

MINUTES
TOWN OF GORHAM ZONING BOARD OF APPEALS
May 15, 2008

PRESENT: Chairman Hoover Mr. Ebersol
 Mr. Johnson Mr. Blaker
 Mr. Craugh Mrs. Fake

ABSENT: Mr. Schilbe

Chairman Hoover called the meeting to order at 7:30 PM. Mr. Ebersol made a motion to approve the minutes of the April 17, 2008 meeting. Mr. Johnson seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #08-061, Dave Watkins, owner of property at 3304 Lake to Lake Road, requests an area variance to build a 16' x 16' front porch. Proposed porch does not meet the front yard setback.

Application was not required to go to the Ontario County Planning Board. Determined to be a Type II action, which does not require further review under SEQR.

The public hearing was opened and the notice that appeared in the official newspaper was read.

The variance requested is 17.1 foot on the front yard for a 32.9 foot setback.

Dave Watkins was present and presented the application to the board.

Chairman Hoover asked if he could consider bring the porch out less than 8 feet.

Mr. Watkins stated that he would like to enclose the porch and put a hot tub in that space. The hot tub is 8' x 8' and has to have a minimum of 2 feet on the three side walls.

Chairman Hoover asked if the porch will be enclosed at a later date or enclosed right a way.

Mr. Watkins stated that they have to leave it open to get the hot tub in, once the hot tub is placed the porch will be enclosed.

The application was amended for an enclosed porch.

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

Gertrude Watkins stated that the proposed is needed for medical reasons.

Hearing no other comments Chairman Hoover closed the public hearing.

After discussing and reviewing the questions on the back of the application the following motion was made [attached hereto]: Mr. Johnson made a motion to grant a 17.1' variance for a 32.9' front setback for a 16' x 16' enclosed porch. The construction is to be started within a year. Mr. Blaker seconded the motion, which carried unanimously.

Application #08-064, Gertrude Mullen, owner of property at 4546 Blossom Rd, requests an area variance to build an 8' x 12' deck. Proposed deck does not meet the rear yard setback.

Application was not required to go to the Ontario County Planning Board. Determined to be a Type II action, which does not require further review under SEQOR.

The public hearing was opened and the notice that appeared in the official newspaper was read.

The variance requested is 5.6 feet for a rear setback of 19.4 feet.

Charlie Montaque, representing the applicant, was present and presented the application to the board.

Chairman Hoover asked if they could narrow the deck at all.

Mr. Montaque stated that they would like to be able to put a table and chairs on the deck. A 8' x 12' deck is very minimum.

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

After discussing and reviewing the questions on the back of the application the following motion was made [attached hereto]: Mrs. Fake made a motion to grant a 5.6' variance for a 19.4' rear setback for an 8 x 12 uncovered deck. The construction is to be started within a year. Mr. Craugh seconded the motion, which carried unanimously.

Application #08-073, Jonathan Sensenig, owner of property at 5299 Crowe Rd, requests an area variance to build a 60' x 120' dairy barn. Proposed dairy barn does not meet the front yard setback.

Application was not required to go to the Ontario County Planning Board. Determined to be a Type II action, which does not require further review under SEQOR.

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

The variance requested is 16.7 feet on the front south west corner for a setback of 33.3 feet and a 4.1 foot variance on the north west corner for a setback of 45.9 feet.

Mr. Sensenig was present and presented the application to the board.

Chairman Hoover asked if the proposed barn could be moved and attached to the existing barn.

Mr. Sensenig stated that he needs a walkway to switch cows from one barn to the other. He also needs to keep the proposed barn away from the existing as much as he can for ventilation, because the proposed barn is going to be curtained on both sides.

There was discussion on moving the proposed barn to another area. Mr. Sensenig stated that he would like to pipe the manure underground and into the manure pit and with the location of the existing manure pit he really could not move it to another location.

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

After discussing and reviewing the questions on the back of the application the following motion was made [attached hereto]: Mr. Johnson made a motion to grant a 16.7' variance on the south west front corner for a 33.3' setback and a 4.1' variance on the north west front corner for a setback of 45.9'. The construction is to be started within one year. Mr. Ebersol seconded the motion, which carried unanimously.

Mr. Johnson made a motion to adjourn the meeting at 8:06 PM. Mr. Ebersol seconded the motion, which carried unanimously.

Jerry Hoover, Chairman

Sue Yarger, Secretary