

CITY OF AUBURN, NEW YORK

"History's Hometown"



Zoning Board

The Zoning Board of Appeals will be held at 7:00 PM on May 20, 2019 at Memorial City Hall, 24 South Street.

Accommodations: Requests for accommodations for individuals with disabilities may be made with prior notice of at least three work days in advance of the meeting by calling (315) 255-4100 or e-mailing disabilityaccess@auburnny.gov. As much advance notice as possible is needed to assure that appropriate services can be acquired.

AGENDA

APPROVAL OF MINUTES

April 22, 2019 meeting minutes

AGENDA ITEMS

10 Chase St. R1 zoning district. Use variance to convert a single-family residence to a two-family residence. Applicant: Ryan Coe

[10ChaseSt-Use-Conversion.pdf](#)

6 Lexington Ave R1 zoning district. Use variance for redemption and beverage sales business. Applicant: Anthony Tardibone. (Note: Will include properties at 338-340, 342, 344, and 346 Genesee St.)

[6LexingtonAve-Use-CommBusiness.pdf](#)

8 Hillside Terrace R1 zoning district. Area variance to install a driveway. Applicants: Andrea and Jacob Janish

[8HillsideTerrace-driveway.pdf](#)

24 Leavenworth Ave R1 zoning district. Area variance to install driveway parking area. Applicants: Ryan and Jackie Morrell

[24LeavenworthAve-DrivewayParkingArea.pdf](#)

DENIAL OF PERMIT BY CODE ENFORCEMENT

PART 1. APPLICATION DATE: 4/3/19 MEETING DATE: 4/22/19

PURPOSE: Applicant is requesting a use variance 10 Chase St.

PROPERTY LOCATION: 10 Chase St. **ZONING DISTRICT:** R1

APPLICANT NAME: Ryan Coe **ADDRESS:** 144 Genesee St. Ste 102-104, Auburn, NY 13021

PART 2. DENIAL BY CODE ENFORCEMENT OFFICER DATE: 4/16/19

REASON (What specifically is applicant requesting and what the ordinance limitations are)

Applicant is requesting a use variance to convert a single family dwelling to a two-unit dwelling in an R1 single family zoning district. §305.13B

PERTINENT TITLE, SECTION, PARAGRAPH OF ZONING ORDINANCE:

§ 305-13: R-1 Single-Family Residential District.

B. Permitted uses. The following uses are permitted within the R-1 District:

- (1) Day-care, family home.
- (2) Dwelling, single-family.
- (3) Dwelling, single-family semidetached.
- (4) Place of worship.
- (5) Public/semipublic use.

SIGNATURE OF CODE ENFORCEMENT OFFICER:


Brian Hicks, Sr. Code Enforcement Officer

V-1-1

HOUSING CODE INSPECTION REPORT

City of Auburn, New York

14-3
MJC

INSPECTION DATE FEB 8 - 1979

BUILDING ADDRESS 10 CHASE ST

APARTMENT NO. _____ FLOOR _____

HEAD OF HOUSEHOLD GEO CARDINALE

OWNER same

OCCUPANTS — ADULTS 3 CHILDREN _____

ADDRESS _____

BUILDING CLASSIFICATION 2 Stories above grade ☒ cellar ☐ basement

Point System

- ☒ 1 Family ☐ 2 Family
☐ Multi Dwelling
☐ Mixed Occupancy

- ☐ Frame Construction
☐ Masonry Construction
☒ Accessory

Excellent = 10 Good = 8
Fair = 6 Poor = 4
Substandard = 0

(W/UNEFINATT) STORAGE GAR DET

EXTERIOR

Excellent Good Fair Poor Substandard

Foundation walls _____
Exterior walls _____
Windows _____
Doors _____
Exterior paint _____
Roof and structure _____
Chimneys and Liner or Metal Stack _____
Porches, Steps and Railings _____
Fire escapes NO
Total Points _____ Total _____

Remarks _____

KITCHEN - KITCHENETTE

Excellent Good Fair Poor Substandard

Sink _____
Cold Water Plumbing _____
Hot Water Plumbing _____
Screen (Yes, No) _____
Ventilation _____
Light _____
Outlets, Number 4 _____
Drain _____
Ceiling _____
Walls _____
Floor and Structure _____
Total Points _____ Total _____

Remarks _____

DINING ROOM OR DEN

Excellent Good Fair Poor Substandard

Ventilation _____
Light _____
Outlets, Number 2 _____
Ceiling _____
Walls _____
Floor and Structure _____
Total Points _____ Total _____

Remarks _____

LIVING ROOMS

Excellent Good Fair Poor Substandard

Ventilation _____
Light _____
Outlets, Number 5 _____
Ceiling _____
Walls _____
Floor and Structure _____
Total Points _____ Total _____

Subtotal _____

Remarks _____



We Celebrate Diversity

10 Chase St
AKA # 6 1/2
CITY OF AUBURN

Department of Fire
Code Enforcement Division

Building Inspector
James V. Moore
(315) 255-4111

January 6, 1995

% George Cardinale
10 Chase St.
Auburn, NY 13021

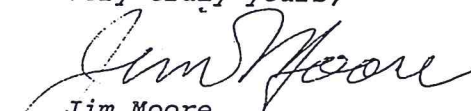
Re: 10 Chase St.

Dear Mr. Cardinale:

Thank you for responding to our request for information to help to clear up discrepancies between assessment and inspection records. The information you have provided us and/or a further check of zoning records show that the premises referenced above is a two (2) unit. We will change the records to reflect this same designation.

You are not required to supply us with any further information. Thank you for your assistance.

Very truly yours,


Jim Moore
Code Enforcement Supervisor
315-255-4111

JM:ck

VIOLATIONS

MAP# 115281017000 ADDRESS 10 CHASE ST

VIOLATION# 050989

DATE 10405
 TYPE C C-COMPLAINT R-REQUEST

COMPLAINANT
 ADDRESS 10 CHASE ST.

CITY/ST/ZIP _____

DESCRIPTION NO CO LTR. 2/3/05-PROPERTY 210 PER BH
MAY BE A 210 BUT NEED TO VERIFY, ASSESSOR HAS IT 2 FAM
SINGLE FAM PER BH

STATUS X O-OPEN X-CLOSED

INSPECTION DATE 10405 INSPECTED BY BH VIOLATIONS FOUND (Y/N) Y

DUE DATE 11405 TYPE CODE 24

ENTER TO CONTINUE CMD5 PRIOR SCREEN

Coleman, Kimberly

From: Coleman, Kimberly
Sent: Thursday, February 03, 2005 11:56 AM
To: Rogers, Beverly; Chandler, Susan
Subject: 10 Chase St.

Please be advised that 10 Chase St. is now a single family dwelling per BH. Please update your records accordingly.

*corrected
2/3/05*

10 Chase St

Hicks, Brian

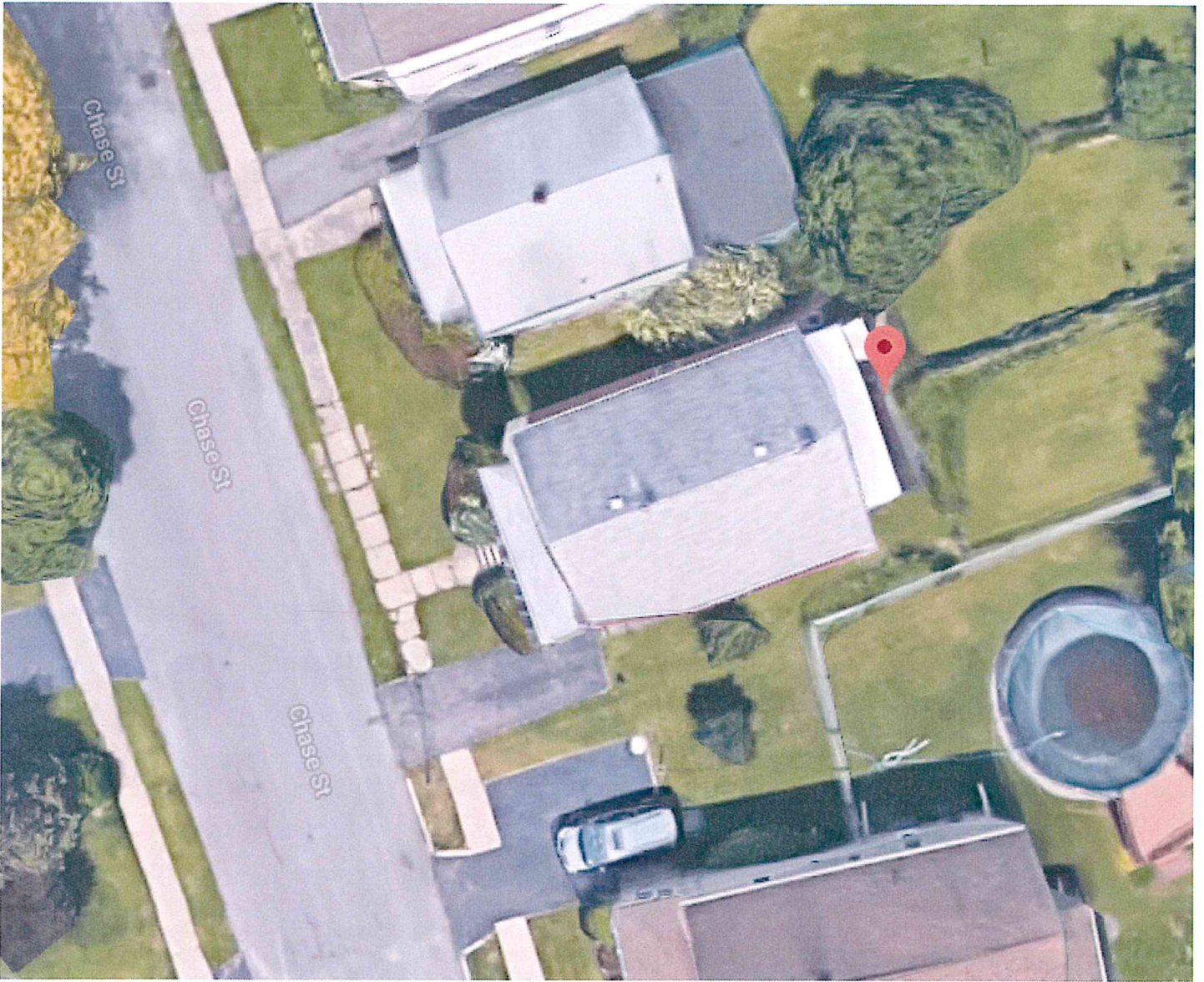
From: Hicks, Brian
Sent: Tuesday, April 16, 2019 10:44 AM
To: Hicks, Brian
Subject: Sent from Snipping Tool



10 Chase sk

Hicks, Brian

From: Hicks, Brian
Sent: Tuesday, April 16, 2019 10:40 AM
To: Hicks, Brian
Subject: Sent from Snipping Tool



CONFIDENTIALITY STATEMENT

This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient(s) and may contain information that is confidential, privileged, or legally protected, and as such is not a public document. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is **STRICTLY PROHIBITED**. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system (161109aub).

CITY OF AUBURN
ZONING BOARD OF APPEALS
APPLICATION FOR USE VARIANCE

COPY

Date: February 5, 2019

1. Applicant(s): Ryan J. Coe

2. Contact Person: (if not shown in #1) Dominic V. Giacona, Esq.

3. Address: 144 Genesee St., Ste. 102-104, Auburn, NY 13021

4. Phone: (315) 370-3642 E-Mail: dgiacona@dvglaw.us

5. Address where variance is requested: 10 Chase Street, Auburn, NY 13021

Tax Map #: 115.28-1-17 Zoning District: R-1

6. Property Owner (if different than applicant): Joyce McMurray

(If the applicant is not the property owner a notarized statement giving authorization to the applicant must be obtained from the property owner and submitted with this application.)

7. Current use of property: ☒ Residential – Number of dwelling units: One unit

☐ Commercial – Type _____

☐ Industrial – Type _____

☐ Accessory building – Describe _____

☐ Other – Describe _____

8. Proposed use (Please use above descriptions): Two (2) unit residential dwelling

9. If the use variance is granted, will the applicant be performing the changes?

Yes ☐ No ☐

10. If not, please provide the name, address and phone number of the contractor(s):

No physical changes requiring a contractor's involvement are required at this time.

11. Please describe in detail the changes you plan to make on the premises (be specific):

No structural changes need to be made to this residence to create a second residential unit. The property was originally constructed as a two family dwelling, and it remains configured as such. Its unclear when, if ever, the property lost its legal nonconforming status. Its believed that Code enforcement advised in apx. 2016 that it could no longer be rented to two separate tenants.

12. Please explain how the variance will affect the character of and the health, safety and welfare of the neighborhood:

The overall character of the neighborhood will not be visually changed by this variance application, because no structural changes need be made to the exterior or interior of the residence. Overall, the property owner can expect

to generate more rental income from the rental of two units as opposed to one, which in turn provides more revenue to invest back into the property and improvement the character of the residence. Also, deriving more rental income allows the owner the luxury of patiently screening and selecting a quality tenant that will harmoniously fit with the current/surrounding residents.

13. Please explain how the hardship is not self-created:

The hardship is not self created because the contract vendee, as indicated in the attached Purchase Contract, will not move forward with the purchase unless the variance is granted. As such, hardship is neither self-created by the applicant or current property owner, who will not be able to sell if the variance contingency is not granted by the ZBA.

14. Please explain how the hardship created is unique and does not apply to a substantial portion of the district or neighborhood:

This is a unique hardship because, unlike the surrounding homes, 10 chase street was expressly constructed as a two family residence at the time of original construction. Accordingly, unlike the surrounding single family homes, the current property owner cannot rent approximately 50% of the entire residence without undertaking substantial rehabilitation costs to convert it o a single family dwelling - a hardship the surrounding property owners don't face due to this dwelling's unique construction layout when initially built prior to the Zoning Code's passage.

15. Please explain why the requested variance will not alter the essential character of the neighborhood:

The essential character will not be altered because no physical changes to the exterior or interior need to be undertaken to convert the residence to a two family home. Further, the surrounding neighborhood already contains at least 25 multi-family units in the vicinity, at least 3-4 of which are immediately situated on Chase Street.

16. Please explain how the variance is the minimum necessary to grant relief from the hardship:

The property owner is requesting nothing more than which the property already is situated to accommodate: a two family dwelling.

17. Please explain how you will be deprived of all economic use or benefit from your property unless it can be used for the purpose you request, which deprivation must be established by competent financial evidence:

This single family home, in its current state, is simply not financially viable as a single family rental. The meager rental income derived annually is barely enough to cover the property taxes and hazard insurance, let alone property maintenance and repair costs. Its also unattractive to prospective buyers as a primary residence because of the current 2 unit configuration, which will cost in excess of \$30,000 to convert to a single family dwelling.

18. Please explain how the land will not yield a reasonable return by providing the following information:

- a) Amount paid for the property in question: \$30,000.00
- b) Date of purchase of the property: June 26, 2015
- c) Present market value of the property or any part thereof: \$38,500.00
- d) Basis upon which the present market value of the property was obtained: Purchase Contract of 11/2/2019, indicating agreed upon purchase price of \$38.5k, contingent upon ZBA granting a use variance.
- e) The projected market value of the property if the use variance is/is not granted:
 - MV with Variance: \$45,000 - \$60,000
 - MV without Variance: Less than \$30,000.
- f) Basis upon which the projected market value of the property was obtained: Generally accepted standard in the area is \$20k to \$30k per rental unit will provide a reasonable rate of return for rental property.
- g) Please provide a breakdown of the expenses attributable to maintenance since acquiring the property in issue (you may wish to include receipts, if applicable):
Kitchen, bathroom, misc. interior renovations and repairs in excess of \$10,000 since 2015.
- h) Assessment and amount of taxes on the property in issue (if applicable): \$64,000 assessed value (approximately \$2,600 in annual property taxes).
- i) Amount of mortgages and other encumbrances (if applicable): N/A
- j) Income from the land in issue (if applicable): Less than \$2,000 net annual income from current single-family rental.
- k) Any other relevant facts particular to the facts of the case: The property was rented as a two family residence until approximately 2016.

Please use the last sheet of lined paper if you require any further space and clearly indicate which questions you are answering.

Remember that it is the sole responsibility of the applicant to provide sufficient information and documentation concerning this application. Because the determination is made solely on the basis of information provided to the ZBA, it is to the applicant's benefit to include as much supporting information as possible.

I/WE HEREBY CONSENT TOT ALLOW MEMBERS OF THE ZONING BOARD OF APPEALS, UPON REASONABLE NOTICE TO ME/US, THE RIGHT OF ACCESS TO MY/OUR PROPERTY FOR THE PURPOSE OF VIEWING AND INSPECTING THE PROPOSED VARIANCE, WHICH IS A SUBJECT MATTER OF THE PROCEEDING HEREIN BEFORE THE ZONING BOARD OF APPEALS.

I/We certify that the information submitted with this application for a use variance is true to the best of my/our knowledge and belief.

Ryan J. Coe
Printed name of applicant

[Signature]
Signature of applicant

Joyce McMurray
Printed name of applicant

[Signature]
Signature of applicant

Office use only

State of New York)
County of Cayuga) ss:

Sworn to before me this 1st day of January, 2019.
[Signature]
Notary Public / Commissioner of Deeds

Dominic Vincent Giacona
Notary Public, State of New York
No. 02G16309277
Qualified in Cayuga County
Commission Expires August 11, 2022

Lot Size - 6,344.25 #
5,971.73

Short Environmental Assessment Form

Part 1 - Project Information

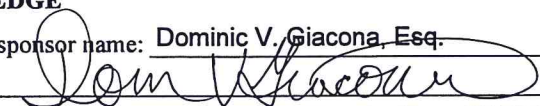
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Use Variance							
Project Location (describe, and attach a location map): 10 Chase Street, Auburn, NY 13021							
Brief Description of Proposed Action: Applicant seeks ZBA approval granting a use variance to permit two (2) unit residential occupancy of the residence located at 10 Chase Street.							
Name of Applicant or Sponsor: Dominic V. Giacona, Esq.		Telephone: 315.370.3642					
		E-Mail: dgiacona@dvglaw.us					
Address: 144 Genesee St., Ste 102-104							
City/PO: Auburn		State: NY	Zip Code: 13021				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
Use variance from ZBA; Certificate of Occupancy from Code Enforcement.							
3.a. Total acreage of the site of the proposed action?		less than 1 acres					
b. Total acreage to be physically disturbed?		n/a acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		na/ acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input type="checkbox"/> NO <input type="checkbox"/> YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Dominic V. Giacona, Esq.</u> Date: <u>2/5/19</u> Signature: <u></u>		

TL Contracting
4 Spring St.
Union Springs ,N.Y. 13160
315-283-2069
02/04/2019

Customer : Joyce McMurray

Location of work: 10 Chase St Auburn, N.Y. 13021

Proposed work: Conversion of current two unit house into single family house

Cost of work proposed: \$34,680.00

Work to be performed will include all labor and materials necessary to complete stated work and any/all additional work or labor will entitle an adjusted proposal to be discussed and approved by homeowner and contractor prior to any off stated work therein.

Proposed work: Singe family conversion for use of whole house by opening separation walls between the two independent existing halves of house and removing unnecessary utilities, kitchen, laundry, entrance doors, ect. to be accomplished as follows.

a) Removal of all trim moldings, drywall, plaster and lathe from common north wall of south living room and from south wall of north living room to expose structure studding. Build temporary supporting wall in both rooms from floor to ceiling running east to west to support weight while removing existing wall studding to open divider wall. Install LVL from east wall to west wall to support second floor and attic weight and reframe necessary supporting two foot protrusion wall at both ends. Install adequate support posts in basement with concrete footings to support load weight of LVL. Install new drywall and finish , reinstall moldings to duplicate existing trim work in the living area.

b) Remove one of the two existing front door , stud in opening , insulate and drywall/finish interior wall and trim to match room. Sheath over exterior studding to match surface of house then patch in with siding material and finish to match existing .

c) Remove existing kitchen on south side of house and repair walls , floors and trim as needed to prepare the room for paint . Any plumbing or electric cost is figure into estimate but will be subcontracted out.

d) Removal of existing trim , drywall , plaster and lathe as needed on north wall of south upstairs hallway and south wall of north upstairs hallway to expose studding . Build temporary support walls running east to west to support ceiling and attic weight while removing studding to open two originally separate sides to one and other for access without having to go up and down stairs. Install LVL as required with proper support studding for opening. Install drywall , finish and trim as needed to match existing and prepare for paint.

e) Repair existing damage to subfloors in two of the three bedrooms on the upper south half of house and install new floor covering to be selected by home owner at time of install readiness. Repair and prep any and all damage to walls ceilings and trim to prepare house for paint.

f) Prepare , prime and paint entire interior of house to prepare for occupancy .

