

**ZONING BOARD OF APPEALS
MONDAY, NOVEMBER 25, 2002**

Members Present: Ms. Marteney
Mr. Temple
Mr. Westlake
Mr. Gentile
Mr. Rejman

- 3 270

Members Absent: Mr. Hare
Mr. Darrow

Staff Present: Mr. LaDouce
Mr. Galvin
Mr. Leone

- 3 270

**APPLICATIONS
APPROVED:**

15 Hulbert Street
75 Bradford Street
255 State Street

Mr. Rejman: Good evening, this is the Zoning Board of Appeals.
Tonight we have:

15 Hulbert Street
75 Bradford Street
255 State Street

This is a seven member board, two of the members could not be here tonight, you do need to have four affirmative votes and Counsel has just arrived.

**ZONING BOARD OF APPEALS
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15 Hulbert Street, C-2, 10' rear yard variance for building addition, Community Computer Service, Inc.

Mr. Rejman: 15 Hulbert Street, are you here? Yes, step forward. State your name for the record.

Mr. Palmeri: Good evening, my name is Mike Palmeri, I am the architect for the project on Hulbert Street. We are asking for a rear set back variance. We were here about a year and a half ago and we went through this process and got the variance at that time. The project got put off as far as construction and the time frame lapsed. We are in the process of choosing the contractor right now and looking to start in the spring on the addition to the Community Computer building. That is basically it.

Mr. Rejman: Just so I understand when the question was brought up, when a variance is given, they have one year and then is there a grace period that they can come in and request

Mr. LaDouce: They can ask for an extension.

Mr. Rejman: The question is why wasn't this extended, why is he here?

Mr. Galvin: This is a new project.

Mr. Rejman: No.

Mr. Palmeri: No, we are going to Planning Board next week for site plan approval, but the set back requirement is from zoning. This is the same project just two different approvals that we are looking for, zoning set back and the other is site plan approval.

Mr. Galvin: This application was before this board before?

Mr. Palmeri: Yes in March of 2001, we applied and it was accepted. What had happened we turned the drawings in the late summer or fall for the construction of the addition and I spoke to Jim Moore, did not realize the time period had elapsed.

Mr. Galvin: Six months, and then a six month extension.

Mr. Rejman: Nothing has changed in the application?

Mr. Palmeri: No but there is an additional 300 square feet to the building as far as we compare applications, one was 1300 and the other is 1600.

Mr. Rejman: Questions from the board?

Mr. Gentile: 3,000 more square feet or 300?

Mr. Palmeri: 300 square feet in the front of the building, we are continuing the same building line. There is a sewer easement that goes through the property and the back side is angled cut that reflects the easement that goes through it.

Mr. Rejman: Is there anyone wishing to speak for or against the application? None. Final calls for questions. Ok, we will close the public portion. Thank you very much.

Mr. Palmeri: Thank you.

Mr. Rejman: I am confused. It is a six month variance and he is not going to start until spring, we are running into the same thing. Maybe not.

Mr. Galvin: Does have the opportunity at the end of the six months to ask for a six month extension.

Mr. Rejman: That was the issue. Discuss, comments, concerns, motions.

Ms. Marteney: Great use of the space. The improvement they have made are very appealing.

Mr. Rejman: I need a motion.

Mr. Temple: Mr. Chairman, I would like to make a motion that we give a area variance of 18' 6" to Community Computer Service, Inc., on their property at 15 Hulbert Street, a set back for the rear property line.

Mr. Westlake: I second that motion.

VOTING IN FAVOR: Ms. Marteney

Mr. Temple
Mr. Westlake
Mr. Gentile
Mr. Rejman

Mr. Rejman:

Application has been approved. Good luck on your project.

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75 Bardford Street, R-1, 3'1" side yard area variance for carport, Joseph Pucino.

- Mr. Rejman: 75 Bradford Street, are you here? State your name for the record.
- Mr. Purcell: Robert Purcell Jr.
- Mr. Rejman: OK, Robert, tell us what you would like to do there.
- Mr. Purcell: Build a carport. I am representing Joe Pucino, who is the homeowner.
- Mr. Rejman: We have a letter attached. Questions?
- Mr. Temple: The drawings such as what I see and the visit I paid to the site, seems to indicate what you are going to do is put the posts for the carport just outside the current driveway?
- Mr. Purcell: Right, just outside. I have pictures..
- Mr. Rejman: Good, pass them around.
- Mr. Purcell: I have permission from the homeowner next door.
- Mr. Leone: Overhangs have you given that consideration?
- Mr. Purcell: Build over the top of that.
- Mr. Leone: Overhang on the neighbor' side.
- Mr. Purcell: I will be 6 inches off.
- Mr. Leone: Six inches from what you are asking?
- Mr. Purcell: Yes.
- Mr. Leone: OK. To be on the safe side you might want to amend this application to show a variance of 4' 6" to be on the safe side.

Mr. Purcell: I measured from the property line, it is 3 foot. Mr. Kelly gave us permission in a letter, I think you have it, it is ok with him.

Mr. Rejman: Is there anyone here wishing to speak for or against this application? Hearing none we will come back to the board. Questions from the board? Closing questions? That is it, we will close the public portion and discuss this.

