

**ZONING BOARD OF APPEALS  
MONDAY, APRIL 8, 2019**

Members Present: Scott Kilmer, Rick Tamburrino, Robert Gagnier, Ed Darrow, Susan Marteney, Doug Parker

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

Absent: Stephanie DeVito

**APPLICATIONS APPROVED:** 315 Genesee St.

**APPLICATIONS TABLED:** 126 Cottage 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 315 Genesee St. and 126 Cottage St. I ask you at this time to please silence all phones or put them in manner mode.

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**315 Genesee St. C zoning district. Area variance for side yard setback. Applicant: Samuel Giacona for Clinton Hill Auburn Town Center**

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

Sam Giacona representing the applicant: Thanks the board for the special meeting. The owner wishes to create a new parcel at the former P&C store. They are under contract with another buyer who wishes to move his operations from its current location. This matter has already gone through Planning Board review. We need a variance for the side common wall.

Rick Tamburino: Questions the light manufacturing.

Chris Colella: Wood working mostly. There is a fire separation. We will be taking the far west side of the building and renting the rest of the space for retail.

Chair opens the public hearing. None to be heard.

Chair closes the public hearing and asks for board comments.

Edward Darrow: Seem simple enough and thought through well. Does not change the character of the neighborhood.

Chair asks for a motion. Motion to approve as submitted made by Rick Tamburino, seconded by Scott Kilmer. All members vote approval. Scott Kilmer states it is a substantial request but still approves.

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

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**126 Cottage St. R1 zoning district. Area and use variances for conversion to two units. Applicant: Adrian Humphrey**

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

Adrian Humphrey: Wishes to convert premises back to a two-unit dwelling.

Edward Darrow: We have received the financial information although some of the submitted material is repetitive. One of the items we need is the loss of return of rental as a single vs a double. A use variance is difficult to complete alone without advice from legal counsel. The loss of reasonable rate of return is required. How much longer will it take you to realize a rate of return? We have definitive points that must be met.

Scott Kilmer: Agreed. We need a comparison between the uses.

Adrian Humphrey: The projection would change between a single vs a double. A single would have 4 to 6 bedrooms and a double would be two bedrooms each unit.

Edward Darrow: That's the point. We need this on paper to compare. Rental rate comparisons. Can rents be increased equitably? This was asked for at the last meeting and is still missing from what you have submitted.

The matter will be tabled until the April 22<sup>nd</sup> meeting. All information must be submitted to the Codes office by April 12<sup>th</sup>.

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Next meeting is April 22, 2019 at 7:00 p.m. Meeting adjourned.

Recorded by Alicia McKeen