Proposal is for estimated work to convert existing duplex to a useable single family home. A contract will be provided if work is approved by property owner that will include details of time frame and deposits and payments for stages of work . Thanks for considering TL Contracting for your Home Repairs.

Subject Property (See Full Property Details)		Comparable Prop. # 1 (See Full Property Details)		Comparable Prop. # 2 (See Full Property Details)		Comparable Prop. # 3 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	115.28-1-11.1	Tax ID	115.28-1-14.1	Tax ID	108.83-1-8
Owner	McMurray, Joyce	Owner	Brown, Kelly A	Owner	Mercado, Marissa S	Owner	Abby Row Properties, LLC
St. Address	10 Chase St	St. Address	16-18 Chase St	St. Address	9 Chase St	St. Address	242 State St
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	230
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	1,920 sq.ft.	Living Area	1,854 sq.ft.	Living Area	3,140 sq.ft.
Size	45 x 140.25	Size	48 x 140.25	Size	0.32 acres	Size	66 x 136.25
Year Built	1910	Year Built	1880	Year Built	1940	Year Built	1890
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	2	Bathrooms	2	Bathrooms	4
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	6	Bedrooms	4	Bedrooms	4
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Partial	Basement	Partial	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$67,000	Total Assmt	2018 - \$80,000	Total Assmt	2018 - \$135,000

Properties 1 to 3 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 4 (See Full Property Details)		Comparable Prop. # 5 (See Full Property Details)		Comparable Prop. # 6 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	108.83-1-11.1	Tax ID	108.83-1-20	Tax ID	108.84-1-2
Owner	McMurray, Joyce	Owner	Richards, Barbara L	Owner	Martinez, Mary Jo	Owner	Burgoon, Charles I
St. Address	10 Chase St	St. Address	248 State St	St. Address	45 Chase St	St. Address	41 Chase St
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	2,028 sq.ft.	Living Area	1,144 sq.ft.	Living Area	1,636 sq.ft.
Size	45 x 140.25	Size	74 x 276.5	Size	33 x 95	Size	66 x 140.25
Year Built	1910	Year Built	1890	Year Built	1920	Year Built	1900
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	2	Bathrooms	2	Bathrooms	2
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	4	Bedrooms	3	Bedrooms	4
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Partial	Basement	Full	Basement	Partial
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$75,000	Total Assmt	2018 - \$63,000	Total Assmt	2018 - \$60,000

Properties 4 to 6 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 7 (See Full Property Details)		Comparable Prop. # 8 (See Full Property Details)		Comparable Prop. # 9 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	108.84-1-4	Tax ID	108.84-1-5	Tax ID	108.84-1-7
Owner	McMurray, Joyce	Owner	Merola Holdings	Owner	Bartolotta, Anthony T	Owner	LAARJ Management LLC
St. Address	10 Chase St	St. Address	232-234 State St	St. Address	230 State St	St. Address	226 State St
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	230	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	1,750 sq.ft.	Living Area	2,568 sq.ft.	Living Area	2,172 sq.ft.
Size	45 x 140.25	Size	66 x 159.25	Size	90 x 159	Size	66 x 136.25
Year Built	1910	Year Built	1920	Year Built	1880	Year Built	1890
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	2	Bathrooms	3	Bathrooms	2
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	4	Bedrooms	6	Bedrooms	4
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Slab/pier	Basement	Full	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$95,000	Total Assmt	2018 - \$129,000	Total Assmt	2018 - \$66,000

Properties 7 to 9 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 10 (See Full Property Details)		Comparable Prop. # 11 (See Full Property Details)		Comparable Prop. # 12 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	108.84-1-8	Tax ID	108.84-1-11	Tax ID	116.21-1-46
Owner	McMurray, Joyce	Owner	Webster, Philip R Jr	Owner	Johnstone, Lewis J ET UX	Owner	Jacobs, Ronald
St. Address	10 Chase St	St. Address	224 State St	St. Address	27 Chase St	St. Address	3 Perrine St
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	2,710 sq.ft.	Living Area	2,290 sq.ft.	Living Area	3,276 sq.ft.
Size	45 x 140.25	Size	66 x 134	Size	66 x 140.25	Size	0.12 acres
Year Built	1910	Year Built	1890	Year Built	1900	Year Built	1880
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	3	Bathrooms	3	Bathrooms	3
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	6	Bedrooms	4	Bedrooms	8
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Full	Basement	Full	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$84,000	Total Assmt	2018 - \$77,000	Total Assmt	2018 - \$67,300

Properties 10 to 12 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 13 (See Full Property Details)		Comparable Prop. # 14 (See Full Property Details)		Comparable Prop. # 15 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	115.28-1-7	Tax ID	115.28-1-15	Tax ID	115.28-1-34
Owner	McMurray, Joyce	Owner	Tamburrino, Sherryl	Owner	CNY Genesee Properties, LLC	Owner	Maguet, Larry
St. Address	10 Chase St	St. Address	17 Chase St	St. Address	14 Chase St	St. Address	210 State St
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	1,344 sq.ft.	Living Area	1,896 sq.ft.	Living Area	1,824 sq.ft.
Size	45 x 140.25	Size	50 x 100	Size	33.34 x 140.25	Size	0.12 acres
Year Built	1910	Year Built	1910	Year Built	1910	Year Built	1890
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	2	Bathrooms	2	Bathrooms	2
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	2	Bedrooms	4	Bedrooms	4
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Full	Basement	Full	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$59,000	Total Assmt	2018 - \$70,000	Total Assmt	2018 - \$63,000

Properties 13 to 15 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 16 (See Full Property Details)		Comparable Prop. # 17 (See Full Property Details)		Comparable Prop. # 18 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	115.28-1-35	Tax ID	115.28-1-40	Tax ID	115.28-1-43
Owner	McMurray, Joyce	Owner	Dechick, Dawn M	Owner	Cramer, Jonathan A	Owner	Morgan, Jerry L Sr
St. Address	10 Chase St	St. Address	208 State St	St. Address	202 State St	St. Address	22 Pulaski St
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	1,698 sq.ft.	Living Area	1,920 sq.ft.	Living Area	2,304 sq.ft.
Size	45 x 140.25	Size	0.14 acres	Size	69.4 x 67	Size	49.5 x 141
Year Built	1910	Year Built	1890	Year Built	1890	Year Built	1930
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	2	Bathrooms	2	Bathrooms	2
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	1
Bedrooms	6	Bedrooms	4	Bedrooms	6	Bedrooms	5
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Full	Basement	Full	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$58,000	Total Assmt	2018 - \$10,999	Total Assmt	2018 - \$58,000

Properties 16 to 18 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 19 (See Full Property Details)		Comparable Prop. # 20 (See Full Property Details)		Comparable Prop. # 21 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	115.28-1-45	Tax ID	115.28-1-47	Tax ID	115.28-1-48
Owner	McMurray, Joyce	Owner	Quimby, Dennis	Owner	Grader, Randy	Owner	Flynn, Donald R
St. Address	10 Chase St	St. Address	18 Pulaski St	St. Address	12 Pulaski St	St. Address	13 Rock Av
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	2,268 sq.ft.	Living Area	1,616 sq.ft.	Living Area	1,832 sq.ft.
Size	45 x 140.25	Size	43 x 174.5	Size	48.5 x 95	Size	95 x 100
Year Built	1910	Year Built	1890	Year Built	1900	Year Built	1900
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	2	Bathrooms	2	Bathrooms	2
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	4	Bedrooms	4	Bedrooms	4
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Full	Basement	Full	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$58,000	Total Assmt	2018 - \$45,000	Total Assmt	2018 - \$60,000

Properties 19 to 21 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 22 (See Full Property Details)		Comparable Prop. # 23 (See Full Property Details)		Comparable Prop. # 24 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	115.28-1-49	Tax ID	115.28-1-50	Tax ID	115.28-1-55
Owner	McMurray, Joyce	Owner	Jones, Daniel C	Owner	Cramer, Jon	Owner	Richardson, Leonard
St. Address	10 Chase St	St. Address	12-14 Rock Av	St. Address	8 Pulaski St	St. Address	9 Rock Av
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	2,259 sq.ft.	Living Area	1,968 sq.ft.	Living Area	2,420 sq.ft.
Size	45 x 140.25	Size	64.32 x 61.28	Size	0.09 acres	Size	49.5 x 148.5
Year Built	1910	Year Built	1900	Year Built	1890	Year Built	1910
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	2	Bathrooms	2	Bathrooms	2
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	4	Bedrooms	3	Bedrooms	4
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Full	Basement	Full	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$40,000	Total Assmt	2018 - \$50,000	Total Assmt	2018 - \$50,000

Properties 22 to 24 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 22 (See Full Property Details)		Comparable Prop. # 23 (See Full Property Details)		Comparable Prop. # 24 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	115.28-1-49	Tax ID	115.28-1-50	Tax ID	115.28-1-55
Owner	McMurray, Joyce	Owner	Jones, Daniel C	Owner	Cramer, Jon	Owner	Richardson, Leonard
St. Address	10 Chase St	St. Address	12-14 Rock Av	St. Address	8 Pulaski St	St. Address	9 Rock Av
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	2,259 sq.ft.	Living Area	1,968 sq.ft.	Living Area	2,420 sq.ft.
Size	45 x 140.25	Size	64.32 x 61.28	Size	0.09 acres	Size	49.5 x 148.5
Year Built	1910	Year Built	1900	Year Built	1890	Year Built	1910
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	2	Bathrooms	2	Bathrooms	2
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	4	Bedrooms	3	Bedrooms	4
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Full	Basement	Full	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$40,000	Total Assmt	2018 - \$50,000	Total Assmt	2018 - \$50,000

Properties 22 to 24 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 25 (See Full Property Details)		Comparable Prop. # 26 (See Full Property Details)		Comparable Prop. # 27 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	115.28-1-70	Tax ID	115.28-1-77	Tax ID	115.28-1-84
Owner	McMurray, Joyce	Owner	Kulis, Laura G	Owner	Barski, Thaddeus	Owner	Rowe, Aaron
St. Address	10 Chase St	St. Address	47 Perrine St	St. Address	37 Perrine St	St. Address	19 Perrine St
Site Prop. Class	210	Site Prop. Class	230	Site Prop. Class	230	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	2,808 sq.ft.	Living Area	2,744 sq.ft.	Living Area	1,808 sq.ft.
Size	45 x 140.25	Size	0.22 acres	Size	49.5 x 140	Size	66 x 95.14
Year Built	1910	Year Built	1908	Year Built	1890	Year Built	1900
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	3	Bathrooms	3	Bathrooms	2
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	0
Bedrooms	6	Bedrooms	4	Bedrooms	3	Bedrooms	4
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Full	Basement	Partial	Basement	Full
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$57,999	Total Assmt	2018 - \$70,000	Total Assmt	2018 - \$54,000

Properties 25 to 27 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

Subject Property (See Full Property Details)		Comparable Prop. # 28 (See Full Property Details)		Comparable Prop. # 29 (See Full Property Details)		Comparable Prop. # 30 (See Full Property Details)	
No Photo Available		No Photo Available		No Photo Available		No Photo Available	
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn
Tax ID	115.28-1-17	Tax ID	115.28-1-87	Tax ID	115.36-2-3	Tax ID	115.36-2-5
Owner	McMurray, Joyce	Owner	Garcia, Johnny A	Owner	JR Real Estate Holdings LLC	Owner	Rogalski, Joyce L
St. Address	10 Chase St	St. Address	13 Perrine St	St. Address	46 Perrine St	St. Address	186-188 State St
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	220	Site Prop. Class	220
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	1,952 sq.ft.	Living Area	2,580 sq.ft.	Living Area	2,719 sq.ft.
Size	45 x 140.25	Size	66 x 165.66	Size	62.1 x 80.19	Size	54.45 x 167
Year Built	1910	Year Built	1890	Year Built	1901	Year Built	1891
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style
Bathrooms	1	Bathrooms	3	Bathrooms	2	Bathrooms	3
Half Baths	1	Half Baths	0	Half Baths	1	Half Baths	0
Bedrooms	6	Bedrooms	3	Bedrooms	6	Bedrooms	5
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	0
Basement	Full	Basement	Partial	Basement	Partial	Basement	Partial
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$68,000	Total Assmt	2018 - \$45,000	Total Assmt	2018 - \$75,000

Properties 28 to 30 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse

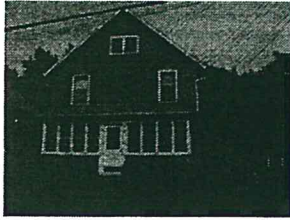
Subject Property (See Full Property Details)		Comparable Prop. # 31 (See Full Property Details)		Comparable Prop. # 32 (See Full Property Details)			
No Photo Available		No Photo Available		No Photo Available			
Municipality	City of Auburn	Municipality	City of Auburn	Municipality	City of Auburn	Municipality	
Tax ID	115.28-1-17	Tax ID	115.36-2-8	Tax ID	115.36-2-11	Tax ID	
Owner	McMurray, Joyce	Owner	Barski, Thaddeus	Owner	Guerrette, Diane J	Owner	
St. Address	10 Chase St	St. Address	42 Perrine St	St. Address	36 Perrine St	St. Address	
Site Prop. Class	210	Site Prop. Class	220	Site Prop. Class	230	Site Prop. Class	
Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.	Neighborhood code	00104-North St. W.
Living Area	1,632 sq.ft.	Living Area	1,700 sq.ft.	Living Area	2,608 sq.ft.	Living Area	
Size	45 x 140.25	Size	49.5 x 179.52	Size	49.5 x 177.54	Size	
Year Built	1910	Year Built	1891	Year Built	1930	Year Built	
School Dist.	Auburn	School Dist.	Auburn	School Dist.	Auburn	School Dist.	
Bldg Style	Old style	Bldg Style	Old style	Bldg Style	Old style	Bldg Style	
Bathrooms	1	Bathrooms	2	Bathrooms	3	Bathrooms	
Half Baths	1	Half Baths	0	Half Baths	0	Half Baths	
Bedrooms	6	Bedrooms	2	Bedrooms	5	Bedrooms	
Fireplaces	0	Fireplaces	0	Fireplaces	0	Fireplaces	
Basement	Full	Basement	Full	Basement	Full	Basement	
Total Assmt	2018 - \$64,000	Total Assmt	2018 - \$55,000	Total Assmt	2018 - \$67,000	Total Assmt	

Properties 31 to 32 of 32 selected comparables from a total of 55 properties meeting the criteria listed below:

Municipality	City of Auburn	Neighborhood Code	00104
Property Class	2 Family Res, 3 Family Res	Building Style	A-Frame, Bungalow, Cape cod, Colonial, Contemporary, Cottage, Duplex, Log home, Mansion, Manuf'd Housing, Old style, Other style, Raised ranch, Ranch, Row, Split level, Townhouse



Property Description Report For: 10 Chase St, Municipality of City of Auburn



Total Acreage/Size: 45 x 140.25
Land Assessment: 2018 - \$9,000
Full Market Value: 2018 - \$64,000
Equalization Rate: ----
Deed Book: 1587
Grid East: 823272

Status: Active
Roll Section: Taxable
Swis: 050100
Tax Map ID #: 115.28-1-17
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: R1
Neighborhood Code: 00104 - North St. W.
School District: Auburn
Total Assessment: 2018 - \$64,000
Property Desc: 6 1/2 Chase St
Deed Page: 338
Grid North: 1071887

Area

Living Area:	1,632 sq. ft.	First Story Area:	816 sq. ft.
Second Story Area:	816 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room:	0 sq. ft.	Finished Area Over Garage:	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	1 - 1
Bedrooms:	6	Kitchens:	1
Fireplaces:	0	Basement Type:	Full
Porch Type:	Porch-enclsd	Porch Area:	126.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1910		

Owners

Joyce McMurray
 5836 Lakeview Dr
 Auburn NY 13021

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/26/2015	\$30,000	210 - 1 Family Res	Land & Building	Casaleggio, Olga	Yes	Yes	No	1587/338

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-enclsd	126.00 sq ft	Average	Normal	1930
Porch-enclsd	168.00 sq ft	Average	Normal	1910

Special Districts for 2018

No information available for the 2018 roll year.

DENIAL OF PERMIT BY CODE ENFORCEMENT

PART 1. APPLICATION DATE: 4/1/19 **MEETING DATE:** 4/22/19

PURPOSE: Applicant is requesting a use variance for a commercial business.

PROPERTY LOCATION: 6 Lexington Ave **ZONING DISTRICT:** R1

APPLICANT NAME: Anthony Tardibone **ADDRESS:** 21 N. Hamilton Ave, Jordan, NY 13080

PART 2. DENIAL BY CODE ENFORCEMENT OFFICER **DATE:** 3/15/17

REASON (What specifically is applicant requesting and what the ordinance limitations are)

Applicant is requesting a use variance for a commercial business located in an R1, single-family residential district. §305.13I Table

PERTINENT TITLE, SECTION, PARAGRAPH OF ZONING ORDINANCE:

§ 305-13 R-1 Single-Family Residential District.

I. Bulk and Use Table: R-1 Single Family Residential District

Uses	Min. Lot Size (square feet)	Min. Lot Width (feet)	Min. Setback (feet)			Max. Allowable Impervious Surface Coverage (%)	Max. Building Height (feet)	Parking
			Front	Side	Rear			
Permitted								
Daycare, Family Home	6,000	50	20	7	25	50	35	1 per each six children enrolled
Dwelling, Single-Family	6,000	50	20	7	25	50	35	1 per dwelling unit
Dwelling, Single-Family Semidetached	6,000	50	20	Only one side yard at least 5 feet wide	25	50	35	1 per dwelling unit
Place of Worship	15,000	50	10	10	25	70	35	1 per each 4 seats
Public/Semipublic Use	10,000	50	20	10	25	50	35	1 per 1,000 sf
Accessory								
Accessory Dwelling Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+ 1
Special Use Permit								
Bed-and-Breakfast	8,000	50	20	7	25	50	35	1 per guest room + 1 for resident
Cemetery	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling, Townhouse	3,000	30	20	7	25	50	35	1 per dwelling unit
Home Occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 per employee reporting on a daily basis, excluding owner
Residential Care Facility	10,000	50	20	15	30	50	35	1 per each 4 residents + 1 per 1,000 sf of administrator space
Wireless Telecommunications Facility	20,000	100	40	15	30	35	N/A	N/A

SIGNATURE OF CODE ENFORCEMENT OFFICER:


Brian Hicks, Sr. Code Enforcement Officer

CITY OF AUBURN
ZONING BOARD OF APPEALS
APPLICATION FOR **USE VARIANCE**

RECEIVED
APR 01 2019

Date: March 29, 2019

COPY

CITY OF AUBURN
CODE ENFORCEMENT

1. Applicant(s): Anthony Tardibone

2. Contact Person: (if not shown in #1) _____

3. Address: 21 N. Hamilton St., Jordan, NY 13080

4. Phone: 315 515 8777

E-Mail: _____

5. Address where variance is requested: see attached

Tax Map #: see attached

Zoning District: Residential R-1

6. Property Owner (if different than applicant): _____

(If the applicant is not the property owner a notarized statement giving authorization to the applicant must be obtained from the property owner and submitted with this application.)

7. Current use of property:

☐ Residential – Number of dwelling units _____

☒ Commercial – Type tavern

☐ Industrial – Type _____

☐ Accessory building – Describe _____

☐ Other – Describe _____

8. Proposed use (Please use above descriptions): Commercial-bottle remption & beverage sales

9. If the use variance is granted, will the applicant be performing the changes? ☒ Yes ☐ No

10. If not, please provide the name, address and phone number of the contractor(s):

Assisted by MARTIN B. ILLINOIS, N. Rose, NY
315 582-9834

11. Please describe in detail the changes you plan to make on the premises (be specific):

Tavern area removed, interior opened to allow vehicular traffic,
2 overhead doors installed, paving where needed & facade change
drive way installed in front of building.

