

MINUTES
TOWN OF GORHAM ZONING BOARD OF APPEALS
November 19, 2020

PRESENT: Chairman Bentley Mrs. Oliver
 Mr. Bishop Mr. Coriddi
 Mr. Amato Mr. Morris
 Mr. Goodwin-Alternate

EXCUSED: Mr. Lonsberry

Chairman Bentley called the meeting to order at 7:00 PM and explained the process. Mr. Goodwin-Alternate will participate and vote on all decisions tonight. Mrs. Oliver made a motion to approve the minutes of the October 15, 2020, meeting. Mr. Bishop seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #20-187, Lee & Dianne Boorman, owners of property at 4616 Clover Rd, request an area variance to build a single family home. Proposed home does not meet the west side yard setback. Public Hearing time: 7:00PM to 7:25PM.

Chairman Bentley opened the public hearing and the notice as it appeared in the official newspaper of the Town was read.

Brennan Marks, Marks Engineering & Lee & Dianne Boorman were present and presented the application to the board.

Chairman Bentley explained that the reason the house is shifted to the west is because of the sewer main.

Mr. Marks stated that the Boorman's intend to tear down the existing home, which encroaches onto the sanitary easement, which is 25 feet. They are requesting an adjustment to the County Sewer District for the easement for this application.

Mr. Boorman stated that there is 15 feet on one side and 10 on the other and they have an application into the County Sewer District to swap these measurements around.

Chairman Bentley asked if there were any comments from the public. Hearing none the public hearing was closed.

After discussing the application and reviewing the questions on the back of the application the following motion was made [attached hereto]: Chairman Bentley made a motion to grant a 1.54 foot variance for a 13.46 setback pending approval for a variance for the setback from the sewer main from the Ontario County Sewer District. Mrs. Oliver seconded the motion, which carried unanimously.

Application #20-188, Richard & Alberta DiMarco, owners of property at 3900 State Rt 364, requests a variance to build a 28' x 36' garage. Proposed garage does not meet the front yard setback and exceeds lot coverage. Public Hearing time: 7:25PM to 7:50PM.

Chairman Bentley opened the public hearing and the notice as it appeared in the official newspaper of the Town was read.

The application was referred to the Ontario County Planning Board. No formal comment was received from the County Planning Board.

Rocco Venezia & Richard DiMarco were present and presented the application to the board.

Mr. Venezia stated that the DiMarco's would like to build a garage on the back lot. They are seeking variances for setbacks and lot coverage. He presented a picture to the board of what the neighborhood looks like. This will be kept in the file.

Mr. Morris asked what the total lot coverage is now.

Mr. Venezia stated that they are presently at 26.3% and with the proposed garage it will be 37.2%.

Mrs. Oliver expressed that she thought that a three car garage was too big for that parcel.

Chairman Bentley asked what the purpose was for a three car garage. The house has a two car garage already.

Mr. DiMarco stated that they were going to change the two car garage into a master bedroom for his parents so that they don't have to go upstairs. They need a spot to put their boat and skidoos and thought if they are going to build a garage to build it big enough for storage for all this kinds of stuff.

Chairman Bentley asked if there were any comments from the public. Hearing none the public hearing was closed.

Chairman Bentley recused himself from discussing and voting on the application.

After discussing the application and reviewing the questions on the back of the application the following motion was made [attached hereto]: Mr. Amato made a motion to deny the application. Mr. Bishop seconded the motion. Roll call was read with Amato, Bishop, Coriddi, Oliver, Morris and Goodwin voting AYE. Chairman Bentley recused himself. Motion carried. (6-0).

MISCELLANEOUS:

Application #20-155, Stephen J. Imburgia, owner of property at 3999 State Rt. 364, requests an area variance to build a deck. Proposed deck does not meet the front and side setbacks and exceeds 30% lot coverage.

Stephen J. Imburgia was present to answer any questions that the board might have.

Chairman Bentley asked who calculated the lot coverage that was presented to the board.

Mr. Imburgia stated that he had an architect in Rochester look at the plans and calculate the lot coverage.

Chairman Bentley explained that last month the board asked that the lot coverage be calculated and put on the drawings.

Mr. Imburgia stated that he did not realize that the lot coverage had to be listed on the drawings.

Chairman Bentley explained that the board has no idea who calculated the lot coverage having it on an 8 x 11 sheet of paper with no certification of who calculated the coverage.

Chairman Bentley made a motion to deny the application as presented until the information that was requested is on the new application. Mr. Morris seconded the motion. Roll Call was read with Chairman Bentley, Morris, Oliver, Bishop & Goodwin voting AYE. Coriddi & Amato voting NAY. Motion carried. (5-2).

Chairman Bentley made a motion to adjourn the meeting at 7:44PM. Mr. Amato seconded the motion, which carried unanimously.

Michael Bentley, Chairman

Sue Yarger, Secretary