

Pulaski/Richland Comprehensive Plan Review Committee
December 3, 2020 Minutes

Present: Dawn Holynski (Chairperson and town representative); Jan Tighe (village Mayor and village representative); Donna Gilson (town board member and representative); Robin Ford (Village representative and trustee); Shawn Doyle (village representative); Melissa Wadkinson (village representative); Robin Philips, (Town of Richland new representative).

Guests: Kern Yerdon, Town Board member; David Kimmel, Greg Scoville--Two Plus Four developers; Diane Cooper-Currier, Executive Director of Oswego County Opportunities (OCO), and Patrick Waite, OCO.

Absent/Excused: none

The meeting was opened by Chairperson Dawn Holynski at 6pm. Introductions were made. Dawn introduced Diane Cooper-Currier who was here to discuss OCO's participation in the new development, Selkirk Landing. Diane began by giving some background on OCO and its programs. Diane spoke on the housing needs in our region, cited personal experience while her house was being repaired last year. Diane spoke on OCO's funding processes. On the topic of housing, OCO sought out developers to come up with a plan for this region. Two Plus Four answered the bid.

Shawn asked if the population would be imported or local. The answer was that the aim was for the local population.

Patrick Waite continued the discussion and addressed the housing needs and OCO mission. Regarding Selkirk landing, OCO will have support staff on site each day, with support staff hotline for on call issues. 20 units will be OCO placements, individuals and families. The community service building will be used for the tenants as well as a satellite site for all OCO clients. There is a waiting list for 138 people in Oswego County for housing, 21 in our region on this list. Patrick described some of the particular needs. Sex offenders are not on the list and will not be placed in this development. OCO will provide mental health, job placement and other support services to assist the population to succeed.

David Kimmel, Two Plus Four Construction, spoke on a development in Auburn they built and manage that is more focused on mental health. David cited the Auburn City Police comments on this unit. There will be cameras on the site and 24/7 owner support of the neighborhood. Donna asked: When will housing be open for application? Answer: 180 days before opening, must be advertised by NYS regulation and standards. Donna: What will (census) be, will these be people on public assistance? Answer: NO, must be able to pay. David Kimmel explained the rent charges range from \$500s to \$1,200s, based on income, people who pay over 30% of their income by state guidelines, are in need of more affordable housing. Diane mentioned the people on public assistance alone would not be able to afford these rents. The goal is the rent subsidies phase down as people improves income. David said he enforces rules strictly, people are evicted when they break rules. There is zero tolerance for public drunkenness, noise violations, etc.

Because of the need in our community, Dawn does not see the waiting list to be an issue. When done will there be a waiting list? David said yes, absolutely when done. Applications of rental housing must be done through Two Plus Four website. Robin asked if the OCO population will be subject to rules? Diane; Yes, and more.

Clarification: OCO clients remain in their units, would not go to senior housing. Shawn: has there been communication with School? Robin: Tom Jennings was at Village meeting. David Kimmel said that his grandfather started the business, and his mother and then he has taken over. Cited the years of success, and even nearby schools.

Diane sees the community building as being a hub for the general community that need to work with OCO for services.

David: the services building built with NYS monies and will ensure it can be rented to OCO very, very cheap.

Kern Yerdon said many of his questions were also answered at Village Board meeting. Different from what he had been initially told also. David Kimmel emphasized the structure of his company's management of their properties.

Robin said that there will be 4 units for substance abuse. The numbers are specific and deeded with property. Cannot right now expand to add other categories such as sex offenders, et cetera.

Selkirk Landing discussion ended.

Next item on agenda - Minutes of the November Meeting were approved upon motion by Donna Gilson, seconded by Robin Ford, all in favor, none opposed, carried.

Discussion on to where the zoning changes are with the two boards. Dawn also shared correspondence with Amanda Mazzoni from Regional Planning Board on the Update to the Climate Action Plan.

Discussion on zoom meeting potential. Shawn and Melissa will look into. Homework: review pages 32 to the end of Climate Action Plan.

Motion to adjourn at 7:35 pm made by Melissa, seconded by Robin Ford, all in favor, none opposed, carried.

Next meeting – Thursday, January 7, 2021 via Zoom

Respectively submitted,
Shawn Doyle, Secretary