12. Please explain how the variance will affect the character of and the health, safety and welfare of the neighborhood:

No longer be noise and traffic from the sale of on-premises
alcoholic beverages and loud music from live bands and DJ's
Automobile traffic will be reduced.

13. Please explain how the hardship *is not* self-created: The property has been used for

Commercial purposes for more than 50 years and is still
zoned residential.

14. Please explain how the hardship created is unique and does not apply to a substantial portion of the district or neighborhood: both the north and south sides of Genesee Street are

zoned Commercial and this is the only business property
besides a playground, from Dunning Ave. to the City line
that is Residential zoned.

15. Please explain why the requested variance will not alter the essential character of the neighborhood:

The neighborhood shall remain the same from the prior use of the property and will be improved removing a tavern use.

16. Please explain how the variance is the minimum necessary to grant relief from the hardship:

The cost to convert the building to a residential use is not economically feasible. The proposed use is achieved by a lesser amount of capital to be expended.

17. Please explain how you will be deprived of *all* economic use or benefit from your property unless it can be used for the purpose you request, which deprivation must be established by competent financial evidence:

It is not feasible to establish a business for the sale of alcoholic beverages and conversion to a residence.

18. Please explain how the land will not yield a reasonable return by providing the following information:

a) Amount paid for the property in question: \$107,000.00

b) Date of purchase of property: 2000

c) Present market value of property or any part thereof: \$148,000.00

d) Basis upon which the present market value of the property was obtained: Market value assessment in 2019 by the City of Auburn Assessor.

e) The projected market value of the property if the use variance is/is not granted: Unknown-the building will remain vacant and any buyer will need a variance.

f) Basis upon which the projected market value of the property was obtained: Not readily calculated, speculative.

g) Please provide a breakdown of the expenses attributable to maintenance since acquiring the property in issue (you may wish to include receipts, if applicable):

Taxes, utilities, Insurance + general maintenance

h) Assessment and amount of taxes on the property in issue (if applicable): see attached

i) Amount of mortgages and other encumbrances (if applicable): none

j) Income from the land in issue (if applicable): n/a

k) Any other relevant facts particular to the facts of the case: Inconsistent zoning in relation to the commercial uses of both sides of Genesee Street from Dunning Ave. to the City's West boundary.

Please use the last sheet of lined paper if you require any further space and clearly indicate which questions you are answering.

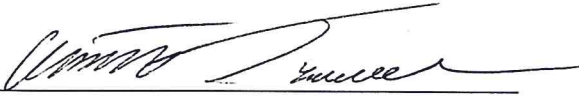
Remember that it is the sole responsibility of the applicant to provide sufficient information and documentation concerning this application. Because the determination is made solely on the basis of information provided to the ZBA, it is to the applicant's benefit to include as much supporting information as possible.

I/WE HEREBY CONSENT TOT ALLOW MEMBERS OF THE ZONING BOARD OF APPEALS, UPON REASONABLE NOTICE TO ME/US, THE RIGHT OF ACCESS TO MY/OUR PROPERTY FOR THE PURPOSE OF VIEWING AND INSPECTING THE PROPOSED VARIANCE, WHICH IS A SUBJECT MATTER OF THE PROCEEDING HEREIN BEFORE THE ZONING BOARD OF APPEALS.

I/We certify that the information submitted with this application for a use variance is true to the best of my/our knowledge and belief.

Anthony Tardibone
Printed name of applicant

Printed name of applicant

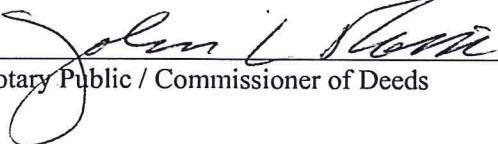

Signature of applicant

Signature of applicant

Office use only

State of New York)
County of Cayuga) ss:

Sworn to before me this 29th day of March, 2019.


Notary Public / Commissioner of Deeds

JOHN C. ROSSI
NOTARY PUBLIC IN THE STATE OF NEW YORK
RESIDING IN CAYUGA COUNTY AT TIME OF APPOINTMENT
NUMBER 1214
MY COMMISSION EXPIRES SEPT. 30, 2020

ADDRESS	Tax ID #	ASSESSMENT	TAXES
338-40 Genesee St.	122.25-1-34.1	\$18,700.00	\$ 851.35
342 Genesee St.	122.25-1-33.2	\$ 1,300.00	\$ 45.80
344 Genesee St.	122.25-1-33.1	\$ 1,700.00	\$ 59.88
346 Genesee St.	122.25-1-32	\$16,900.00	\$ 595.21
6 Lexington Ave	122.25-1-31	\$110,000.00	\$ 4049.97
Totals		<hr/> \$148,000.00	<hr/> \$ 5602.21



Tardibone Properties

NOTE: Tax maps do not establish title or legally define boundaries.
-For Real Property Tax Purposes Only-

Date: 3/1/2019



Street Name	SWIS	Year	Parcel Id	Owner Name	Prop Class	Total AV	Active
268 Genesee St	050100	2019	115.74-1-53	Galbato, Gaetano	483	58,000	A
270 Genesee St	050100	2019	115.74-1-52	270 Genesee Street, LLC	483	123,000	A
272 Genesee St	050100	2019	115.82-2-21	Crema Della Crema Copywriting	483	129,000	A
273 Genesee St	050100	2019	115.74-1-17	Bowtak Inc	482	132,000	A
274 Genesee St	050100	2019	115.82-2-20	Chalupnicki, Richard A	220	70,000	A
276 Genesee St	050100	2019	115.82-2-18	Chalupnicki, Richard A	483	75,000	A
278 Genesee St	050100	2019	115.82-2-17	Moochler Physical	465	158,000	A
279 Genesee St	050100	2019	115.74-1-16	Bowtak Inc	411	122,000	A
281 Genesee St	050100	2019	115.74-1-4.11	Barrera, John	433	184,000	A
286 Genesee St	050100	2019	115.82-1-31	Tesoro, Anthony J	482	139,000	A
288 Genesee St	050100	2019	115.82-1-30	Harvey, Robert S	482	183,000	A
290 Genesee St	050100	2019	115.82-1-29	Lupo, Stephen M	483	77,000	A
301 Genesee St	050100	2019	115.74-1-2.1	ARC WGAUBNY001 LLC	456	3,672,000	A
302 Genesee St	050100	2019	115.82-1-1.1	United Refining	486	535,000	A
307 Genesee St	050100	2019	115.81-1-5.11	Seneca Falls Savings Bank	484	995,000	A
311 Genesee St	050100	2019	115.81-1-4.6	Clinton Hill Auburn	330	137,500	A
314 Genesee St	050100	2019	115.81-1-8.1	224 Group LLC	456	4,451,600	A
315 Genesee St	050100	2019	115.81-1-4.31	Clinton Hill Auburn	452	1,693,500	A
318 Genesee St	050100	2019	115.81-1-13.11	Peters, Mark A	485	610,000	R
321 Genesee St	050100	2019	115.81-1-4.4	Clinton Hill Auburn	423	249,900	A
328-336 Genesee St	050100	2019	115.81-1-16	City Of Auburn	591	134,000	A
335-337 Genesee St	050100	2019	115.81-1-4.2	337 Genesee Auburn, LLC	484	244,000	A
338-340 Genesee St	050100	2019	122.25-1-34.1	Tardibone, Anthony	311	18,700	A
342 Genesee St	050100	2019	122.25-1-33.2	Tardibone, Anthony	311	1,300	A
343 Genesee St	050100	2019	115.81-1-3	Goal Investments, Inc.	452	900,000	A
344 Genesee St	050100	2019	122.25-1-33.1	Tardibone, Anthony	311	1,700	A
345 Genesee St	050100	2019	115.81-1-2	National Bank of Geneva	462	487,000	A
346 Genesee St	050100	2019	122.25-1-32	Tardibone, Anthony	311	16,900	A
347 Genesee St	050100	2019	115.80-1-3.31	Spano, James V	330	3,900	A
351 Genesee St	050100	2019	115.80-1-3.11	Cakubarek Properties, LLC	434	615,000	A
352 Genesee St	050100	2019	122.25-1-1	Padick Partners	454	2,700,000	A
355 Genesee St	050100	2019	115.80-1-3.2	First Niagara Bank	462	630,000	R
357 Genesee St	050100	2019	122.24-1-3	McDonalds 031/0531	426	819,999	A
358 Genesee St	050100	2019	122.24-1-1.1	City Of Auburn	651	1,200,000	A
359 Genesee St	050100	2019	115.80-1-2.12	Cuff Farm Services, Inc.	449	240,000	A
361 Genesee St	050100	2019	115.80-1-2.115	Allstorage Properties LLC	442	956,000	A
367 Genesee St	050100	2019	115.80-1-1	General Electric Co	340	19,000	A
203 Genesee & 23 Orchard Av	050100	2019	115.67-1-49.1	Cayuga Museum	681	856,000	A
356 Genesee St RR	050100	2019	122.32-1-1.2	Wait, H Richard	311	9,500	A
355 Genesee St S	050100	2019	115.80-1-3.4	Spano, James V	330	2,700	A
312 Genesee St Rear	050100	2019	115.81-1-29.2	Peters, Mark A	449	28,000	A
356 Genesee St Rear	050100	2019	122.32-1-1.1	Wait, H Richard	120	176,000	A
1-5 Gibson Sq	050100	2019	116.30-2-19.1	MGA Enterprises, Inc.	311	3,100	A
1-3 Goulds Dr	050100	2019	115.80-1-2.21	A I D A	710	5,662,400	A
54 Grant Ave	050100	2019	116.31-1-32	Powers, Kayla M	210	65,600	A
65 Grant Ave	050100	2019	116.23-2-54	Bench, Ronald W	220	59,900	A
67 Grant Ave	050100	2019	116.23-2-53	Case, Theodore L	210	54,600	A
92-96 Grant Ave	050100	2019	116.23-2-6	Westee, Suzanne	472	435,000	A
135 Grant Ave	050100	2019	109.79-1-33.1	Springer, Lewis E	210	50,000	A
138 Grant Ave	050100	2019	109.79-1-35	McLaughlin, Michael	210	49,000	A
160 Grant Ave	050100	2019	109.80-1-7.12	Dar and Dor, LLC	426	982,700	A
161 Grant Ave	050100	2019	109.72-1-11	Salvation Army	484	460,000	A
171 Grant Ave	050100	2019	109.72-1-7	MGA Enterprises Inc	452	655,000	A

Street Name	SWIS	Year	Parcel Id	Owner Name	Prop Class	Total AV	Active
24 Leavenworth Av	050100	2019	122.34-1-41	Morrell, Ryan D	210	144,700	A
25 Leavenworth Av	050100	2019	122.34-1-40	Poorman, Michael S	210	161,100	A
30 Leavenworth Av	050100	2019	122.34-1-43	Crego, Flora D	210	99,200	A
31 Leavenworth Av	050100	2019	122.34-1-38	Forno, Judith A	210	116,100	A
32 Leavenworth Av	050100	2019	122.34-1-44.1	Nanna, Domenico & Domenica	210	136,800	A
33 Leavenworth Av	050100	2019	122.34-1-36.1	Rogers, Deborah S	210	115,900	A
Lebanon Station Site	050100	2019	601.-9999-810.80	Dominion Transmission Inc	871	41,259	A
1 Lexington Av	050100	2019	115.81-1-1	IRR Supply Centers Inc	449	348,000	A
6 Lexington Av	050100	2019	122.25-1-31	Tardibone, Anthony	425	110,000	A
7 Lexington Av	050100	2019	122.25-1-7	Wedgwood, Matthew C	210	90,300	A
R Lexington Av	050100	2019	122.24-1-2	Padick Partners	330	6,000	A
10 Lexington Av	050100	2019	122.25-1-26	Tardibone, Anthony	210	61,700	A
14 Lexington Av	050100	2019	122.25-1-25	Dodimead, Thomas W	210	62,800	A
15 Lexington Av	050100	2019	122.25-1-8	Mapley, Jodi L	210	71,100	A
19 Lexington Av	050100	2019	122.25-1-9	Wilson, Robert J	210	32,500	A
20 Lexington Av	050100	2019	122.25-1-23.1	Gleason, Linda	210	61,500	A
21-23 Lexington Av	050100	2019	122.25-1-10	Church of Christ	311	16,700	A
25 Lexington Av	050100	2019	122.25-1-11	Church of Christ	620	85,000	A
28 Lexington Av	050100	2019	122.25-1-21.1	McKane, Bonnie L	210	52,900	A
30 Lexington Av	050100	2019	122.25-1-20.1	Pfeifer, Timothy M	210	77,000	A
31 Lexington Av	050100	2019	122.25-1-12	Nervina, Christopher D	210	74,700	A
32 Lexington Av	050100	2019	122.25-1-19	Zirbel, Claude E	210	91,500	A
33 Lexington Av	050100	2019	122.25-1-13.1	VanFleet, James V	270	29,600	A
37 Lexington Av	050100	2019	122.25-1-14.1	O'Bryan, Donald J	210	51,600	A
39 Lexington Av	050100	2019	122.25-1-15	Calkins, Rene D	210	59,900	A
42 Lexington Av	050100	2019	122.25-1-16.1	Nash, Leland J	210	84,700	R
43 Lexington Av	050100	2019	122.33-1-1.1	Hlywa, Michael J	210	123,700	A
44 Lexington Av	050100	2019	122.33-1-12	French, Richard G	210	84,600	A
48 Lexington Av	050100	2019	122.33-1-10	Matheson, Amanda L	210	93,900	A
53 Lexington Av	050100	2019	122.33-1-5.1	Bachman, Timothy M	210	138,100	A
54 Lexington Av	050100	2019	122.33-1-9	Michalowski, Angela R	220	68,400	A
58 Lexington Av	050100	2019	122.33-1-8	Reynolds, James & Patricia	210	60,500	A
63-65 Lexington Av	050100	2019	122.33-1-6	Parisi, Richard	220	173,500	A
64 Lexington Av	050100	2019	122.33-1-7	Gilmore, Daniel P	210	100,800	A
3 Liberty St	050100	2019	116.29-2-20	Bourquin, James	210	87,400	A
4 Liberty St	050100	2019	116.29-2-49.1	Pidlypchak, Timothy S	210	93,900	A
5 Liberty St	050100	2019	116.29-2-19	Stewart, Tracy L	220	70,300	A
6 Liberty St	050100	2019	116.29-2-50.1	Delcom Liberty Inc	311	1,400	A
7-9 Liberty St	050100	2019	116.29-2-18	Dankovich, Louis	220	79,500	A
8 Liberty St	050100	2019	116.29-2-51	Mace, Vicki	210	76,900	A
10 Liberty St	050100	2019	116.29-2-52	Detomaso, Mark	210	84,500	A
11 Liberty St	050100	2019	116.29-2-17	Gadsby, Heidi L	210	84,600	A
13 Liberty St	050100	2019	116.29-2-16	Granger, Martin A	230	90,000	A
14-16 Liberty St	050100	2019	116.29-2-54	Casper, Robin C	220	75,200	A
15 Liberty St	050100	2019	116.29-2-15	Musso, Mario	210	46,600	A
17 Liberty St	050100	2019	116.29-2-14	Aikman, Walter	210	70,100	A
18 Liberty St	050100	2019	116.29-2-55	Gosselin, Alain	210	99,700	A
19 Liberty St	050100	2019	116.29-1-28	Simmonds, William	210	91,200	A
20 Liberty St	050100	2019	116.29-2-56	Pettigrass, Ashley L	210	75,300	A
21 Liberty St	050100	2019	116.29-1-27	Tonzi, William & Sandra	210	96,000	A
22 Liberty St	050100	2019	116.29-2-57	Walsh, David M	210	106,200	A
23 Liberty St	050100	2019	116.29-1-26	Gonzalez, William	210	101,000	A
24 Liberty St	050100	2019	116.21-1-71	Papapietro, Chante R	210	109,800	A

Cayuga County



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Residential

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Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-34.1
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	338-340 Genesee St		
Property Class:	311 - Res vac land	Site Property Class:	311 - Res vac land
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zonning Code:	R1 -	Bldg. Style:	0
Neighborhood:	00108 - Genesee W. res	School District:	Auburn
Property Description:	Created 5/88		
Total Acreage/Size:	102.15 x 105.65	Equalization Rate:	----
Land Assessment:	2019 - Tentative \$18,700 2018 - \$18,700	Total Assessment:	2019 - Tentative \$18,700 2018 - \$18,700
Full Market Value:	2019 - Tentative \$18,700 2018 - \$18,700		
Deed Book:	1176	Deed Page:	330
Grid East:	818836	Grid North:	1064095

Special Districts for 2019
(Tentative)

No information available for the 2019 roll year.

Photographs

No Photo Available

Documents

- Transfer 6/30/2004

Maps

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Cayuga County



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Tax Bill Information

Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-34.1
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Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2019	City	\$159.00	\$18,700.00	\$18,700.00	100	1

Display Details for Taxes Levied in 2019

2018	School	\$338.74	\$18,700.00	\$18,700.00	100	1
2018	County	\$160.87	\$18,700.00	\$18,700.00	100	1

Display Details for Taxes Levied in 2018

Display Historical Tax Information

Exemptions for 2019

*Tentative**No Details Available*

Exemptions for 2018

No Details Available

Cayuga County



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Residential

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Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-33.2
-------	--------	---------	---------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	342 Genesee St		
Property Class:	311 - Res vac land	Site Property Class:	311 - Res vac land
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zonning Code:	R1 -	Bldg. Style:	0
Neighborhood:	00108 - Genesee W. res	School District:	Auburn
Property Description:	Created 5/89		
Total Acreage/Size:	38.84 x 78	Equalization Rate:	----
Land Assessment:	2019 - Tentative \$1,300 2018 - \$1,300	Total Assessment:	2019 - Tentative \$1,300 2018 - \$1,300
Full Market Value:	2019 - Tentative \$1,300 2018 - \$1,300		
Deed Book:	1176	Deed Page:	330
Grid East:	818773	Grid North:	1064068

Special Districts for 2019
(Tentative)*No information available for the 2019 roll year.*

Special Districts for 2018

No information available for the 2018 roll year.

Photographs

No Photo Available

Documents

- Transfer 6/30/2004
- Transfer 6/30/2004
- Survey map 1989-062

Maps

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Cayuga County



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Tax Links

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Tax Bill Information

Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-33.2
-------	--------	---------	---------------

Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2019	City	\$11.06	\$1,300.00	\$1,300.00	100	1

Display Details for Taxes Levied in 2019

2018	School	\$23.55	\$1,300.00	\$1,300.00	100	1
2018	County	\$11.19	\$1,300.00	\$1,300.00	100	1

Display Details for Taxes Levied in 2018

Display Historical Tax Information

Exemptions for 2019

*Tentative**No Details Available*

Exemptions for 2018

No Details Available

Cayuga County



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Residential

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Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-33.1
-------	--------	---------	---------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	344 Genesee St		
Property Class:	311 - Res vac land	Site Property Class:	311 - Res vac land
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zonning Code:	R1 -	Bldg. Style:	0
Neighborhood:	00108 - Genesee W. res	School District:	Auburn
Property Description:	Created 5/89 See 782/202 342 1/2 Genesee St		
Total Acreage/Size:	0.11	Equalization Rate:	----
Land Assessment:	2019 - Tentative \$1,700 2018 - \$1,700	Total Assessment:	2019 - Tentative \$1,700 2018 - \$1,700
Full Market Value:	2019 - Tentative \$1,700 2018 - \$1,700		
Deed Book:	1455	Deed Page:	281
Grid East:	818771	Grid North:	1064011

Photographs

No Photo Available

Documents

- Transfer 9-14-2011
- Survey map 1989-062
- Sketch bk 1029 pg 280

Maps

[View Tax Map](#)[View in Google Maps](#)[View in Bing Maps](#)[Map Disclaimer](#)Special Districts for 2019
(Tentative)*No information available for the 2019 roll year.*

Special Districts for 2018

No information available for the 2018 roll year.

