

**ZONING BOARD OF APPEALS  
MONDAY, SEPTEMBER 26, 2016**

Members Present: Ed Darrow, Susan Marteney, Scott Kilmer, Rick Tamburrino, Stephanie DeVito

Absent: Laurie Walter, Mario Campanello

Staff Present: Brian Hicks, Code Enforcement; John Rossi, Corporation Counsel

**APPLICATIONS APPROVED:** 13 Garrow St., 149 Garrow St., 15 McMaster Pl., 140 Perrine St., 7 Crescent Ave

**APPLICATIONS TABLED:**

**APPLICATIONS DENIED:** 77 Washington St.

Ed Darrow: Good evening. Welcome to the City of Auburn Zoning Board of Appeals. I'm board chairman, Edward Darrow. Tonight we will be hearing 13 Garrow St., 149 Garrow St., 15 McMaster Pl., 140 Perrine St., 77 Washington St., 7 Crescent Ave. I ask you at this time to please silence all phones or put them in manner mode.

Chair asks if there are any edits to the minutes of August 22, 2016. There being none the minutes stand as accepted.

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13 Garrow St. R1 zoning district. Area variance for shed larger than allowed. Applicant: James Cramer.

Chair invites applicant to approach, give name and address and explain what they would like to do.

Jim Cramer, 13 Garrow St. states he would like to put a pre-built shed in the rear yard in place of a demolished garage.

Ed Darrow: Asks if he understands why the variance is needed.

Jim Cramer: States that it is larger than what is allowed.

Chair opens the public hearing. No one wishes to be heard. Public hearing is closed.

Chair asks for board comments.

General discussion and consensus that it is not a substantial request.

Chair asks for a motion.

Susan Marteney: Makes a motion to approve an area variance of 90 SF over the allowed 150 SF maximum to build a shed of 240SF.

Scott Kilmer: Second.

All members vote approval. Motion carried.

Chair directs applicant to obtain all necessary permits prior to beginning the job.

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149 Garrow St. Ext. R1 zoning district. Area variance for garage larger than allowed. Applicant: Thomas Catalfano.

Chair invites applicant to approach, give name and address and explain what they would like to do.

Bob Catalfano representing the owner, and brother, Thomas Catalfano: Brother would like to build a garage larger than allowed on a new house.

Ed Darrow: Explains the absences and that four votes are required for approval. Asks if the applicant wishes to proceed. Applicant does.

Bob Catalfano: Brother wants to keep the size of the proposed garage according to the original plans as the maximum size allowed would change the design and offset the house giving it a less desirable look.

Susan Marteney: Questions the number of bays contained.

Bob Catalfano: It will have two normal sized garage doors installed.

Chair opens the public hearing. No one wishes to be heard. Public hearing is closed.

Chair asks for board comments.

Rick Tamburrino: It's a nice house situated on a large lot so am not concerned with the actual size requested. I was confused about the number of bays.

Ed Darrow: We are only concerned with the square footage. How he maneuvers his possessions in there doesn't matter.

Chair asks for a motion.

Susan Marteney: Makes a motion to approve an area variance of 149.2 SF over the allowed maximum of 750 SF to build a garage of 899.2 SF.

Rick Tamburrino: Second.

All members vote approval. Motion carried.

Chair directs applicant to obtain all necessary permits prior to beginning the job.

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15 McMaster Pl. C2 zoning district. Area variance for garage addition causing garage to be larger than allowed combined with existing shed causing allowed combined maximum square footage for accessory structures to be greater than allowed. Applicant: Linda Heatherington.

Chair invites applicant to approach, give name and address and explain what they would like to do.

Linda Heatherington, 15 McMaster Pl.: Would like to build an addition onto the cinder block building on the property for cars during the winter. It is a dead end street that does not get plowed so we need

someplace for cars in the winter when there is no room on the street. We also need more storage space.

Ed Darrow: Explains the absences and that four votes are required for approval. Asks if the applicant wishes to proceed. Applicant does.

Scott Kilmer: Questions if there are security issued there also.

Linda Heatherington: Yes.

Chair opens the public hearing. No one wishes to be heard. Public hearing is closed.

Chair asks for board comments.

Ed Darrow: 690 SF over the 570 SF already there seems excessive. Questions setbacks.

Brian Hicks: This is a pre-existing, non-conforming use in a C2 zone. Current setbacks are within code. The biggest concern is the small shed attached to the east as it is not on the assessor's files. So with that added in it adds to the square footage.

Scott Kilmer: Questions the location of the stockade fence.

David Heatherington: The addition will be about 30 feet from the fence.

General discussion on distance to fence.

Scott Kilmer: So the new addition will be 20 feet from the stockade fence. This is a large request but one has to work to actually see anything there.

Rick Tamburrino: The request is substantial on a non-conforming building. I am concerned about the neighbors.

Ed Darrow: The neighbors were notified and no one is here to protest. Questions the height of the addition.

David Heatherington: 13 feet high with a 4/12 pitch.

General discussion regarding height and roof pitch.

Linda Heatherington: Plans were drawn up a year ago but we were unable to make a request then.

David Heatherington: We could also remove the shed. Will do what is necessary to be able to have the variance.

Ed Darrow: Verifies removal of shed.

