the applicant to build duplexes by obtaining building permits, as he has started, and to develop a total of 8 units. The proposed subdivision does change what happens physically on the land, but will allow that sale of the units. Traffic and run-off for the 8-lot subdivision would not change from the 4 duplexes originally proposed and started.

Applicant stated that the sidewalks would be replaced.

Staff noted that replacement of the sidewalks could be a condition of the subdivision approval.

Jenna asked and staff clarified with the Board that a process for assessing these types of attached structures exists in the City.

Andy made the comment that he believed homeowners in the neighborhood would prefer to see these as owner-occupied homes.

Mr. David Contiguglia, as representative of the applicant, noted that in his practice he has seen a need for ranch-style homes for an aging population, the hope would be that there would be pride in ownership, there is a mechanism is code enforcement to require property upkeep, a renter would not have the same financial repercussion for failing to upkeep a property as an owner would have.

The Chairperson opened the public hearing.

Mr. Eddy, 204 Seymour St, asked why the units would not be handicap accessible.

Applicant responded that his intent is to have one level where a person could easily get around with a walker but full ADA would require changes to the kitchen and bath that are not included.

Laurie Bertonica, Cottage St, lived in her house for more than 30 years, happy to hear the these would be townhomes and not rentals, people tend to care better care of their property when they own it, she does not see there being a traffic problem.

The Chairperson closed the public hearing.

Staff clarified with Mr. Contiguglia that the deeds for the properties would include responsibility for the maintenance of shared items like the roof.

Staff provided background on the 4 minor subdivisions, reviewed the EAF with the Board, and stated that the requirement to replace sidewalks could be added to the resolution.

The Board discussed amending the resolution requiring the applicant to replace sidewalk in disrepair, and clarified that approval of the resolution would require the applicant to build 8 units as discussed at this meeting. Staff stated the resolutions include specific language that the purpose of the subdivision is to develop 8 semi-detached single-family homes on 8 lots.

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

All in Favor, None Opposed, Motion Carried

A motion to amend the subdivision resolution to include the condition that applicant shall be required to install and/or replace any missing or deteriorated public sidewalks was made by: Karen and Second by: Theresa

Yes: Karen, Theresa, Jenna, Crystal

No: Andy

Motion Carried

A motion to adopt the amended resolution approving the subdivision was made by: Theresa and Second by: Jenna

All in Favor, None Opposed, Motion Carried

The next Planning Board meeting is scheduled for August 1, 2023 at 6:30p.

Meeting adjourned 7:26p

Minutes prepared by: S. Selvek