Cayuga County



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Tax Links

[Property Info](#)

Tax Bill Information

Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-33.1
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Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2019	City	\$14.46	\$1,700.00	\$1,700.00	100	1

Display Details for Taxes Levied in 2019

2018	School	\$30.79	\$1,700.00	\$1,700.00	100	1
2018	County	\$14.63	\$1,700.00	\$1,700.00	100	1

Display Details for Taxes Levied in 2018

Display Historical Tax Information

Exemptions for 2019

*Tentative**No Details Available*

Exemptions for 2018

No Details Available

Cayuga County



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Residential

[Property Info](#)[Owner/Sales](#)[Inventory](#)[Improvements](#)[Tax Info](#)[Report](#)[Comparables](#)

Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-32
-------	--------	---------	-------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	346 Genesee St		
Property Class:	311 - Res vac land	Site Property Class:	311 - Res vac land
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zonning Code:	R1 -	Bldg. Style:	0
Neighborhood:	00108 - Genesee W. res	School District:	Auburn
Property Description:	W Auburn Plt Bk 2 0017 344 Genesee St		
Total Acreage/Size:	51.06 x 149.2	Equalization Rate:	----
Land Assessment:	2019 - Tentative \$16,900 2018 - \$16,900	Total Assessment:	2019 - Tentative \$16,900 2018 - \$16,900
Full Market Value:	2019 - Tentative \$16,900 2018 - \$16,900		
Deed Book:	1455	Deed Page:	281
Grid East:	818726	Grid North:	1064007

Special Districts for 2019
(Tentative)

No information available for the 2019 roll year.

Special Districts for 2018

Photographs

No Photo Available

Documents

- Transfer 9-14-2011

Maps

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Cayuga County


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Tax Links

Property Info

Tax Bill Information

Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-32
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Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2019	City	\$143.69	\$16,900.00	\$16,900.00	100	1

Display Details for Taxes Levied in 2019

2018	School	\$306.13	\$16,900.00	\$16,900.00	100	1
2018	County	\$145.39	\$16,900.00	\$16,900.00	100	1

Display Details for Taxes Levied in 2018

Display Historical Tax Information

Exemptions for 2019

Tentative

No Details Available

Exemptions for 2018

No Details Available

Cayuga County



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Tax Links

[Property Info](#)

Tax Bill Information

Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-31
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Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2019	City	\$935.26	\$110,000.00	\$110,000.00	100	1

Display Details for Taxes Levied in 2019

2018	School	\$1,992.59	\$110,000.00	\$110,000.00	100	1
2018	County	\$1,281.81	\$149,000.00	\$149,000.00	100	1

Display Details for Taxes Levied in 2018

Display Historical Tax Information

Exemptions for 2019

*Tentative**No Details Available*

Exemptions for 2018

No Details Available

Cayuga County


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Commercial

[Property Info](#)[Owner/Sales](#)[Inventory](#)[Improvements](#)[Tax Info](#)[Report](#)[Comparables](#)

Municipality of City of Auburn

SWIS:	050100	Tax ID:	122.25-1-31
-------	--------	---------	-------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	6 Lexington Av		
Property Class:	425 - Bar	Site Property Class:	425 - Bar
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zonning Code:	R1 -	Bldg. Style:	Not Applicable
Neighborhood:	00107 - Genesee W.	School District:	Auburn
Property Description:	W Auburn Plt Bk 2 0018 346 Genesee St		
Total Acreage/Size:	0.46	Equalization Rate:	----
Land Assessment:	2019 - Tentative \$90,000 2018 - \$90,000	Total Assessment:	2019 - Tentative \$110,000 2018 - \$110,000
Full Market Value:	2019 - Tentative \$110,000 2018 - \$110,000		
Deed Book:	1455	Deed Page:	281
Grid East:	818747	Grid North:	1063932

Special Districts for 2019
(Tentative)*No information available for the 2019 roll year.*

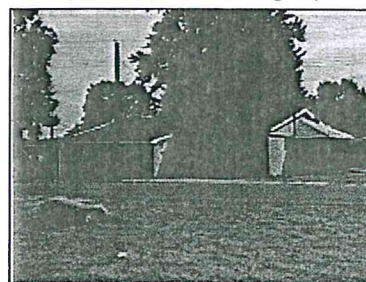
Special Districts for 2018

No information available for the 2018 roll year.

Land Types

Photographs

(Click on photo to enlarge it.)



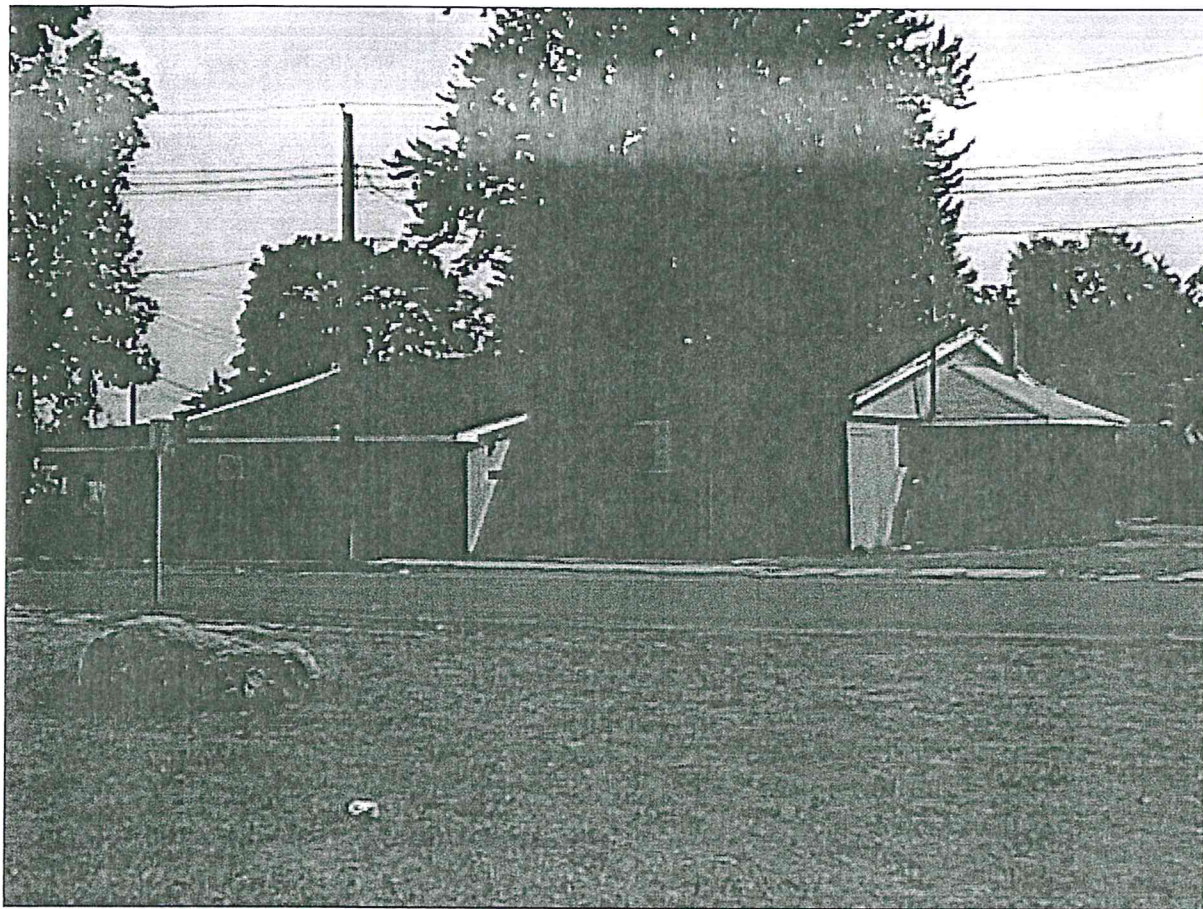
File Photo

Documents

- Transfer 9-14-2011
- Sketch bk 1029 pg 280
- Sketch bk 1029 pg 280

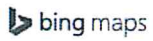
Maps

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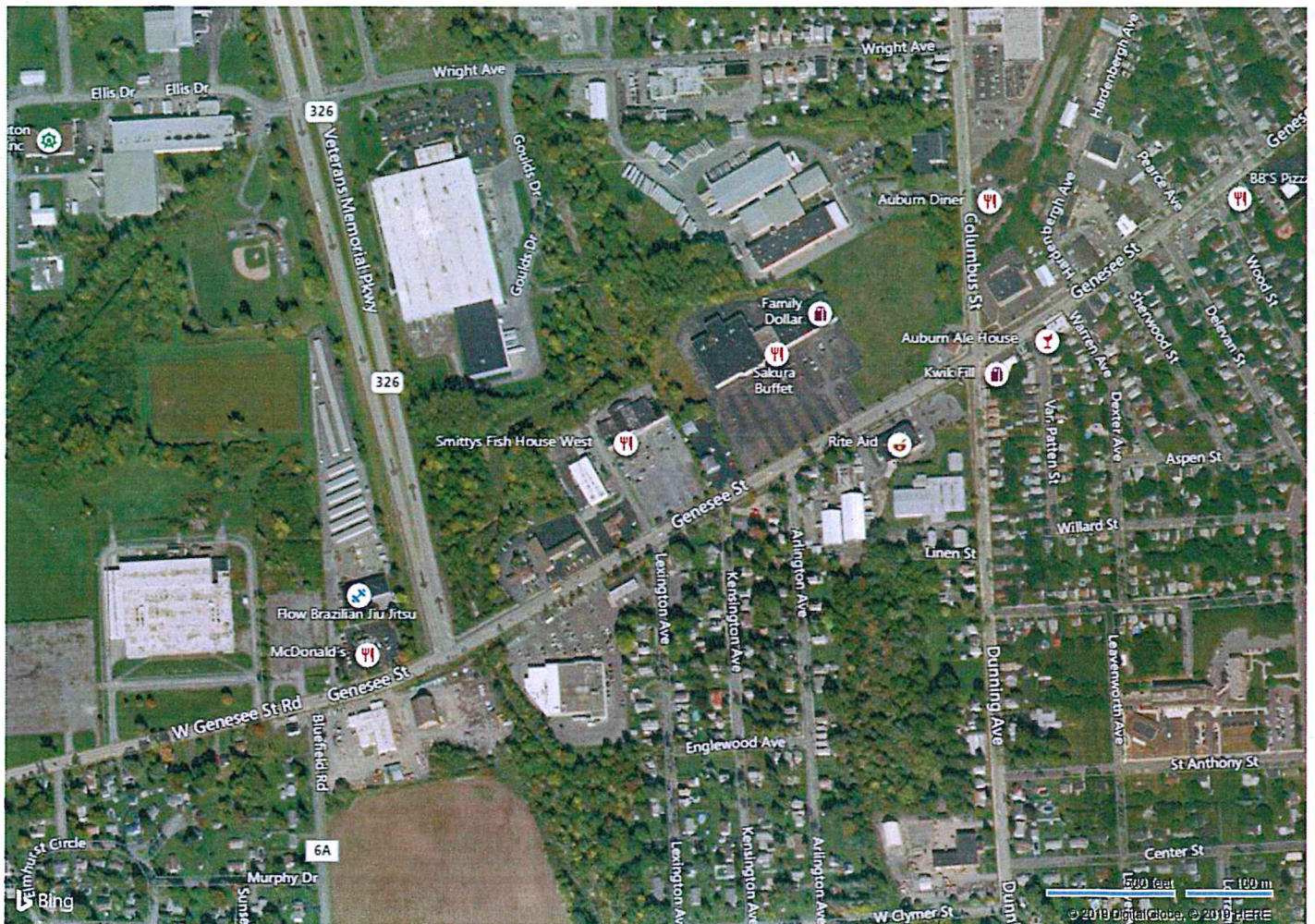
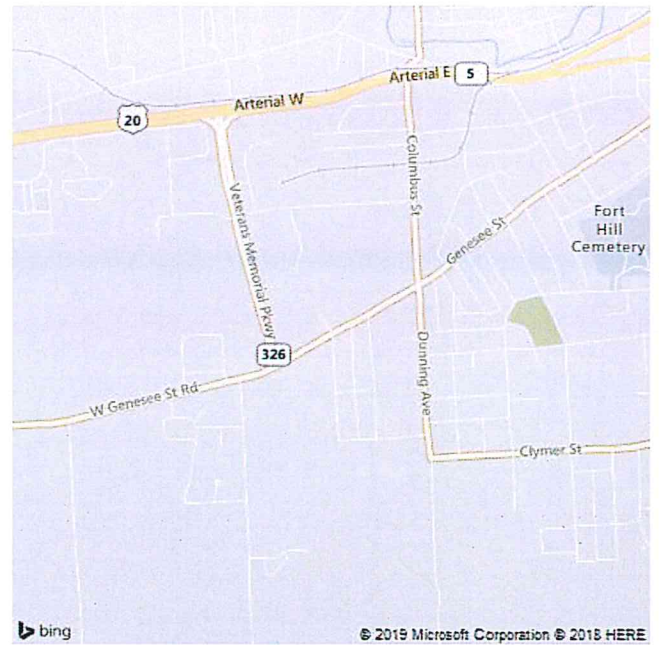


File Photo

Photo for 122.25-1-31 in City of Auburn



Notes



PROPOSE DRIVE THRU
BEVERAGE CENTER
6 LEXINGTON AVE.
SCALE 1/16" = 1'-0"

EXISTING
GARAGE

8'x16' OVERHEAD
DOOR

DRIVE THRU

72'-0"

8'-0"

39'-0"

7'-0"

27'-0"

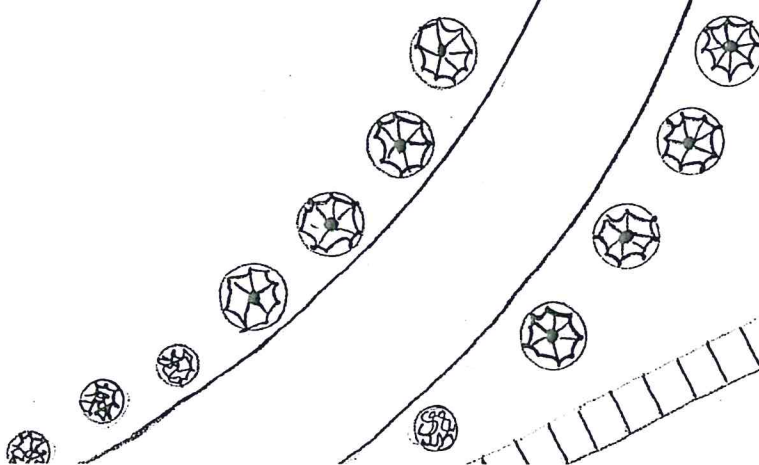
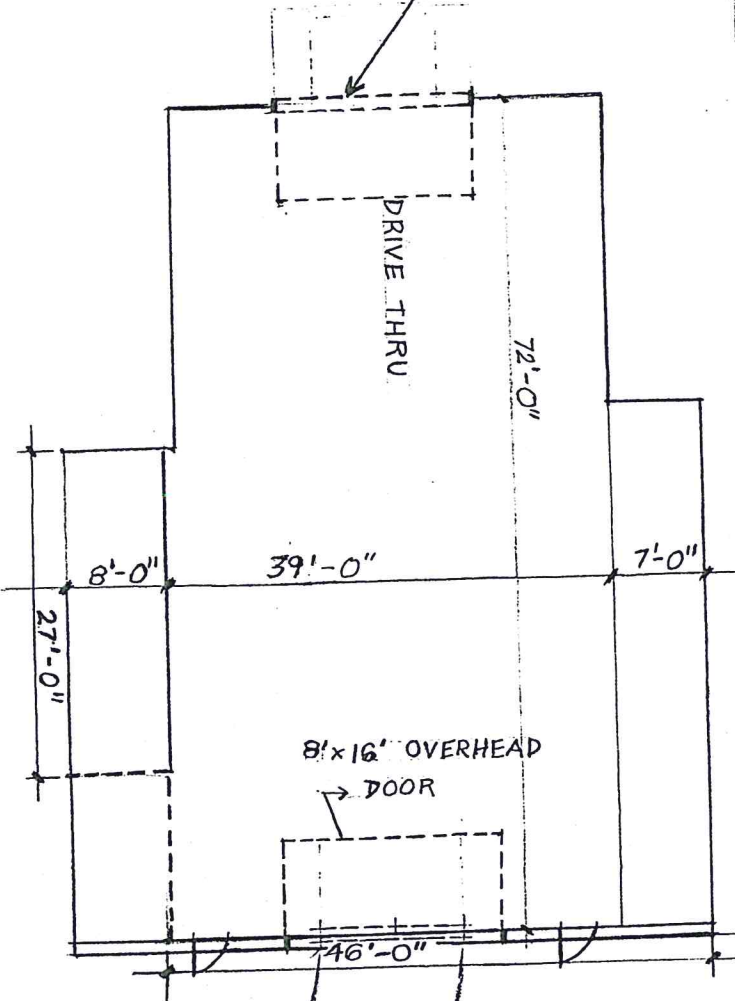
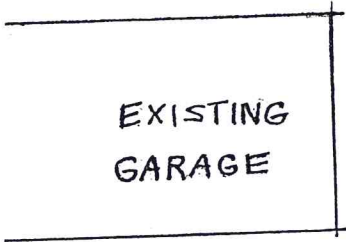
8'x16' OVERHEAD
DOOR

46'-0"

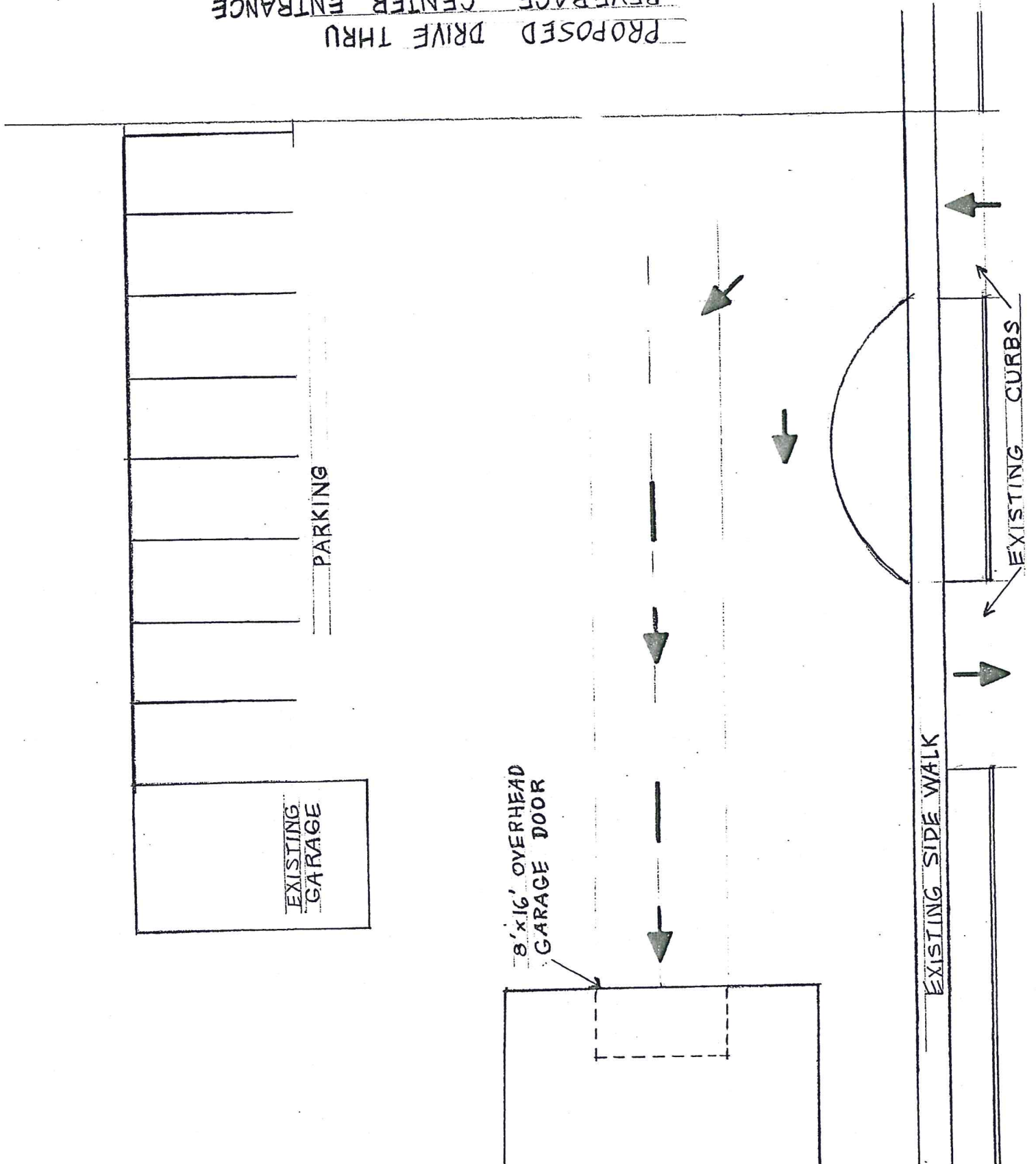
LEXINGTON AVE.

