

**ZONING BOARD OF APPEALS
MONDAY, JANUARY 23, 2017**

Members Present: Ed Darrow, Susan Marteney, Scott Kilmer, Rick Tamburrino, Stephanie DeVito, Mario Campanello, Laurie Walter

Staff Present: Brian Hicks, Code Enforcement; Stacy DeForrest, Corporation Counsel

APPLICATIONS APPROVED: 32 Franklin 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 32 Franklin St. I ask you at this time to please silence all phones or put them in manner mode.

Ed Darrow: Questions the board if they've had time to review the minutes of December and if there are any corrections that need to be made. Minutes stand as approved.

32 Franklin St. C1 zoning district. Area variance for conversion from four apartments to five apartments. Applicant: Scott Darminio.

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

Scott Darminio, Rockwell Rd., Marcellus: Would like to discontinue use of a laundromat and convert the space into another apartment. The building currently holds the laundromat and four one-bedroom apartments. The new apartment would also be one-bedroom.

Ed Darrow: Questions the applicant if he understands why a variance is needed.

Scott Darminio: Yes.

Ed Darrow: What is the hardship for the fifth unit?

Scott Darminio: The laundromat brings in about \$600 per month. It is an attractive nuisance for the neighborhood. A homeless shelter has been added to the neighborhood and there is also a bar. The people who frequent these places hang around the laundry causing problems.

Ed Darrow: So the neighborhood has gone downhill causing trouble? The laundry is used as a local hangout? People causing damage to the area?

Scott Darminio: Yes.

Ed Darrow: Questions revenue for the apartment.

Scott Darminio: 600 – 650 dollars. They are all one-bedroom as this one will be also.

Mario Campanello: Asks if the front, paved over area will be removed and returned to green space.

Scott Darminio: They just fixed the gas main there and it is my intention to replace the area as a tree lawn.

Ed Darrow: Make this a stipulation of approval.

Scott Kilmer: Questions parking.

Scott Darminio: There is a driveway, and ample parking in the back of the building.

Rick Tamburrino: The façade for the laundry will be removed?

Scott Darminio: Yes, it will be all gone; signs, awning, etc.

Chair opens the public hearing.

Ann Hamilton, S. Lewis St.: States the area has gone downhill and has been fortunate to have understanding tenants. Attended this evening to find out exactly what was planned. Wants to be sure it wasn't being made into just another hang-out. *distributes pictures of area* Would love to see improvements made.

Ed Darrow: Asks if she feels remove the laundry and signage, and returning the tree lawn and the additional apartment would be an improvement.

Ann Hamilton: I don't have an opinion. I hope it is but to get better people the property needs to be improved. We were never notified about the homeless shelter and that has been an issue. The police have been called numerous times.

Chair closes the public hearing and asks the board for comments.

Rick Tamburrino: Expresses ambivalence. It would not increase the density and it would get rid of the nuisance of the laundry.

Ed Darrow: It will probably decrease density.

Laurie Walter: Questions if it will be the same footprint.

Ed Darrow: Yes, internal renovations only.

Scott Kilmer: Makes a motion for approval as submitted along with installation of green space in the right-of-way as discussed, removal of all signage relating to the laundromat, and maintenance of proper parking. Seconded by Rick Tamburrino.

All members vote approval. Motion carried.

Housekeeping

Chair reminds the board of continuing education requirement.

Ed Darrow: Next meeting is March 27, 2017 at 7:00 p.m. Meeting adjourned.