

**ZONING BOARD OF APPEALS
MONDAY, AUGUST 27, 2018**

Members Present: Stephanie DeVito, Doug Parker, Susan Marteney, Ed Darrow

Staff Present: Brian Hicks, Code Enforcement; Nate Garland, Corporation Counsel

Absent: Scott Kilmer, Rick Tamburrino, Robert Gagnier

APPLICATIONS APPROVED: 163 N. Herman Ave, 100 Genesee St., 215 Dunning Ave, 217 Genesee St.

Ed Darrow: Good evening. Welcome to the City of Auburn Zoning Board of Appeals. I'm board chairman, Ed Darrow. Tonight we will be hearing 163 N. Herman Ave, 100 Genesee St., 215 Dunning Ave, 217 Genesee St. I ask you at this time to please silence all phones or put them in manner mode.

Chair explains to all applicants that three members are absent and a unanimous affirmative vote will be required to approve any applications. Any negative vote would deny the variance and the applicant would not be able to re-present unless a substantial change was made to the application. He asks each applicant if they wish to proceed. All applicants move forward.

163 N. Herman Ave. R-1 zoning district. Area variance for driveway. Applicant: Gary Giannotta.

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

Gary Giannotta: The driveway has had a 30 foot wide approach since being built in 1994. The approach has eroded and I wish to replace it with concrete as existing and also replace the first eight feet of the driveway.

Chair opens the public hearing. None.

Chair asks for board comments. None.

Chair asks for a motion.

Motion to approve as submitted made by Susan Marteney, seconded by Stephanie DeVito.

All members vote approval. Motion carried.

Ed Darrow: Your variance is approved. Please see Code Enforcement Office for any necessary permits before beginning work.

100 Genesee St. Suite B. Downtown zoning district. Area variance for signs. Applicant: Scott Delap.

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

Scott Delap: We recently established the business of Next Chapter Brew Pub and would like to erect signage that is visible on all sides of the building. We currently have two signs but they are not visible from Lincoln St. or South St. We are looking for more coverage for customers to see.

Edward Darrow: There is a letter of approval submitted by the owner of the building.

Doug Parker: Believes the existing sign on Exchange St. is attractive and does not look out of place.

Chair opens the public hearing. None.

Chair asks for board comments.

Edward Darrow: Thinks the signs are unobtrusive and attractive. The mall location needs exposure. They fit into the character of the area. Board members agree.

Chair asks for a motion.

Motion to approve as submitted made by Susan Marteney, seconded by Stephanie DeVito.

All members vote approval. Motion carried.

Ed Darrow: Your variance is approved. Please see Code Enforcement Office for any necessary permits before beginning work.

215 Dunning Ave. R-1 zoning district. Area variance for garage. Applicant: Patricia Colavecchio.

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

Bill and Patty Stoddard: Would like to demolish the existing garage and replace it. The current garage was improperly built and not cost effective to repair. The other accessory building will be removed also.

Chair opens the public hearing. None.

Chair asks for board comments. General discussion, board agrees it will be an improvement

Chair asks for a motion.

Motion to approve as submitted made by Susan Marteney, seconded by Stephanie DeVito.

All members vote approval. Motion carried.

Ed Darrow: Your variance is approved. Please see Code Enforcement Office for any necessary permits before beginning work.

217 Genesee St. R-2 zoning district. Area variance for sign. Applicant: Gary Fellows for Unity House

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

Gary Fellows, Unity House: Would like to install two signs on the premises. The property has been recently renovated from a school to apartments. We would like signage to denote Unity House presence and a sign in the parking area for employees. There are similar signs in the area.

Edward Darrow: Being that most clients would know your presence do you really believe such a large sign is warranted?

Gary Fellows: It's a large property.

Edward Darrow: I am concerned with the frontage and the size of that sign in the area.

Gary Fellows: We could conceivably go with a 3' x 5' sign but anything smaller wouldn't work well.

Susan Marteney: Believes a directional sign is needed as the actual location of the offices is in the rear of the building which is not well known.

Doug Parker: Questions the location of the sign.

Gary Fellows: 12 feet from the sidewalk and 20 feet from the east property line.

Chair opens the public hearing. None.

Chair asks for board comments.

Edward Darrow: The placement is good but and, although large, it should fit in with the area.

Chair asks for a motion.

Motion to approve as submitted made by Susan Marteney, seconded by Stephanie DeVito.

All members vote approval. Motion carried.

Ed Darrow: Your variance is approved. Please see Code Enforcement Office for any necessary permits before beginning work.

Next meeting is September 24, 2018 at 7:00 p.m. Meeting adjourned.