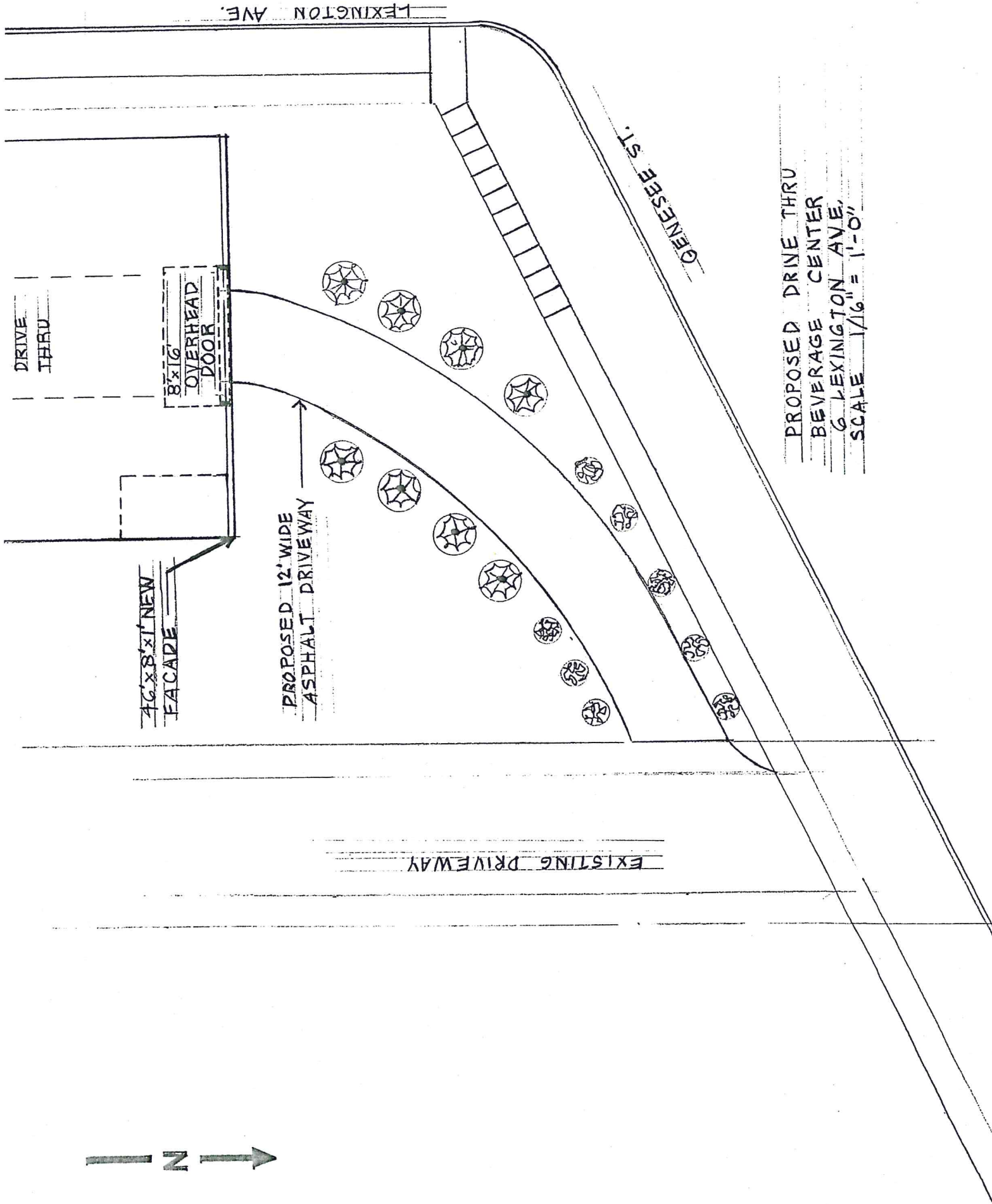


GENESEE ST.



PROPOSED DRIVE THRU
BEVERAGE CENTER ENTRANCE
6 LEXINGTON AVE.
SCALE 1/16" = 1'-0"







NYSEG

ANTHONY TARDIBONE

Account Number: 1004-3825-388

Statement Date: September 19, 2018

Service Address: 346 W GENESEE ST FRIENDS, AUBURN NY 13021-3106
NYSEG DETAILED ACCOUNT ACTIVITY

Page 3 of 4



Gas Service - General
Gas Rate - 08702 Sales

Service from: 08/15/18 - 09/14/18
 PoD ID: N02000016896565

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Billed Usage	Billing Period
70045294	09/14/18	2973 E	08/15/18	2968 A	5	5 ccf	31 days
Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read							

004111 2/2

Natural Gas Delivery Charges

Natural gas used (ccf)	5						
Energy content factor	x 1.023700						
Natural gas used (therm)	5.1						
Basic service charge							23.60
Included in Basic service chg	3.0 therm @	0.00					0.00
Delivery charge	2.1 therm @	0.43958					0.92
Research & development charge	5.1 therm @	0.00141					0.01
Transition surcharge	5.1 therm @	0.01170239					0.06
Revenue decoupling mech	5.1 therm @	-0.014281					-0.07
SBC charge	5.1 therm @	0.009537					0.05
Subtotal Natural Gas Delivery							\$24.57

Natural Gas Supply Charges

Supply charge - August	2.0 therm @	0.335535					0.67
Supply charge - September	3.1 therm @	0.390736					1.21
Merchant function charge - Aug	2.0 therm @	0.017232					0.03
Merchant function charge - Sep	3.1 therm @	0.01736					0.05
Subtotal Natural Gas Supply							\$1.96

Natural Gas Taxes and Surcharges

Taxes on delivery charges	@	1.0101%					0.25
Taxes on supply charges	@	1.0101%					0.02
State sales tax	@	4.0000%					1.06
County sales tax	@	2.0000%					0.54
City sales tax	@	2.0000%					0.54
Subtotal Natural Gas Taxes and Surcharges							\$2.41

Total Natural Gas Cost \$28.94

Total Energy Charges \$28.94

Miscellaneous Charges

09/19/18	Payment & billing svcs charge	0.81
09/19/18	Payment & billing svcs charge sales tax	0.07
09/19/18	Payment & billing svcs GRT	0.01
Total Miscellaneous Charges		\$0.89



ANTHONY TARDIBONE

Account Number: 1004-3825-388

Statement Date: October 15, 2018

Service Address: 346 W GENESEE ST FRIENDS, AUBURN NY 13021-3106
NYSEG DETAILED ACCOUNT ACTIVITY

Page 3 of 5

Electricity Service - Nonresidential
Electricity Rate - 12002 NYSEG Supply ServiceService from: 08/15/18 - 10/10/18
PoD ID: N01000013908785

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Meter Mult	Billed Usage	Billing Period
18648373	10/10/18	15 A	08/15/18	15 A	0	40	0 kwh	57 days
18648373	10/10/18	0.35 A	08/15/18	0.35 A	0.00	40	0.00 kw	57 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

Electricity Delivery Charges

Basic service charge	9.57	@ 2.000000	19.14
Meter charge	0.76	@ 2.000000	1.52
Meter service charge	10.37	@ 2.000000	20.74
Meter data service charge	3.61	@ 2.000000	7.22
Subtotal Electricity Delivery			\$48.62

Electricity Taxes and Surcharges

Taxes on delivery charges	@ 1.0101%	0.49
State sales tax	@ 4.0000%	1.97
County sales tax	@ 2.0000%	0.98
City sales tax	@ 2.0000%	0.98
Subtotal Electricity Taxes and Surcharges		\$4.42

Total Electricity Cost

\$53.04

Gas Service - General
Gas Rate - 08702 SalesService from: 09/15/18 - 10/10/18
PoD ID: N02000016896565

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Billed Usage	Billing Period
70045294	10/10/18	2982 A	09/15/18	2973 E	9	9 ccf	26 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

Natural Gas Delivery Charges

Natural gas used (ccf)	9						
Energy content factor	x 1.023300						
Natural gas used (therm)	9.2						23.60
Basic service charge							0.00
Included in Basic service-Sep	2.0 therm	@ 0.00					1.36
Delivery charge - Sep	3.1 therm	@ 0.43958					0.00
Included in Basic service-Oct	1.0 therm	@ 0.00					1.29
Delivery charge - Oct	3.1 therm	@ 0.41754					0.17
Weather adjustment	0.400 therm	@ 0.425					0.01
Research & development charge	9.2 therm	@ 0.00141					0.11
Transition surcharge	9.2 therm	@ 0.01172377					-0.13
Revenue decoupling mech	9.2 therm	@ -0.014281					0.09
SBC charge	9.2 therm	@ 0.009537					
Subtotal Natural Gas Delivery							\$26.50

Natural Gas Supply Charges

Supply charge - September	5.1 therm	@ 0.390736	1.99
Supply charge - October	4.1 therm	@ 0.397717	1.63
Merchant function charge - Sep	5.1 therm	@ 0.01736	0.09
Merchant function charge - Oct	4.1 therm	@ 0.017376	0.07
Subtotal Natural Gas Supply			\$3.78



ANTHONY TARDIBONE

Account Number: 1004-3825-388

Statement Date: December 18, 2018

Page 3 of 5

Service Address: 346 W GENESEE ST FRIENDS, AUBURN NY 13021-3106
NYSEG DETAILED ACCOUNT ACTIVITY Electricity Service - Nonresidential
Electricity Rate - 12002 NYSEG Supply ServiceService from: 10/11/18 - 12/17/18
PoD ID: N01000013908785

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Meter Mult	Billed Usage	Billing Period
18648373	12/17/18	15 A	10/11/18	15 A	0	40	0 kwh	68 days
18648373	12/17/18	0.35 A	10/11/18	0.35 A	0.00	40	0.00 kw	68 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

012255 2/3

Electricity Delivery Charges

Basic service charge	9.57	@ 2.000000	19.14
Meter charge	0.76	@ 2.000000	1.52
Meter service charge	10.37	@ 2.000000	20.74
Meter data service charge	3.61	@ 2.000000	7.22
Subtotal Electricity Delivery			\$48.62

Electricity Taxes and Surcharges

Taxes on delivery charges	@ 1.0101%	0.49
State sales tax	@ 4.0000%	1.97
County sales tax	@ 2.0000%	0.98
City sales tax	@ 2.0000%	0.98
Subtotal Electricity Taxes and Surcharges		\$4.42
Total Electricity Cost		\$53.04

2230/2

 Gas Service - General
Gas Rate - 08702 SalesService from: 11/15/18 - 12/17/18
PoD ID: N02000016896565

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Billed Usage	Billing Period
70045294	12/17/18	2999 A	11/15/18	2990 E	9	9 ccf	33 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

Natural Gas Delivery Charges

Natural gas used (ccf)	9			
Energy content factor	×	1.025600		
Natural gas used (therm)	9.2			
Basic service charge				23.60
Included in Basic service chg	3.0 therm	@ 0.00		0.00
Delivery charge	6.2 therm	@ 0.41754		2.59
Weather adjustment	-0.700 therm	@ 0.41428571		-0.29
Research & development charge	9.2 therm	@ 0.00141		0.01
Transition surcharge	9.2 therm	@ 0.01174994		0.11
Revenue decoupling mech	9.2 therm	@ -0.014281		-0.13
SBC charge	9.2 therm	@ 0.009537		0.09
Subtotal Natural Gas Delivery				\$25.98

Natural Gas Supply Charges

Supply charge - November	4.1 therm	@ 0.403131	1.65
Supply charge - December	5.1 therm	@ 0.488285	2.49
Merchant function charge - Nov	4.1 therm	@ 0.017389	0.07
Merchant function charge - Dec	5.1 therm	@ 0.017587	0.09
Subtotal Natural Gas Supply			\$4.30



NYSEG

ANTHONY TARDIBONE

Account Number:

1004-3825-388

Statement Date:

January 21, 2019

Page 3 of 4

Service Address: 346 W GENESEE ST FRIENDS, AUBURN NY 13021-3106
NYSEG DETAILED ACCOUNT ACTIVITY



Gas Service - General
Gas Rate - 08702 Sales

Service from: 12/18/18 - 01/16/19

PoD ID: N02000016896565

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Billed Usage	Billing Period
70045294	01/16/19	3008 E	12/18/18	2999 A	9	9 ccf	30 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

Natural Gas Delivery Charges

Natural gas used (ccf)	9						
Energy content factor	x 1.024600						
Natural gas used (therm)	9.2						
Basic service charge							23.60
Included in Basic service chg							0.00
Delivery charge	3.0 therm @	0.00					2.59
Weather adjustment	6.2 therm @	0.41754					0.17
Research & development charge	0.400 therm @	0.425					0.01
Transition surcharge	9.2 therm @	0.0013972					0.11
Revenue decoupling mech - Dec	9.2 therm @	0.01175867					-0.04
Revenue decoupling mech - Jan	3.1 therm @	-0.014281					-0.23
SBC charge - Dec	6.1 therm @	-0.038372					0.03
SBC charge - Jan	3.1 therm @	0.009537					0.03
	6.1 therm @	0.004988					
Subtotal Natural Gas Delivery							\$26.27

Natural Gas Supply Charges

Supply charge - December	3.1 therm @	0.488285					1.51
Supply charge - January	6.1 therm @	0.41739					2.55
Merchant function charge - Dec	3.1 therm @	0.017587					0.05
Merchant function charge - Jan	6.1 therm @	0.017422					0.11
Subtotal Natural Gas Supply							\$4.22

Natural Gas Taxes and Surcharges

Taxes on delivery charges	@	1.0101%					0.27
Taxes on supply charges	@	1.0101%					0.04
State sales tax	@	4.0000%					1.22
County sales tax	@	2.0000%					0.62
City sales tax	@	2.0000%					0.62
Subtotal Natural Gas Taxes and Surcharges							\$2.77

Total Natural Gas Cost

\$33.26

Total Energy Charges

\$33.26

Miscellaneous Charges

01/21/19	Payment & billing svcs charge						0.81
01/21/19	Payment & billing svcs charge sales tax						0.07
01/21/19	Payment & billing svcs GRT						0.01
Total Miscellaneous Charges							\$0.89



Service Address: 346 W GENESEE ST FRIENDS, AUBURN NY 13021-3106
 NYSEG DETAILED ACCOUNT ACTIVITY

Page 3 of 5

Electricity Service - Nonresidential
 Electricity Rate - 12002 NYSEG Supply Service

Service from: 12/18/18 - 02/14/19
 PoD ID: N01000013908785

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Meter Mult	Billed Usage	Billing Period
18648373	02/14/19	15 A	12/18/18	15 A	0	40	0 kwh	59 days
18648373	02/14/19	0.35 A	12/18/18	0.35 A	0.00	40	0.00 kw	59 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

Electricity Delivery Charges

Basic service charge	9.57	@ 2.000000	19.14
Meter charge	0.76	@ 2.000000	1.52
Meter service charge	10.37	@ 2.000000	20.74
Meter data service charge	3.61	@ 2.000000	7.22
Subtotal Electricity Delivery			\$48.62

Electricity Taxes and Surcharges

Taxes on delivery charges	@ 1.0101%	0.49
State sales tax	@ 4.0000%	1.97
County sales tax	@ 2.0000%	0.98
City sales tax	@ 2.0000%	0.98
Subtotal Electricity Taxes and Surcharges		\$4.42

Total Electricity Cost

\$53.04

Gas Service - General
 Gas Rate - 08702 Sales

Service from: 01/17/19 - 02/14/19
 PoD ID: N02000016896565

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Billed Usage	Billing Period
70045294	02/14/19	3014 A	01/17/19	3008 E	6	6 ccf	29 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

Natural Gas Delivery Charges

Natural gas used (ccf)	6		
Energy content factor	x 1.028600		
Natural gas used (therm)	6.2		
Basic service charge			23.60
Included in Basic service chg	3.0 therm @	0.00	0.00
Delivery charge	3.2 therm @	0.41754	1.34
Weather adjustment	-0.100 therm @	0.50	-0.05
Research & development charge	6.2 therm @	0.001386	0.01
Transition surcharge	6.2 therm @	0.01177379	0.07
Revenue decoupling mech	6.2 therm @	-0.038372	-0.24
SBC charge	6.2 therm @	0.004988	0.03
Subtotal Natural Gas Delivery			\$24.76

Natural Gas Supply Charges

Supply charge - January	3.1 therm @	0.41739	1.29
Supply charge - February	3.1 therm @	0.384498	1.19
Merchant function charge - Jan	3.1 therm @	0.017422	0.05
Merchant function charge - Feb	3.1 therm @	0.017345	0.05
Subtotal Natural Gas Supply			\$2.58



ANTHONY TARDIBONE

Account Number: 1004-3825-388

Statement Date: March 19, 2019

Service Address: 346 W GENESEE ST FRIENDS, AUBURN NY 13021-3106
NYSEG DETAILED ACCOUNT ACTIVITY

Page 3 of 4

Gas Service - General
Gas Rate - 08702 SalesService from: 02/15/19 - 03/14/19
PoD ID: N02000016896565

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Billed Usage	Billing Period
70045294	03/14/19	3019 E	02/15/19	3014 A	5	5 ccf	28 days
Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read							

012397 2/2

Natural Gas Delivery Charges

Natural gas used (ccf)	5						
Energy content factor	x 1.028400						
Natural gas used (therm)	5.1						
Basic service charge							23.60
Included in Basic service chg	3.0 therm @	0.00					0.00
Delivery charge	2.1 therm @	0.41754					0.88
Weather adjustment	-0.300 therm @	0.43333333					-0.13
Research & development charge	5.1 therm @	0.001386					0.01
Transition surcharge	5.1 therm @	0.0118535					0.06
Revenue decoupling mech	5.1 therm @	-0.038372					-0.20
SBC charge	5.1 therm @	0.004988					0.03
							\$24.25
Subtotal Natural Gas Delivery							

Natural Gas Supply Charges

Supply charge - February	2.1 therm @	0.384498					0.81
Supply charge - March	3.0 therm @	0.380197					1.14
Merchant function charge - Feb	2.1 therm @	0.017345					0.04
Merchant function charge - Mar	3.0 therm @	0.017335					0.05
							\$2.04
Subtotal Natural Gas Supply							

Natural Gas Taxes and Surcharges

Taxes on delivery charges	@	1.0101%					0.24
Taxes on supply charges	@	1.0101%					0.02
State sales tax	@	4.0000%					1.06
County sales tax	@	2.0000%					0.53
City sales tax	@	2.0000%					0.53
							\$2.38
Subtotal Natural Gas Taxes and Surcharges							

Total Natural Gas Cost

\$28.67

Total Energy Charges

\$28.67

Miscellaneous Charges

03/19/19	Payment & billing svcs charge	0.81
03/19/19	Payment & billing svcs charge sales tax	0.07
03/19/19	Payment & billing svcs GRT	0.01
Total Miscellaneous Charges		\$0.89



CITY OF AUBURN

2018/2019 City Tax Bill

Page 5,309

From 7/01/2018 to 6/30/2019 Warrant Date 7/01/2018

MAKE CHECKS PAYABLE TO:

City Treasurer
P.O. Box 7
Auburn, NY 13021
Phone: (315) 255-4143

TO PAY IN PERSON

Memorial City Hall
24 South St.
Auburn, NY 13021

TO PAY OVER THE INTERNET

Pay by credit card, debit card, or
electronic check. For more information
visit www.xpress-pay.com or
www.auburnny.gov

SWIS CD 050100

TAX MAP NO. 122.25-1-034.001

PROPERTY ADDRESS 338-340 GENESEE ST

ESTIMATED STATE AID

4,982,093

BILL NO. 07747

Exemption

Value

Tax Purpose

Tax Description	Total Tax Levy	% Change From Prior Year	Taxable Value	Rate	TAX AMOUNT
CITY TAX	9,256,858	8.77	18,700	8.8046	164.65
CAPITAL IMPROV. PROGRAM	3,150,000	-6.38	18,700	2.9961	56.03
LIBRARY	474,167	1.83	18,700	.4372	8.18
TOTAL DUE-->					228.86

