

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
September 17, 2015

PRESENT: Chairman Hoover            Mr. Johnson  
          Mr. Craugh                    Mr. Bentley-Alternate

EXCUSED: Mr. Markell                Mr. Airth

ABSENT: Mr. Farrell

Chairman Hoover called the meeting to order at 7:30 PM. Mr. Johnson made a motion to approve the minutes of the June 18, 2015, meeting. Mr. Craugh seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #15-107, Phillip Bredesen & Andrea Conte, owners of property at 4174 Thompson Beach, requests an area variance to build a 1 story residential addition and a garden shed. Proposed addition and garden shed do not meet the rear yard setback and exceeds lot coverage.

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

The Ontario County Planning Board determined the application to be a Class 2. Their final recommendation was disapproval. The Ontario County Planning Board made the following findings: 1. Protection of water features is a stated goal of the CPB. 2. The Finger Lakes are an indispensable part of the quality of life in Ontario County. 3. Increases in impervious surface lead to increased runoff and pollution. 4. Runoff from lakefront development is more likely to impact water quality. 5. It is the position of this Board that the legislative bodies of lakefront communities have enacted setbacks and limits on lot coverage that allow reasonable use of lakefront properties. 6. Protection of community character, as it relates to tourism, is a goal of the CPB. 7. It is the position of this Board that numerous variances can allow over development of properties in a way that negatively affects public enjoyment of the Finger Lakes and overall community character. 8. It is the position of this Board that such incremental impacts have a cumulative impact that is of countywide and intermunicipal significance.

Additional comments from Ontario County Department of Public Works: This property is located in the Canandaigua Lake County Sewer District. OCDPW should be given the opportunity to review any site plans prior to the Town granting approval to assure that the proposed improvements do not encroach into any sewer easements and will not interfere with the repair or maintenance of any public or private sewer lines.

Guy Donahoe, Architect, Scott McClurg, Contractor & Rudy Zona, Civil Engineer, were present and presented the application to the board.

There was discussion between the applicants and the board to reduce the variances that are requested. It was suggested by the board to reduce the variances to eliminate one variance.

Mr. Donahoe and Mr. McClurg agreed to eliminate the garden shed from the plan.

With the elimination of the garden shed the applicant is requesting only a variance for the rear setback for the residential addition.

Mr. Donahoe stated that he has corrected the existing lot coverage, which is 30.86%. A new site plan was presented to the board showing the corrected lot coverage calculation.

Chairman Hoover asked if there was any way the proposed addition could be reduced by four feet to eliminate all variances.

Mr. Donahoe explained that that would be difficult to do just because of some physical things that they are trying to achieve within the structure. The architectural plans were shown to the board to explain what they were trying to achieve with the addition.

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

Mark Pohlman & Wendy Dakin were presented and had a few questions.

Ms. Dakin asked what type of siding would be on the addition.

Mr. McClurg stated that the stucco on the home is coming off and being restuccoed. They plan is to stay very much in character as to what is there now.

Mr. McClurg stated that they are doing everything they can to save the red oak tree on the property.

The plans were shown to Mr. Pohlman and Ms. Dakin.

Chairman Hoover asked if there were any more 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]: Mr. Bentley made a motion granting a 4 foot variance for a 26 foot rear yard setback. Lot coverage is to remain at 30.86%. Mr. Craugh seconded the motion, which carried unanimously.

Mr. Johnson made a motion to adjourn the meeting at 8:08PM. Mr. Craugh seconded the motion, which carried unanimously.

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Jerry Hoover, Chairman

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Sue Yarger, Secretary