Scott Kilmer: That will reduce the square footage by 120.

Rick Tamburrino: Still a large addition.

Ed Darrow: It's also in a C2 zone, not R1 or R2.

Brian Hicks: The lot coverage requirements are different for commercial vs residential.

Scott Kilmer: This is a large request but considering the neighborhood I can understand it.

Susan Marteney: There is still some green space also.

Chair asks for a motion.

Susan Marteney: Should the motion contain the removal of the shed?

Ed Darrow: No, we need to include it as it has been presented that way. They can remove it from the premises if they wish.

Susan Marteney: Makes a motion to approve an area variance of 696 SF for an addition of 576 SF to an 880 SF pre-existing, non-conforming garage for a total of 1,456 SF of garage space with an existing 120 SF shed for a total of 1,576 SF of accessory structure.

Scott Kilmer: Second.

All members vote approval. Motion carried.

Chair directs applicant to obtain all necessary permits prior to beginning the job.

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140 Perrine St. R1 zoning district. Area variance for shed larger than allowed. Applicant: Jeffrey and Monika Salvage.

Chair invites applicant to approach, give name and address and explain what they would like to do.

Monika Salvage, 140 Perrine St.: Wishes to build a shed ten square feet over the allowed 150 SF.

Chair opens the public hearing. No one wishes to be heard. Public hearing is closed.

Chair asks for board comments.

General discussion and consensus that the request is not substantial.

Chair asks for a motion.

Rick Tamburrino: Makes a motion to approve an area variance of ten square feet over the allowed maximum of 150 SF to build a 160 SF shed.

All members vote approval. Motion carried.

Chair directs applicant to obtain all necessary permits prior to beginning the job.

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77 Washington St. R2 zoning district. Area variances for driveway wider than allowed and for front yard parking. Applicant: Danley Austin.

Chair invites applicant to approach, give name and address and explain what they would like to do.

Dan Austin, 77 Washington St.: Wishes to install a driveway and sidewalks.

Ed Darrow: Questions why a 34 foot driveway is needed.

Dan Austin: Explains that it begins at the house and extends over to the middle of the new garage that has been built and he wants to extend it completely across the front.

Ed Darrow: The property needs some green space. To pave the front yard for a 16 foot door and 26 foot garage is excessive. Where is the 34 feet measured from?

Dan Austin: At the sidewalk.

Chair opens the public hearing. No one wishes to be heard. Public hearing is closed.

Chair asks for board comments.

Rick Tamburrino: The driveway is crumbling with no greenery. It will be nicely paved with a new sidewalk when he's finished.

Ed Darrow: I don't see the need for that much width. Maybe as wide as the garage.

Scott Kilmer: If this had all been built together (the garage and driveway) then the asphalt between the house and garage would've been removed. We should have noted that when reviewing his application for the garage.

Ed Darrow: Questions the number of vehicles being stored.

Dan Austin: Four.

Ed Darrow: Can understand getting the vehicles off the street.

Dan Austin: I've been able to get everything into the garage for security. I have plans to also add some landscaping.

Susan Marteney: Thinks greenery could be added to the north side of the garage door.

Chair asks for a motion.

Rick Tamburrino makes a motion to approve an area variance of 14 linear feet over the allowed 20 linear feet maximum driveway width for a total of 34 linear feet driveway width and an area variance for the creation of front yard parking.

All members vote approval except Scott Kilmer who thinks the request is too substantial and Ed Darrow who also believes the request is excessive and reduces too much green space.

Chair: The request is denied but may be re-presented if substantial changes are made to the request. Suggest the applicant work with Code Enforcement on a new plan.

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7 Crescent Ave. R1 zoning district. Area variances for shed size and garage width. Applicant: Richard and Patricia Tamburrino.

Chair invites applicant to approach, give name and address and explain what they would like to do.

Rick Tamburrino, 7 Crescent Ave: Wishes to expand the size of a shed and garage. The total will be 47 SF over the allowed 750 SF total. Also wish to widen the driveway to 25 feet. We have an 8x12 shed that we would like to increase to 12x16. We need the extra storage space. We have purchased land to gain proper setbacks.

Ed Darrow: Explains the absences and that four votes are required for approval. Asks if the applicant wishes to proceed. Applicant does.

Chair opens the public hearing. No one wishes to be heard. Public hearing is closed.

Chair asks for board comments.

General discussion and consensus that the request is not substantial.

Chair asks for a motion.

Scott Kilmer: Makes a motion to approve three area variance:

An area variance of 42 SF over the allowed maximum of 150 SF to build a 192 SF shed.

An area variance of 5 linear feet over the allowed maximum of 20 linear feet to install a 25 linear foot wide driveway.

An area variance of 47 SF over the allowed maximum of 750 SF for a total of 797 SF combined accessory structures.

Stephanie DeVito: Second

All members vote approval. Motion carried.

Chair directs applicant to obtain all necessary permits prior to beginning the job.

## **Housekeeping**

Scott Kilmer: Concerning 77 Washington St., we should have been more diligent in our questions concerning the driveway last year when the garage request was presented. We may have been able to avoid this current issue

Ed Darrow: Noted. Any other matters? Next meeting is October 24, 2016 at 7:00 p.m. Meeting adjourned.