PARDIBONE ANTHONY JR
21 N HAMILTON ST
JORDAN, NY 13080

Check # 1136

FAILURE TO RECEIVE THIS BILL
DOES NOT WAIVE PENALTY

FRONT FOOTAGE 102.15 DEPTH 105.65 ACRES
SOLL SECTION 1
PROPERTY ADDRESS 338-340 GENESEE ST
PROPERTY CLASS 311
ANK CODE

OLD ADDRESS

PROPERTY TAXPAYER'S BILL OF RIGHTS

The assessor estimates the Full Market Value of this property as of July 1, 2018 is \$ 18,700.00
The Total Assessed Value of this property is \$ 18,700.00
The Uniform Percentage of Value used to establish assessments in your municipality is 100 %

SECOND INSTALLMENT ENCLOSE THIS STUB WITH YOUR CHECK WHEN PAYING SECOND INSTALLMENT DUE 1/31/2019 W/OUT PENALTY CITY TAX, CITY OF AUBURN BILL NO. 07747 338-340 GENESEE ST 122.25-1-034.001	FIRST INSTALLMENT ENCLOSE THIS STUB WITH YOUR CHECK WHEN PAYING FIRST INSTALLMENT DUE 7/31/2018 W/OUT PENALTY CITY TAX, CITY OF AUBURN BILL NO. 07747 338-340 GENESEE ST 122.25-1-034.001
SECOND INST. \$ 110.34	FIRST INST. \$ 118.52
PENALTY \$	PENALTY \$
PAY THIS AMT \$	PAY THIS AMT \$



CITY OF AUBURN

2018/2019 City Tax Bill

Page 5,313

From 7/01/2018 to 6/30/2019 Warrant Date 7/01/2018

MAKE CHECKS PAYABLE TO:

City Treasurer
P.O. Box 7
Auburn, NY 13021
Phone: (315) 255-4143

TO PAY IN PERSON

Memorial City Hall
24 South St.
Auburn, NY 13021

TO PAY OVER THE INTERNET

Pay by credit card, debit card, or electronic check. For more information visit www.xpress-pay.com or www.auburnny.gov

SWIS CD 050100
TAX MAP NO. 122.25-1-031.000
PROPERTY ADDRESS 6 LEXINGTON AV

ESTIMATED STATE AID 4,982,093
BILL NO. 07743

Exemption

Value

Tax Purpose

Tax Description	Total Tax Levy	% Change From Prior Year	Taxable Value	Rate	TAX AMOUNT
CITY TAX	9,256,858	8.77	110,000	8.8046	968.52
CAPITAL IMPROV. PROGRAM	3,150,000	-6.38	110,000	2.9961	329.58
LIBRARY	474,167	1.83	110,000	.4372	48.10
REFUSE COLLECTION FEE					186.00
TOTAL DUE--->					1,532.20

TARDIBONE ANTHONY JR
21 N HAMILTON ST
JORDAN, NY 13080

FAILURE TO RECEIVE THIS BILL
DOES NOT WAIVE PENALTY

FRONT FOOTAGE 51.06 DEPTH 247.14 ACRES .46

ROLL SECTION 1

PROPERTY ADDRESS 6 LEXINGTON AV

PROPERTY CLASS 425

ANK CODE

OLD ADDRESS 346 GENESEE ST

PROPERTY TAXPAYER'S BILL OF RIGHTS

The assessor estimates the Full Market Value of this property as of July 1, 2018 is \$ 110,000.00

The Total Assessed Value of this property is \$ 110,000.00

The Uniform Percentage of Value used to establish assessments in your municipality is 100 %

SECOND INSTALLMENT	FIRST INSTALLMENT
ENCLOSE THIS STUB WITH YOUR CHECK WHEN PAYING SECOND INSTALLMENT DUE 1/31/2019 W/OUT PENALTY	ENCLOSE THIS STUB WITH YOUR CHECK WHEN PAYING FIRST INSTALLMENT DUE 7/31/2018 W/OUT PENALTY
CITY TAX, CITY OF AUBURN	CITY TAX, CITY OF AUBURN
BILL NO. 07743	BILL NO. 07743
6 LEXINGTON AV	6 LEXINGTON AV
122.25-1-031.000	122.25-1-031.000
SECOND INST. \$ 742.05	FIRST INST. \$ 790.15
PENALTY \$	PENALTY \$
PAY THIS AMT \$	PAY THIS AMT \$

2018 Auburn School Tax Bill

BILL NO 007388

Bank # 82405

OWNER

Tardibone Anthony Jr
21 N Hamilton St
Jordan, NY 13080

SWIS 050100	TAX MAP NO. 122.25-1-31	FISCAL YEAR: 07/01/2018 to 06/30/2019
	TOWN/CITY Auburn	WARRANT DATE 09/01/2018
	Location: 6 Lexington Av	ESTIMATED STATE AID 41,348,303
	Front:51.06 Depth: 247.1 Acres: 0.46	TAX/FINANCE CODE 025

FULL MARKET PROPERTY VALUE AS OF 07/01/2017 :					\$110,000	PAYMENT IN PERSON: Tompkins Trust Company 86 North St. Auburn, NY 13021 View your bill online at: www.taxlookup.net PH: 315-255-8806 FAX: 315-255-8856 sandra_vangiesen@auburn.cnyric.org TAX COLLECTOR Sandra VanGiesen
TOTAL ASSESSED VALUE ON THE 2018 ASSESSMENT ROLL:					\$110,000	
THE UNIFORM PERCENTAGE OF VALUE:					100 %	
Exemptions	Value	Full Value	Exemptions	Value	Full Value	

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHG FROM PRIOR YEAR	TAXABLE VALUE Before STAR reduction	TAX RATE	TAX AMOUNT
SCHOOL TAX	\$31,274,768	1.6	110,000.00	18.11443700	\$1,992.59
<p>PAID Received in Branch OCT 01 2018 Amount \$ 1992.59 Initials [Signature]</p>					

ADDITIONAL PAYMENT, PENALTY AND EXEMPTION INFORMATION APPEARS ON THE BACK OF THIS TAX BILL.			STAR Savings	\$0.00
			TOTAL DUE	\$1,992.59
			(FULL PAYMENT AMOUNT)	
			TAXPAYER'S COPY	
Pay on or before	1st Inst. Penalty %	Penalty Amount		
10/02/2018				
11/02/2018	1.00	9.96		
12/05/2018	2.00	19.93		

IMPORTANT: Maximum STAR tax savings for Basic and Enhanced STAR Benefits generally may not exceed last year's savings amount by more than 2% and may vary by municipality.

CASH PAYMENTS WILL NOT BE ACCEPTED AT THORNTON AVE!!

2018 Auburn School Tax Bill

DUE: 12/05/2018

PROPERTY LOCATION:
6 Lexington Av

Tardibone Anthony Jr
21 N Hamilton St
Jordan, NY 13080

Tax ID# 122.25-1-31
Town/City: Auburn

Mail/Make checks payable to:
ACSD Tax Collector
PO Box 6622
Ithaca, NY 14851-6622

INSTALLMENT #2



Bill # 007388

INSTALLMENT #2

\$996.29

The last date the collector is authorized to receive taxes is 12/05/2018 at which time, unpaid amounts are reported to the City Treasurer. After 12/05/2018 contact the City Treasurer at 315-255-4143.

2018 Auburn School Tax Bill

BILL NO 007392

Bank # 82406

OWNER

Tardibone Anthony Jr
21 N Hamilton St
Jordan, NY 13080

SWIS 050100	TAX MAP NO. 122.25-1-34.1	FISCAL YEAR: 07/01/2018 to 06/30/2019
	TOWN/CITY Auburn Location: 338-340 Genesee St Front: 102.2 Depth: 105.7 Acres: 0.00	WARRANT DATE 09/01/2018 ESTIMATED STATE AID 41,348,303 TAX/FINANCE CODE 025

FULL MARKET PROPERTY VALUE AS OF 07/01/2017 :				\$18,700		PAYMENT IN PERSON: Tompkins Trust Company 86 North St. Auburn, NY 13021 View your bill online at: www.taxlookup.net PH: 315-255-8806 FAX: 315-255-8856 sandra_vangiesen@auburn.cnyric.org TAX COLLECTOR Sandra VanGiesen
TOTAL ASSESSED VALUE ON THE 2018 ASSESSMENT ROLL:				\$18,700		
THE UNIFORM PERCENTAGE OF VALUE:				100 %		
Exemptions	Value	Full Value	Exemptions	Value	Full Value	

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHG FROM PRIOR YEAR	TAXABLE VALUE Before STAR reduction	TAX RATE	TAX AMOUNT
SCHOOL TAX	\$31,274,768	1.6	18,700.00	18.11443700	\$338.74
School Tax Received Auburn Branch OCT 01 2018 Amount: \$ 338.74 Teller Initials: <i>YS</i>					

ADDITIONAL PAYMENT, PENALTY AND EXEMPTION INFORMATION APPEARS ON THE BACK OF THIS TAX BILL.			STAR Savings	\$0.00
			TOTAL DUE	\$338.74
			(FULL PAYMENT AMOUNT)	
			TAXPAYER'S COPY	
<u>Pay on or before</u>	<u>1st Inst. Penalty %</u>	<u>Penalty Amount</u>		
10/02/2018				
11/02/2018	1.00	1.69		
12/05/2018	2.00	3.39		

IMPORTANT: Maximum STAR tax savings for Basic and Enhanced STAR Benefits generally may not exceed last year's savings amount by more than 2% and may vary by municipality.

CASH PAYMENTS WILL NOT BE ACCEPTED AT THORNTON AVE!!

2018 Auburn School Tax Bill

DUE: 12/05/2018

PROPERTY LOCATION:
338-340 Genesee St

Tax ID# 122.25-1-34.1

Town/City: Auburn

Mail/Make checks payable to:

ACSD Tax Collector
PO Box 6622
Ithaca, NY 14851-6622

Tardibone Anthony Jr
21 N Hamilton St
Jordan, NY 13080

INSTALLMENT #2



Bill # 007392

INSTALLMENT #2

\$169.37

The last date the collector is authorized to receive taxes is 12/05/2018 at which time, unpaid amounts are reported to the City Treasurer. After 12/05/2018 contact the City Treasurer at 315-255-4143.

2019 Auburn County Tax Bill

BILL NO 007392

OWNER

Tardibone Anthony Jr
21 N Hamilton St
Jordan, NY 13080

SWIS 050100	TAX MAP NO. 122.25-1-34.1	FISCAL YEAR: 01/01/2019 to 12/31/2019
TOWN/CITY Auburn		WARRANT DATE 02/01/2019
Front: 102.2	Depth: 105.7	TAX/FINANCE CODE
Acres: 0.00		EST STATE AID 0
		STATE AID COUNTY 21,644,464

FULL MARKET PROPERTY VALUE AS OF 02/01/2018 :			\$18,700	PAYABLE TO: City Treasurer, Memorial City Hall 24 South Street, Po Box 157 Auburn, NY 13021 Mon-Fri 8:00 am - 4:00 pm TAX COLLECTOR Bob Gauthier, City Treasurer PH: 315-255-4143 Duplicate Bill Charge \$1.00 Please bring bill when paying																			
TOTAL ASSESSED VALUE ON THE 2018 ASSESSMENT ROLL:			\$18,700																				
THE UNIFORM PERCENTAGE OF VALUE:			100 %																				
Exemptions	Value	Full Value	Exemptions	Value	Full Value																		
<table border="1"> <thead> <tr> <th>LEVY DESCRIPTION</th><th>TOTAL TAX LEVY</th><th>% CHG FROM PRIOR YEAR</th><th>TAXABLE VALUE</th><th>TAX RATE</th><th>TAX AMOUNT</th></tr> </thead> <tbody> <tr> <td>COUNTY TAX</td><td>\$40,613,330</td><td>2.1</td><td>18,700.00</td><td>8.35054800</td><td>\$156.16</td></tr> <tr> <td>COLLEGE CHARGEBACK</td><td>\$160,184</td><td>10.9</td><td>18,700.00</td><td>0.15183900</td><td>\$2.84</td></tr> </tbody> </table>						LEVY DESCRIPTION	TOTAL TAX LEVY	% CHG FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE	TAX AMOUNT	COUNTY TAX	\$40,613,330	2.1	18,700.00	8.35054800	\$156.16	COLLEGE CHARGEBACK	\$160,184	10.9	18,700.00	0.15183900	\$2.84
LEVY DESCRIPTION	TOTAL TAX LEVY	% CHG FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE	TAX AMOUNT																		
COUNTY TAX	\$40,613,330	2.1	18,700.00	8.35054800	\$156.16																		
COLLEGE CHARGEBACK	\$160,184	10.9	18,700.00	0.15183900	\$2.84																		

First Payment Penalty Schedule

If Paid by	Tax Due	Penalty %	Penalty Amt	Total Due
02/28/2019	\$79.50	0 %	\$0.00	\$79.50
04/01/2019	\$79.50	1 %	\$0.80	\$80.30
04/30/2019	\$79.50	2 %	\$1.59	\$81.09 Includes \$ 0.00 notice fee.

TOTAL DUE \$159.00
(FULL PAYMENT AMOUNT)

Installment Schedule

Type	Due	Tax Due	Inst Fee .00 %	Total Due	Payable To:
Installment #1	02/28/2019	\$79.50	\$0.00	\$79.50	City
Installment #2	04/30/2019	\$79.50	\$0.00	\$79.50	City

TAXPAYER'S COPY

For online payment please visit: www.xpress-pay.com or www.auburnny.gov

ADDITIONAL PAYMENT, PENALTY AND EXEMPTION INFORMATION APPEARS ON THE BACK OF THIS TAX BILL.

2019 Auburn County Tax Bill

Tax ID# 122.25-1-34.1
Town/City: Auburn

DUE: 04/30/2019
INSTALLMENT #2



Bill # 007392

Property Location:
338-340 Genesee St

Owner:
Tardibone Anthony Jr

Mail Payment & Make Payable To:
City Treasurer
PO Box 157
Auburn, NY 13021

Installment #2 Base Tax 79.50
Installment #2 Fee .00 % 0.00

INSTALLMENT #2 \$79.50

PAY 2ND INSTALLMENT TO THE CITY TREASURER.

20.00 Returned Check Fee

2019 Auburn County Tax Bill

BILL NO 007388

OWNER

Tardibone Anthony Jr
21 N Hamilton St
Jordan, NY 13080

SWIS 050100	TAX MAP NO. 122.25-1-31	FISCAL YEAR: 01/01/2019 to 12/31/2019
TOWN/CITY Auburn		WARRANT DATE 02/01/2019
Front: 51.06 Depth: 247.1 Acres: 0.46		TAX/FINANCE CODE
		EST STATE AID 0
		STATE AID COUNTY 21,644,464

FULL MARKET PROPERTY VALUE AS OF 02/01/2018 :			\$110,000	PAYABLE TO: City Treasurer, Memorial City Hall 24 South Street, Po Box 157 Auburn, NY 13021 Mon-Fri 8:00 am - 4:00 pm TAX COLLECTOR Bob Gauthier, City Treasurer PH: 315-255-4143 Duplicate Bill Charge \$1.00 Please bring bill when paying																			
TOTAL ASSESSED VALUE ON THE 2018 ASSESSMENT ROLL:			\$110,000																				
THE UNIFORM PERCENTAGE OF VALUE:			100 %																				
Exemptions	Value	Full Value	Exemptions	Value	Full Value																		
<table border="1"> <thead> <tr> <th>LEVY DESCRIPTION</th><th>TOTAL TAX LEVY</th><th>% CHG FROM PRIOR YEAR</th><th>TAXABLE VALUE</th><th>TAX RATE</th><th>TAX AMOUNT</th></tr> </thead> <tbody> <tr> <td>COUNTY TAX</td><td>\$40,613,330</td><td>2.1</td><td>110,000.00</td><td>8.35054800</td><td>\$918.56</td></tr> <tr> <td>COLLEGE CHARGEBACK</td><td>\$160,184</td><td>10.9</td><td>110,000.00</td><td>0.15183900</td><td>\$16.70</td></tr> </tbody> </table>						LEVY DESCRIPTION	TOTAL TAX LEVY	% CHG FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE	TAX AMOUNT	COUNTY TAX	\$40,613,330	2.1	110,000.00	8.35054800	\$918.56	COLLEGE CHARGEBACK	\$160,184	10.9	110,000.00	0.15183900	\$16.70
LEVY DESCRIPTION	TOTAL TAX LEVY	% CHG FROM PRIOR YEAR	TAXABLE VALUE	TAX RATE	TAX AMOUNT																		
COUNTY TAX	\$40,613,330	2.1	110,000.00	8.35054800	\$918.56																		
COLLEGE CHARGEBACK	\$160,184	10.9	110,000.00	0.15183900	\$16.70																		

First Payment Penalty Schedule

If Paid by	Tax Due	Penalty %	Penalty Amt	Total Due
02/28/2019	\$467.63	0 %	\$0.00	\$467.63
04/01/2019	\$467.63	1 %	\$4.68	\$472.31
04/30/2019	\$467.63	2 %	\$9.35	\$476.98 Includes \$ 0.00 notice fee.

TOTAL DUE \$935.26
(FULL PAYMENT AMOUNT)

Installment Schedule

Type	Due	Tax Due	Inst Fee .00 %	Total Due	Payable To:
Installment #1	02/28/2019	\$467.63	\$0.00	\$467.63	City
Installment #2	04/30/2019	\$467.63	\$0.00	\$467.63	City

TAXPAYER'S COPY

For online payment please visit: www.xpress-pay.com or www.auburnny.gov

ADDITIONAL PAYMENT, PENALTY AND EXEMPTION INFORMATION APPEARS ON THE BACK OF THIS TAX BILL.

2019 Auburn County Tax Bill

Tax ID# 122.25-1-31
Town/City: Auburn

DUE: 04/30/2019
INSTALLMENT #2


Bill # 007388

Property Location:

6 Lexington Av

Owner:

Tardibone Anthony Jr

Mail Payment & Make Payable To:

City Treasurer

PO Box 157

Auburn, NY 13021

Installment #2 Base Tax

467.63

Installment #2 Fee .00 %

0.00

INSTALLMENT #2**\$467.63**

**PAY 2ND INSTALLMENT TO THE
CITY TREASURER.**

20.00 Returned Check Fee

Current Date 2/11/19

Tax Summary

Calculation Date 2/11/19

Property

342 GENESEE ST

'X' Description	Amount	Penalty	Paid	Balance
18 1ST HALF CITY TAXES	8.25	.58		8.83
2ND HALF	7.67	.8		7.75
18 1ST HALF SCHOOL TAXES	24.26	.49		24.75
2ND HALF				
TREASURERS FEE	1.21	.2		1.23
19 1ST HALF COUNTY TAXES	11.06			11.06
2ND HALF				
18 TAX SALE	76.98	5.13		82.11
17 TAX SALE	75.85	12.65		88.50
16 TAX SALE	76.61	20.43		97.04
15 TAX SALE	77.07	28.26		105.33
14 TAX SALE	77.56	36.19		113.75
13 TAX SALE	58.11	32.93		91.04
12 TAX SALE	**PAID**			
11 TAX SALE	**PAID**			
10 TAX SALE	**PAID**			
TOTAL OUTSTANDING				631.39

'X' for detail

F2 next page

F3 prior page

F5 prior screen

PAID

FEB 11 2019

OFFICE OF CITY TREASURER
AUBURN NY

Current Date 2/11/19

Tax Summary

Calculation Date 2/11/19

Property

344 GENESEE ST

'X'	Description	Amount	Penalty	Paid	Balance
—	18 1ST HALF CITY TAXES	10.77	.75		11.52
—	2ND HALF	10.03	.10		10.13
—	18 1ST HALF SCHOOL TAXES	31.71	.63		32.34
—	2ND HALF				
—	TREASURERS FEE	1.59	.3		1.62
—	19 1ST HALF COUNTY TAXES	14.46			14.46
—	2ND HALF				
—	18 TAX SALE	79.27	5.28		84.55
—	17 TAX SALE	93.05	15.51		108.56
—	16 TAX SALE	94.01	25.07		119.08
—	15 TAX SALE	94.65	34.71		129.36
—	14 TAX SALE	95.25	44.45		139.70
—	13 TAX SALE	69.83	39.58		109.41
—	12 TAX SALE	**PAID**			
—	11 TAX SALE	**PAID**			
—	10 TAX SALE	**PAID**			
—	TOTAL OUTSTANDING				760.73

PAID

FEB 11 2019

OFFICE OF CITY TREASURER
AUBURN NY

'X' for detail

F2 next page

F3 prior page

F5 prior screen

Current Date 2/11/19

Tax Summary

Calculation Date 2/11/19

Property

346 GENESEE ST

'X'	Description	Amount	Penalty	Paid	Balance
18	1ST HALF CITY TAXES	107.11	7.50		114.61
-	2ND HALF	99.72	1.00		100.72
18	1ST HALF SCHOOL TAXES	157.66	3.15		160.81
-	2ND HALF	154.59	3.09		157.68
-	TREASURERS FEE	15.61	.31		15.92
19	1ST HALF COUNTY TAXES	71.85			71.85
-	2ND HALF	71.84			71.84
18	TAX SALE	605.74	40.38		646.12
17	TAX SALE	742.68	123.78		866.46
16	TAX SALE	754.47	201.19		955.66
15	TAX SALE	760.51	278.85		1039.36
14	TAX SALE	501.59	234.08		735.67
13	TAX SALE	488.39	276.76		765.15
12	TAX SALE	464.63	309.76		774.39
11	TAX SALE	449.89	344.91		794.80
10	TAX SALE	111.03	96.22		207.25
-	TOTAL OUTSTANDING				7478.29

PAID

FEB 11 2019

OFFICE OF CITY TREASURER
AUBURN NYPAID \$607.85
✓ #1760 ER

'X' for detail

F2 next page

F3 prior page

F5 prior screen

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Anthony Tardibone</i>			
Project Location (describe, and attach a location map): <i>Use VARIANCE</i>			
Brief Description of Proposed Action: <i>330-346 Belmont + Charlotte Ave, Center building Frank Tardibone/Restaurant to Rustic Redesignation Center + Beverage Sales</i>			
Name of Applicant or Sponsor: <i>Anthony Tardibone</i>		Telephone: <i>315 515 8707</i>	
Address: <i>71 W. Harrison St</i>		E-Mail:	
City/PO: <i>Jordan</i>	State: <i>NY</i>	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<i>Adverse Zoning Board & Code Dept.</i>			
3.a. Total acreage of the site of the proposed action?		<i>1</i> acres	
b. Total acreage to be physically disturbed?		<i>1.2</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.4</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Anthony Tardikane</u> Date: <u>March 29, 2019</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

DENIAL OF PERMIT BY CODE ENFORCEMENT
Referral to the Zoning Board of Appeals
Area Variance

PART 1. APPLICATION DATE: 4/30/19 MEETING DATE: 5/20/19

PURPOSE: Applicant is requesting an area variance to install a driveway.

