

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
April 19, 2018

PRESENT: Chairman Bentley            Mrs. Oliver  
          Mr. Amato                     Mr. Coriddi

EXCUSED: Mr. Burley                 Mr. Airth  
          Mr. Lonsberry

Chairman Bentley called the meeting to order at 7:30 PM and explained the process. Mrs. Oliver made a motion to approve the minutes of the March 15, 2018, meeting. Mr. Coriddi seconded the motion, which carried unanimously.

MISCELLANEOUS:

Application #18-011, Victor & Eileen Salerno, owners of property at 4894 County Road 11, requests an area variance to build a residential addition. Proposed addition exceeds maximum lot coverage of 25%.

Robert Wolfe, Architect, and Anthony Venezia, Surveyor from Venezia Land Surveyors, was present and presented the application to the board.

Mr. Wolfe stated that the Salerno's have been long time residents on the lake and would like a bedroom on the ground floor. They originally came in at 33.1% lot coverage and they have reduced it to 26.4% lot coverage. This is a reduction from the existing lot coverage, which is 26.7%. To get it to the 26.4% they will be using a permeable paver called the hydro-paver. They have done everything that they can to get the lot coverage down to 26.4%.

Mr. Venezia explained to the board what the hydro-paver was. The material of the paver unit is pervious and locks together making a solid unit that the water will pass through. Below the paver unit is gravel, which adds a little more storage so that there is a coarse aggregate and then a fine aggregate to make it level. The water will penetrate through the pavers and store and then reenergize the ground water instead of running off and running right into the lake. They are not only putting the permeable pavers down on the new patios proposed but also on the existing patios and sidewalks.

Chairman Bentley asked if there were any comments from the public.

Mike DiNapoli stated that he was wondering about the size of the structure going in and how much over coverage it is.

Chairman Bentley explained that based on the plan that is being submitted tonight it is less than what is existing today. The building addition is the same size that was submitted previously but because of the pervious pavers the lot coverage is reduced.

Mr. Amato asked Gordon Freida if the Salerno's wanted to replace the front patio with a deck would that count towards lot coverage.

Mr. Freida stated that if they replaced the patio with a deck they would need a variance for setbacks and lot coverage.

Mr. Amato stated that he believes that with the new addition it is going to severely block the view of the lake for the neighbors across the road.

Chairman Bentley asked if there were any more comments from the public.

Chairman Bentley asked the applicants if there was any other reduction that they could do to get the lot coverage down to 25%.

Mr. Wolfe stated they have gone over the plan very carefully and have shrunk it as much as they possibly can.

After discussing the application and the questions on the back of the application the following motion was made: Mr. Amato made a motion to deny the application. There was no second to the motion. The motion failed and did not carry. Mr. Coriddi made a motion to grant a variance of 1.4% for lot coverage of 26.4%. Mr. Amato seconded the motion. Roll call was read with Oliver, Bentley, Coriddi voting AYE. Amato voted NAY. Motion did not carry.

Mr. Amato made a motion to adjourn the meeting at 7:58. Mrs. Oliver seconded the motion, which carried unanimously.

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Michael Bentley, Chairman

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Sue Yarger, Secretary