Mr. Purcell: Thank you.

Mr. Rejman: Typical carport, Mr. Purcell (was leaving meeting) why don't you stick around maybe you will find out what happens.

Mr. Purcell: I thought I would be getting a letter.

Mr. Rejman: Comments, concerns, typical carport, small lot.

Ms. Marteney: Small lot.

Mr. Temple: Couldn't get any smaller.

Mr. Rejman: I need a motion.

Mr. Temple: Mr. Chairman, I would like to make a motion that we grant an area variance to Joseph Pucino for property at 75 Bradford Street variance on the side line set back 4' 6 inches.

Mr. Gentile: I second that motion.

VOTING IN FAVOR:
Ms. Marteney
Mr. Temple
Mr. Westlake
Mr. Gentile
Mr. Rejman

Mr. Rejman: Application has been approved, good luck with the carport.

**ZONING BOARD OF APPEALS
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255 State Street, R-1, 192 square foot area variance for 12' x 16' shed. Dave Farrelly.

Mr. Rejman: 255 State Street?

Mr. Leone: I am Tom Leone and I represent Dave Farrelly. This application is for a variance for a storage shed 12 x 16 feet, which for all intents is located on Grant Street portion of the property which is owned by Mr. Farrelly at 255 State Street. Before you you have a letter from the Honorable Mayor of the City of Auburn commending Mr. Farrelly on the enhancing the property

Mr. Rejman: We don't have that letter.

Mr. Leone: You don't have it. I have a copy here.

Mr. Rejman: Why don't you read that into the record then.

Mr. Leone: Mr. and Mrs. David Farrelly, 255 State Street, Auburn, New York. Dated the 24th day of July 2000. Dear David and Marcia: On behalf of the Auburn City Council and the Neighborhood and Housing Task Force, I want to commend you on the beautification of your property at 255 State Street. Restoration of the building and the grounds upgraded your neighborhood and serves as a model for the homeowners of the City of Auburn. Thank you for the time and attention you brought to this property. It is beautiful and truly a neighborhood treasure. If I can ever be of any help to you, please feel free to contact me. Best wishes for a good summer. Sincerely yours, Melina Carnicelli, Mayor. Copies to the City Council and Jim Galvin of the Neighborhood and Housing Task Force.

I want to say that where Mr. Farrelly has placed this particular storage shed is located predominately on the Grant Street side which is a particular portion of the lot measuring 175 for the frontage and approximately 114 feet in depth. It enhances this particular section of Grant Street and it doesn't do any undesirable change in the neighborhood characteristics. We are petitioning this board for permission for the variance requested in the application.

Mr. Rejman: I notice David has some pictures. Would you like to pass those around.

Mr. Farrelly: Yes.

Mr. Leone: Mr. Farrelly would like to use this storage shed, the application states as a playhouse, it could be used as a playhouse in the summer time, but Mr. Farrelly intends to keep two driving lawn mowers in that particular storage shed.

Mr. Rejman: Any questions from the board? Straight forward. Last call for questions. Closing statement?

Mr. Leone: No.

Mr. Rejman: Ok, we will close the public portion. Little bitty shed on a really bid lot.

Mr. Temple: Could build a house on that lot.

Mr. Rejman: This is almost the reverse problem.

Ms. Marteney: He has another big garage.

Mr. Rejman: When you look at the footprint as a percent of the property. Someone want to make a motion?

Mr. Temple: I would like to make a motion that we grant an area variance of 192 square feet for Mr. and Mrs. David Farrelly for property located at 255 State Street for the purpose of erecting a storage shed.

Mr. Gentile: I second that.

VOTING IN FAVOR:
Ms. Marteney
Mr. Temple
Mr. Westlake
Mr. Gentile
Mr. Rejman

Mr. Rejman: Application has been approved. Good luck with it.

Mr. Farrelly: Thank you.

Mr. Rejman: On the issue of Bel-Aire Apartments and the Dickman property both of them weren't ready tonight to come back. I would appreciate a motion to table again for one month for those two issues.

Mr. Temple: Mr. Chairman, I would like to make a motion that we table applications for 51 S. Hunter Avenue, Dickman Farms and 202-204 Genesee Street which would be the Bel-Aire Apartments for 30 additional.

Ms. Marteney: I second the motion.

Mr. Gentile: Do you want to put a time on it?

Ms. Marteney: Table until further notice.

Mr. Rejman: Gary's motion.

Mr. Temple: I will amend it to what the group wants.

Mr. Rejman: Amend that to take the time

Mr. Temple: Make a motion that we table the two applications indefinitely.

VOTING IN FAVOR:
Ms. Marteney
Mr. Temple
Mr. Westlake
Mr. Gentile
Mr. Rejman

Mr. Rejman: Next meeting is the 30th, however, we may look into it and if there is nothing really pressing, oh no

Mrs. Westlake: I don't think the Dickmans will be back until January, I think that is what Mimi told me.

Mr. Rejman: Indefinitely is a good idea. If there is nothing pressing we will check to see if we can wait until January for the next meeting. If not, next meeting will be December 30th.

Meeting adjourned at 7:45 p.m.