PROPERTY LOCATION: 8 Hillside Terrace **ZONING DISTRICT:** R1

APPLICANT NAME: Andrea and Jacob Janish **ADDRESS:** 8 Hillside Terrace, Auburn, NY 13021

PART 2. DENIAL BY CODE ENFORCEMENT OFFICER DATE: 5/6/19

REASON(What specifically is applicant requesting and what the ordinance limitations are)

Applicant is requesting an area variance of four feet over the allowed maximum width of 20 feet for a driveway of 24 feet in width. §305-48E(3)[b]

PERTINENT TITLE, SECTION, PARAGRAPH OF ZONING ORDINANCE:

§ 305-48 Off-street parking and loading.

E. Design standards.

(3) Ingress and egress dimensions.

(b) All parking areas serving residential uses shall have a clearly defined driveway not wider than 20 feet for single- and two-family residences or clearly defined driveway(s) not wider than 24 feet for other residential uses. Such driveways shall be defined with the use of curbing along the street and an appropriate tree lawn between the sidewalk and street, or other means approved by the Code Enforcement Officer.

SIGNATURE OF CODE ENFORCEMENT OFFICER



Brian Hicks, Sr. Code Enforcement Officer

COPY

CITY OF AUBURN
ZONING BOARD OF APPEALS
APPLICATION FOR **AREA VARIANCE**
(*DEVELOPMENT*)

RECEIVED
APR 30 2019

Date: 4/18/19

CITY OF AUBURN
CODE ENFORCEMENT

1. Applicant(s): Andrea and Jacob Janish
2. Contact Person: (if not shown in #1) _____
3. Address: 8 Hillside Terrace, Auburn
4. Phone: 315-345-9579 E-Mail: andreaeupstatepaving.com
5. Address where variance is requested: 8 Hillside Terrace, Auburn
- Tax Map #: 123.37-1-25 Zoning District: _____
6. Property Owner (if different than applicant): _____

(If the applicant is not the property owner a notarized statement giving authorization to the applicant must be obtained from the property owner and submitted with this application.)

7. If the variance is granted, will the applicant be performing the changes? ☐ Yes ☒ No

8. If not, please provide the name, address and phone number of the contractor(s):

Upstate Paving, 162 York St, Auburn (315) 252-5005

9. Please describe in detail the changes you plan to make on the premises (be specific):

- I would like to install a 24' wide concrete driveway (to match up to new double car garage addition)
- I would like to add granite curbs in front of my ^{entire} property at the street. (89')

10. Please explain how you will suffer a significant economic injury unless the area variance is granted:

- There is no suffer, I would just like to do this to add to the visual appeal of my property.

11. Please provide the following information to support how you will suffer a significant economic injury:

- a) Amount paid for property in questions: _____
- b) Date of purchase of the property: _____
- c) Present market value of the property or any part thereof: _____
- d) Basis upon which the present market value of the property was obtained: _____
- e) Assessment and amount of taxes on the property in issue (if applicable): _____
- f) Amount of mortgages and other encumbrances (if applicable): _____
- g) Income from the land in issue (if applicable): _____
- h) Any other relevant facts particular to the facts of the case: _____

*this section
not applicable
as we will not
suffer economic
injury...*

12. Please explain why the requested variance will not produce an undesirable change in the character of the neighborhood: It still keeps 75% of our large front yard as green space. we have a neighbor at 4 Hillside who already has a 24" wide driveway, and another on South St Rd whose majority of yard is driveway

13. Please explain why no detriment will be created to nearby properties: this has no effect on neighboring properties, the requests are to our own property only.

14. Please explain the reasons why there is no other feasible method available to you to pursue in order to achieve the benefit you seek other than the requested area variance: we could do a 20' wide driveway, only doing this because it would look nicer with new garage.

15. Please explain why the requested area variance is not substantial: 75% of front yard will remain green space

Please use the last sheet of lined paper if you require any further space and clearly indicate which questions you are answering.

Remember that it is the sole responsibility of the applicant to provide sufficient information and documentation concerning this application. Because the determination is made solely on the basis of information provided to the ZBA, it is to the applicant's benefit to include as much supporting information as possible.

I/WE HEREBY CONSENT TO ALLOW MEMBERS OF THE ZONING BOARD OF APPEALS, UPON REASONABLE NOTICE TO ME/US, THE RIGHT OF ACCESS TO MY/OUR PROPERTY FOR THE PURPOSE OF VIEWING AND INSPECTING THE PROPOSED VARIANCE, WHICH IS A SUBJECT MATTER OF THE PROCEEDING HEREIN BEFORE THE ZONING BOARD OF APPEALS.

I/We certify that the information submitted with this application for an area variance is true to the best of my/our knowledge and belief.

Andrea Janish
Printed name of applicant

Jacob Janish
Printed name of applicant

Andrea Janish
Signature of applicant

Jacob Janish
Signature of applicant

Office use only

State of New York)
County of Cayuga) ss:

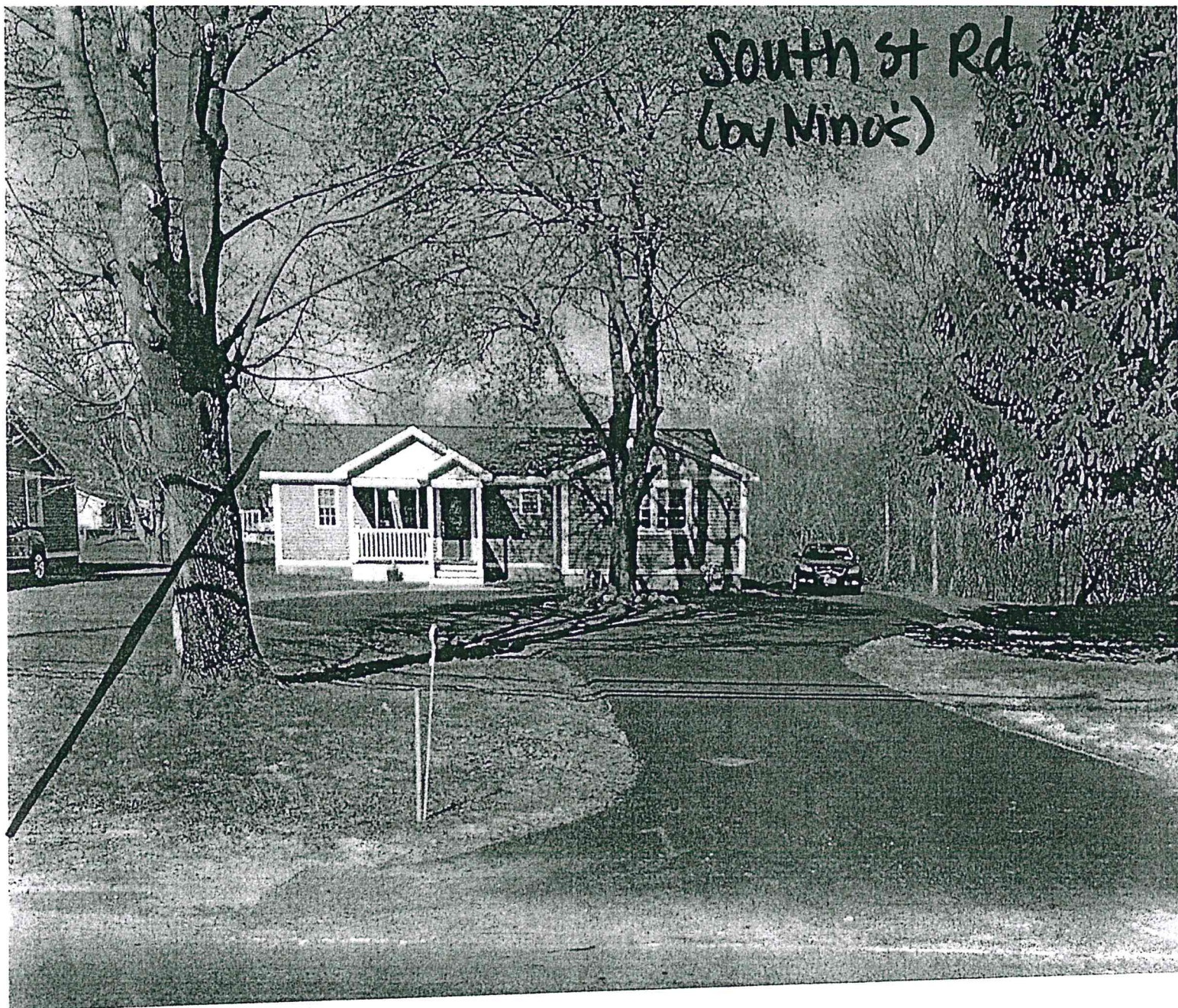
Sworn to before me this _____ day of _____, 20____.

Notary Public / Commissioner of Deeds

4 Hillside Terrace



This is our neighbors driveway at 4 Hillside Terrace. His driveway is 24' wide to accommodate his 2 car garage as well.



If we make our driveway 24' wide we will still have 75% of our front lawn as green space as we have a large front yard. One of our neighbors on South St Rd (within the city) was approved to pave his driveway last year and as you can see his green space is much less than what ours would be.

5/16/19

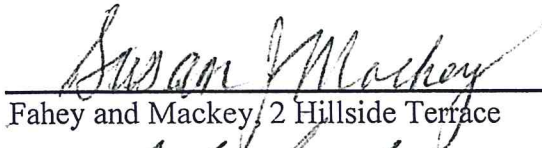
jacob and andrea janish
8 hillside terrace - auburn, new york 13021

April 17, 2019

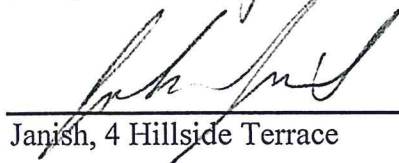
We approve of Jacob and Andrea Janish to have a 24' wide driveway installed on their property and granite curbs along the street at their 89' property edge.



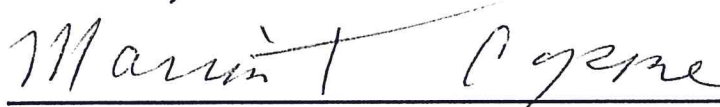
Cornell, 1 Hillside Terrace



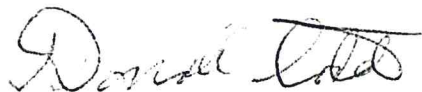
Fahey and Mackey, 2 Hillside Terrace



Janish, 4 Hillside Terrace



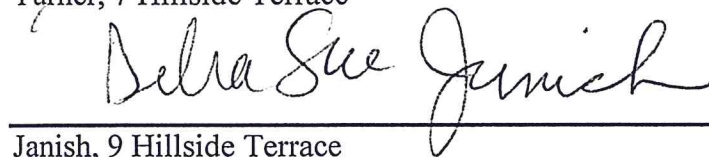
Todd, 5 Hillside Terrace



Capone, 6 Hillside Terrace



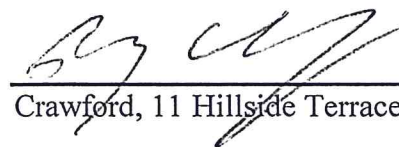
Turner, 7 Hillside Terrace



Janish, 9 Hillside Terrace



Rakusch, 10 Hillside Terrace



Crawford, 11 Hillside Terrace

jacob and andrea janish
8 hillside terrace - auburn, new york 13021

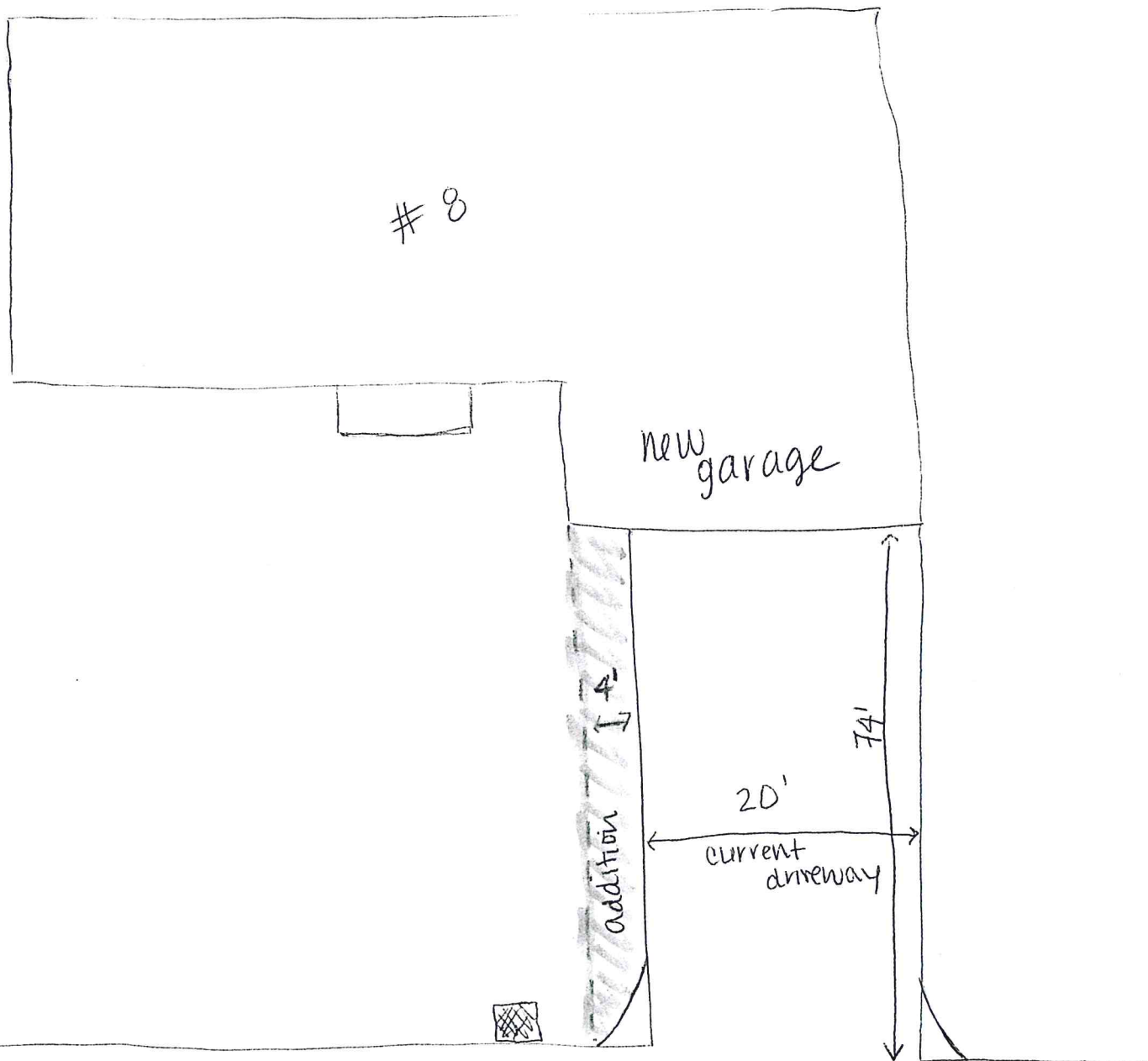
Vicki A Nolan

Weaver, 12 Hillside Terrace

NOLAN

not home - in drug rehab-

Grader, 14 Hillside Terrace



Hillside Terrace

DENIAL OF PERMIT BY CODE ENFORCEMENT

Referral to the Zoning Board of Appeals

Area Variance

PART 1. APPLICATION DATE: 4/24/19

MEETING DATE: 5/20/19

PURPOSE: Applicant is requesting an area variance to install a parking area.

PROPERTY LOCATION: 24 Leavenworth Ave

ZONING DISTRICT: R1

APPLICANT NAME: Ryan and Jackie Morrell **ADDRESS:** 24 Leavenworth Ave Auburn, NY 13021

PART 2. DENIAL BY CODE ENFORCEMENT OFFICER

DATE: 5/6/19

REASON(What specifically is applicant requesting and what the ordinance limitations are)

Applicant is requesting an area variance to create a 20' x 20' parking area in the front yard and south of the exiting driveway.
§305-32A(1)

PERTINENT TITLE, SECTION, PARAGRAPH OF ZONING ORDINANCE:

§ 305-32 Driveway, residential.

A. Application.

(1) No parking of vehicles shall be permitted nor any driveway or parking area established in the front yard.

SIGNATURE OF CODE ENFORCEMENT OFFICER


Brian Hicks, Sr. Code Enforcement Officer

 COPY

CITY OF AUBURN
ZONING BOARD OF APPEALS
APPLICATION FOR AREA VARIANCE

RECEIVED
APR 24 2019

Date: 4-11-2019

CITY OF AUBURN
CODE ENFORCEMENT

1. Applicant(s): Ryan & Jackie Morrell
2. Contact Person: (if not shown in #1) Ryan Morrell
3. Address: 24 Leavenworth Ave
4. Phone: 315-209-4178 E-Mail: ryanmorrell1@live.com
5. Address where variance is requested: 24 Leavenworth Ave
Tax Map #: 122.34-1-41 Zoning District: R-1

6. Property Owner (if different than applicant): Ryan Morrell

(If the applicant is not the property owner a notarized statement giving authorization to the applicant must be obtained from the property owner and submitted with this application.)

7. Date property acquired by applicant: October 19, 2015

8. If the use variance is granted, will the applicant be performing the changes? ☐ Yes ☒ No

9. If not, please provide the name, address and phone number of the contractor(s):

Upstate Paving 162 York St., Auburn, NY 315-252-5005

10. Please describe in detail the changes you plan to make on the premises (be specific):

We would like to add a "turnaround" to our driveway. This will be a 20'x20' square section of asphalt added to the south side of our existing driveway, closest to our home.

11. Please explain how you will suffer a significant economic injury unless the area variance is granted:

Currently our street does not have sidewalks and parking on the street can be hazardous. We prefer our guests do not park on the lawn; especially when my Grandparents (ages 89+91) come to Sunday dinners. This space will provide easier access and more, safe parking to be used as needed.

