

ZONING BOARD OF APPEALS
MONDAY, AUGUST 28, 2017

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

Absent: Mario Campanello

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

APPLICATIONS APPROVED: 58 LaFayette Pl, 149 Garrow St.

APPLICATIONS TABLED: 194 VanAnden 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 58 LaFayette Pl., 149 Garrow St. and 194 Van Anden St. will be tabled at this time. I ask you at this time to please silence all phones or put them in manner mode.

58 LaFayette Pl. R2 zoning district. Area variances for garage in excess of size and height allowed.
Applicant: Tammy Tortorello

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

Tammy Tortorello: Would like to put up a garage.

Doug Orser: The main change is a height and size difference which isn't much more than the maximum required.

Ed Darrow: You're looking for an area variance of 402SF over the 750 maximum, correct?

Doug Orser: Sounds right.

Ed Darrow: Want to make clear for the record that the merger for the properties has been taken care of.

Any questions from the board?

Scott Kilmer: Questions the boundary of the added parcel.

Doug Orser: Explains the boundary lines. The woods will be left.

Rick Tamburrino:

Chair opens the public hearing. No comments. Closes public hearing.

Chair asks for board comments.

Scott Kilmer: Asks for exterior dimensions of house.

Doug Orser: About 30' x 48'

Scott Kilmer: So garage will be about same size as the house.

Rick Tamburrino: Asks the use of the garage.

Doug Orser: Personal use.

Scott Kilmer: It's a substantial variance when looking at the size of the house since it's going to be about the same size although you won't be able to see it. Since we're required to give minimum relief I'm wondering if they should forego the 12x12 existing shed. I realize people have things they need to store but it is a sizeable structure.

Ed Darrow: It was my assumption...could you re-approach? It was my assumption the shed was coming down after this was built, is that true or not?

Doug Orser: That was never discussed. With the property size we have and we may, at some point, expand the house, I don't think it's going to overpower the house.

Ed Darrow: You feel with the size of this garage you still need the shed?

Doug Orser: It would be nice, with the amount of stuff I have I'm renting a storage unit right now, I don't even have everything there that could go in there. I have more than enough stuff to need both.

Ed Darrow: So that is staying and as you say we are required to give the minimum. When I look at it considering the size of the property and they may add to the house who knows.

Laurie Walter: The area is off the beaten path and it sounds like it's going to clean up anything extraneous on the property. It doesn't really bother me.

Chair asks for a motion.

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

All members vote approval with Scott Kilmer voting no as he believes the variance is substantial and more than needed. Motion carried.

Ed Darrow: Your variance is approved. See Code Enforcement for any permits.

149 Garrow St. Ext. R1 zoning district. Area variance for driveway in excess of maximum width allowed. Applicants: Thomas Catalfano and Angela DiFabio

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

Bob Catalfano, representing brother Tom: Would like a variance for the driveway. He's already received a variance for the garage and would like to match the driveway to the garage.

Any questions from the board?

Susan Marteney: Questions placement of driveway.

Bob Catalfano: Has to be expanded to meet the size of the garage.

Chair opens the public hearing. No comments. Closes public hearing.

Chair asks for board comments.

Rick Tamburrino: I don't think it's a big deal, he's just matching the driveway to the garage.

Ed Darrow: It's minimal.

Chair asks for a motion.

Motion to approve as submitted made by Susan Marteney, seconded by Scott Kilmer.

All members vote approval. Motion carried.

Ed Darrow: Your variance is approved. See Code Enforcement for any permits.

Next meeting is September 25, 2017 at 7:00 p.m. Meeting adjourned.

Recorded by Alicia McKeen