12. Please provide the following information to support how you will suffer a significant economic injury:

- a) Amount paid for property in questions: \$136,990.00
- b) Date of purchase of the property: 10/19/2015
- c) Present market value of the property or any part thereof: \$144,700
- d) Basis upon which the present market value of the property was obtained: 2018 Assessment Notification
- e) Assessment and amount of taxes on the property in issue (if applicable): \$144,700 / taxes \$6,482/yr.
- f) Amount of mortgages and other encumbrances (if applicable): \$1205.05 / month
- g) Income from the land in issue (if applicable): \$0.00
- h) Any other relevant facts particular to the facts of the case: Total property size is 159' x 167'

13. Please explain why the requested variance will not produce an undesirable change in the character of the neighborhood: The 20'x20' size is small compared to the overall length of the driveway (60') and our open lot to the south. It will be barely noticeable from the street.

14. Please explain why no detriment will be created to nearby properties: We have 2 neighboring homes across the street, and one bordering our open lot; none will notice the change nor will be close enough to its placement to identify a negative effect from it.

15. Please explain the reasons why there is no other feasible method available to you to pursue in order to achieve the benefit you seek other than the requested area variance: Code Enforcement requested this variance be completed as there is no specific code to validate this change and obtain a permit.

16. Please explain why the requested area variance is not substantial: This minor adaptation will not adversely impact the community, and does not impede any neighboring properties. It will benefit future owners of the property as well.

Please use the following sheet of paper if you require any further space and clearly indicate which questions you are answering.

Remember that it is the sole responsibility of the applicant to provide sufficient information and documentation concerning this application. Because the determination is made solely on the basis of information provided to the ZBA, it is to the applicant's benefit to include as much supporting information as possible.

I/WE HEREBY CONSENT TO ALLOW MEMBERS OF THE ZONING BOARD OF APPEALS, UPON REASONABLE NOTICE TO ME/US, THE RIGHT OF ACCESS TO MY/OUR PROPERTY FOR THE PURPOSE OF VIEWING AND INSPECTING THE PROPOSED VARIANCE, WHICH IS A SUBJECT MATTER OF THE PROCEEDING HEREIN BEFORE THE ZONING BOARD OF APPEALS.

I/We certify that the information submitted with this application for an area variance is true to the best of my/our knowledge and belief.

Ryan Morrell
Printed name of applicant

Printed name of applicant

[Signature]
Signature of applicant

Signature of applicant

State of New York)
County of Cayuga) ss:

Sworn to before me this 24 day of April, 2019.

[Signature]
Notary Public / Commissioner of Deeds

County of Cayuga
City of Auburn

PARCEL INFORMATION

050100 122.34-1-41
24 Leavenworth Av
210 - 1 Family Res
Front Feet-159.00 Depth-167.34

2018 ASSESSMENT NOTIFICATION

OWNER INFORMATION

Ryan D. Morrell
Jacqueline A. Morrell
24 Leavenworth Ave
Auburn, NY 13021

You are hereby notified in accordance with the requirements of Section 510 of the Real Property Tax Law of your preliminary assessment. New York State law requires all properties in each municipality to be assessed at market value or at a uniform level of assessment each year.

Year	Assessed Value
2017	\$153,200
2018	\$144,700
Net Change	-\$8,500

A change in your property's assessment does not necessarily indicate that your taxes will change. Your tax liability will be affected by several factors, including: changes to school/county/municipal budgets, changes to assessments of other properties, changes to exemptions applicable to your property, and apportionment of school and/or county taxes among multiple municipal segments.

You may contact representatives of the assessor's office regarding this notice. If, as a result of consultation with the assessor or otherwise, your tentative assessment differs from this preliminary assessment, you will be notified of that tentative assessment. If you disagree with your property's tentative assessment, in order to protect your right to assessment review, you must file a formal written complaint on the officially prescribed form (RP-524), available from your assessor or online at www.tax.ny.gov, with your Board of Assessment Review (BAR) on or before

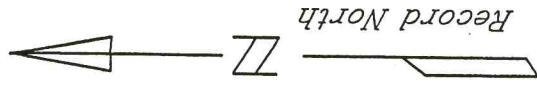
Grievance Day: SEE BELOW.

A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov.

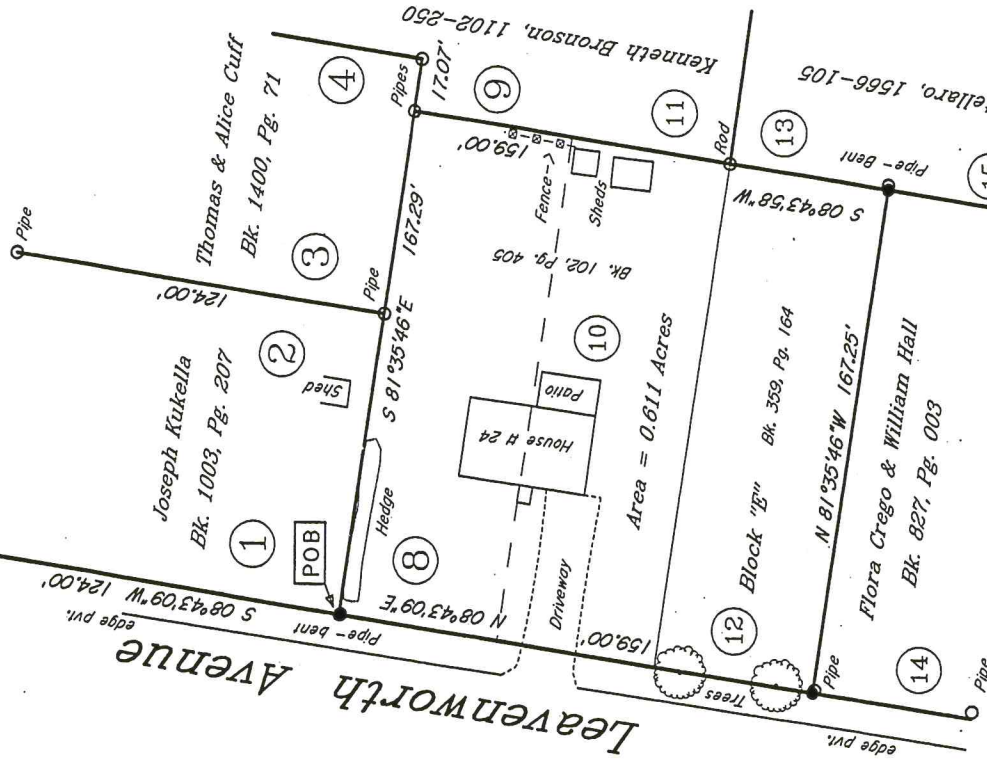
Please note that your assessor and the BAR can only review your **assessed value**; they do not set and cannot adjust your taxes. If you feel that your assessment is fair but your taxes are too high, your comments should be addressed to the appropriate taxing jurisdiction.

2018 Informal Meetings with Assessors by appointment only Feb 5th to Feb 16th (no form needed). 2018 Board of Assessment Review by appointment April 2,3 & 4: 1pm to 8pm; April 5,6 & 12: 9am to 5pm; April 7: 9am to 3pm; April 9,10 & 11: 1pm to 5pm; April 13th: 9am to 1pm. (completed/signed RP-524 form needed) For an appointment call (315) 255-4125. Please bring evidence of your opinion of your property's value.

Michael J. Burns
Assessor



P.O.B. = 124' south from the south line of Center Street



Area = 0.611 Acres

Lot Numbers Per Filed Map Bk. 3, Pgs. 100+101

ANY Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of the New York Education Law, and VIOS this map. Only copies from the original of this survey marked with the original of the Land Surveyor's signature in red ink shall be considered to be valid true copies. Map scale may have been reduced for filing. Underground utilities (if any) are not shown. Some research data is based on information supplied by the County Tax Map Office.

Map Legend
●=Rod w/cap (to be set)
○=Marker Found
R/M= Rec. & Meas. Data

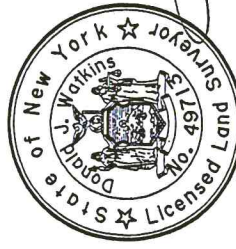
Note: Scale may be reduced for filing.
Scale: 1"=50 Feet

Note: This survey map is based, in part, on deed descriptions, record survey maps and occupational evidence.

Reference abstract made by:
Stewart Title Insurance Co.,
Dated: August 14, 2015
Bk. 102, Pg. 405 Only

Boundary Survey Map for
Peter K. DeBellis and Flor
Book 102 of City Deeds,
Book 359 of City Deeds,
Situate At: No. 24 Leavenw
City of Auburn, County
State of New York
Tax Map No. 122.34-

Ryan
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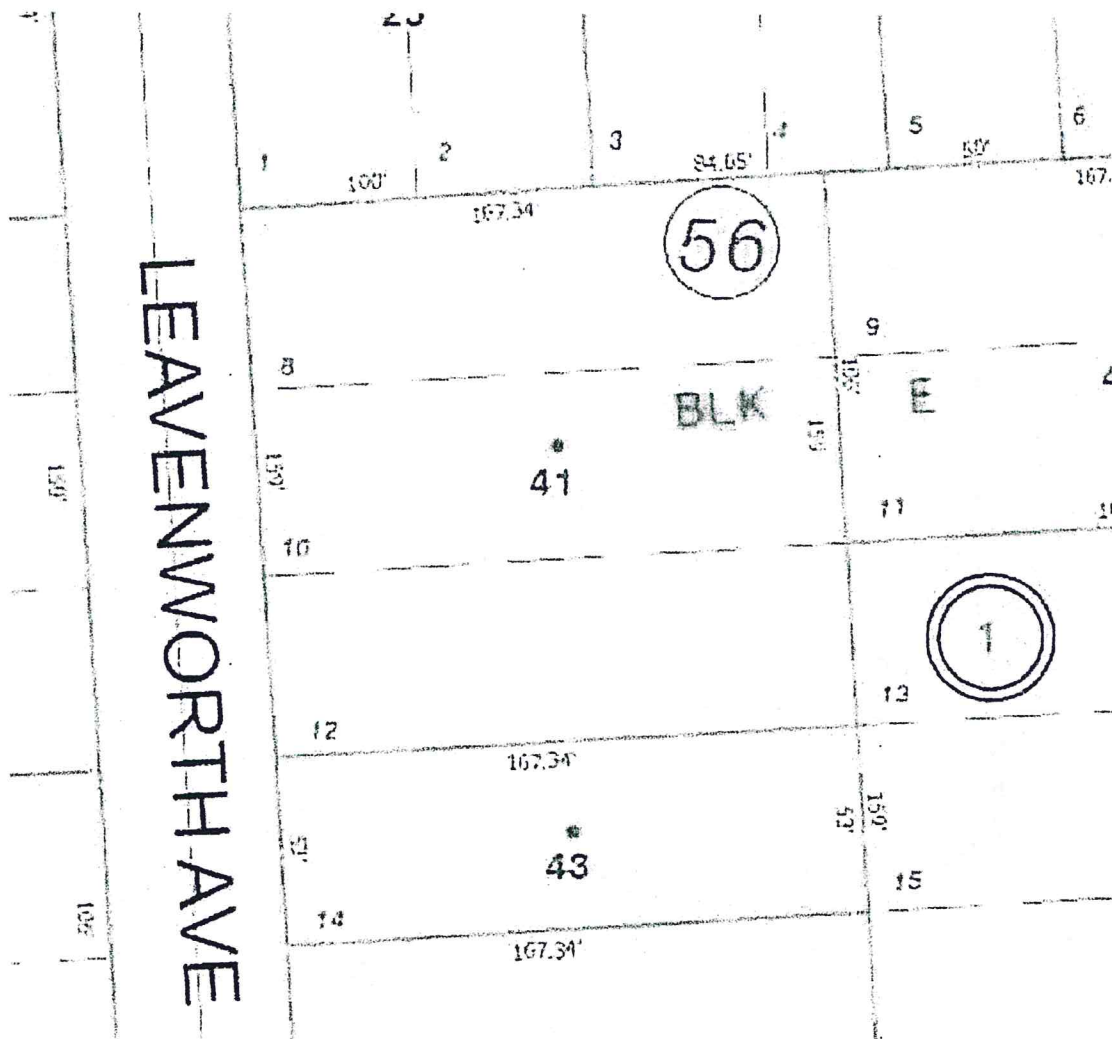


W.S. Watkins
Land
Surveying P.C.

Copyright 2015

Plat Map

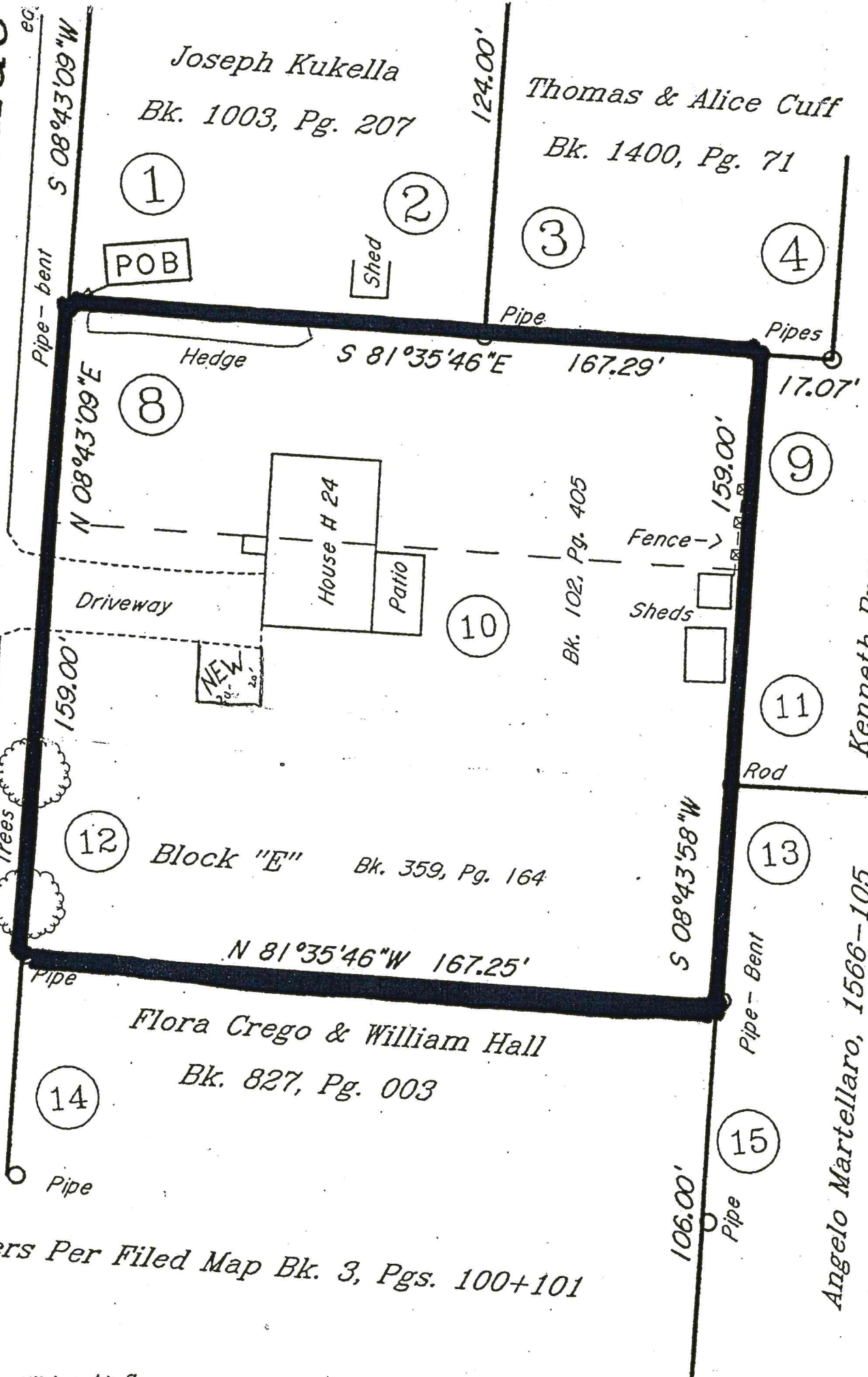
Borrower	Ryan D Morrell			
Property Address	24 Leavenworth Ave			
City	Auburn	County	Cayuga	State NY Zip Code 13021
Lender/Client	MB Financial Bank N.A.			



Leavenworth Avenue

Joseph Kukella
Bk. 1003, Pg. 207

Thomas & Alice Cuff
Bk. 1400, Pg. 71

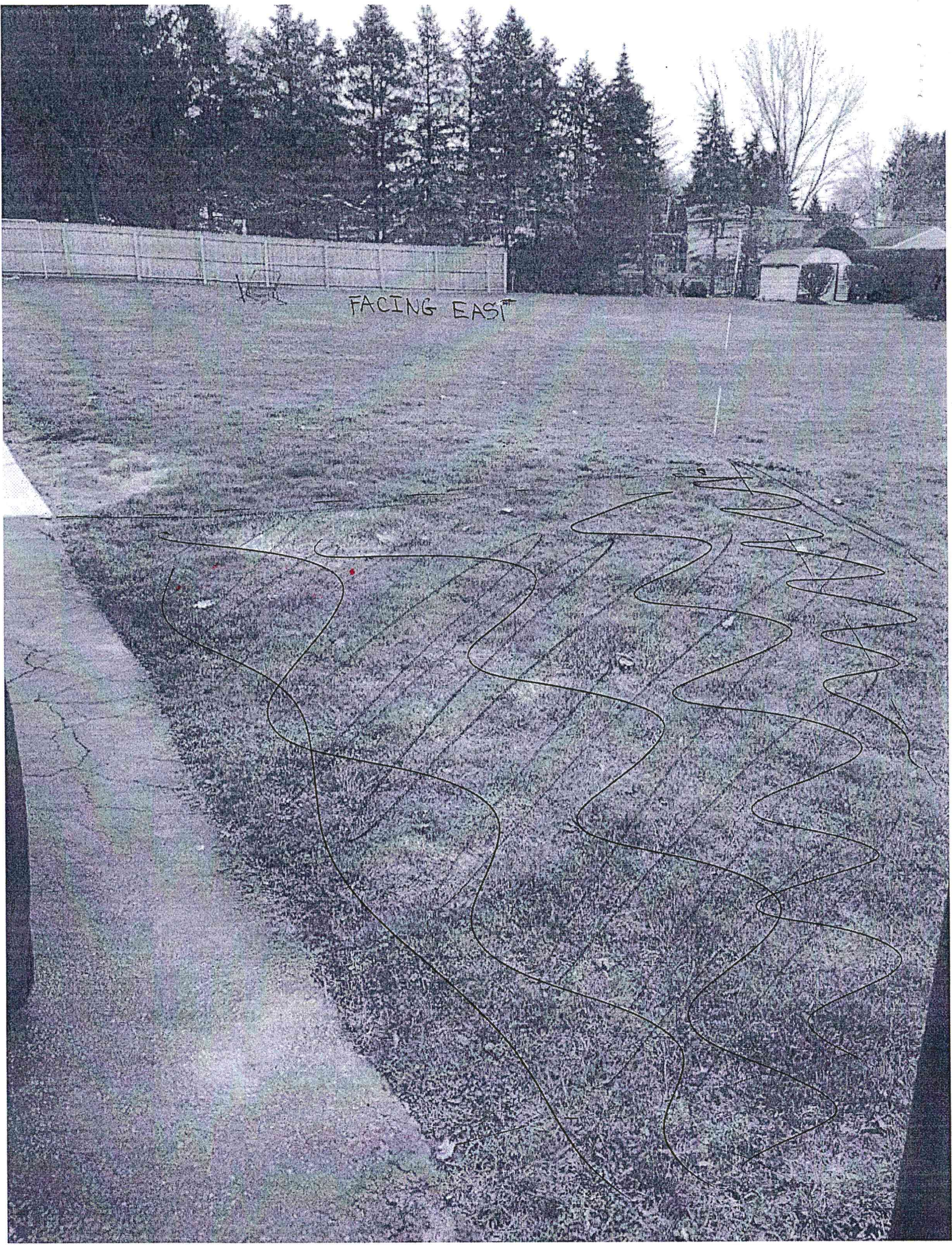


Lot Numbers Per Filed Map Bk. 3, Pgs. 100+101

Angelo Martellaro, 1566-105

FACING EAST FROM STREET





FACING EAST