

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
June 19, 2008

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

ABSENT: Mr. Ebersol                 Mr. Blaker

Chairman Hoover called the meeting to order at 7:30 PM. Mr. Johnson made a motion to approve the minutes of the May 15, 2008 meeting. Mrs. Fake seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #08-103, Jeff & Sue Fitch, owners of property at 3698 Nibawauka Beach, request an area variance to build a single family home. Proposed home exceeds the maximum height of 25 feet. All setbacks and lot coverage variances were previously granted.

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 2 feet 8 inches for a height of 27 feet 8 inches.

Jeff & Sue Fitch were present and presented the application to the board.

Chairman Hoover stated that he noticed in looking at the sketches that the roof pitch is at 4 in 12, and when you were in front of us back in March we talked about a 3 in 12 or 4 in 12 pitched roof. "I see you have proposed a 4 in 12, which obviously the steeper pitch would look better, but we are looking at a height variance verses the pitch. The finish grade is 2 feet 9 inches on the east elevation and on the west elevation 3 feet 9 inches below what looks to be top of block. So I am wondering between the roof pitch and that average elevation we can achieve that 2 feet 8 inches and not need a variance."

Mr. Fitch stated that the reason that they are going with the 4 in 12 pitch is that it would look better with their garage, which is around a 5 in 12 pitch. "The peak laying east to west is going to be hidden from the garage. The other two new cottages even though they did not have to stay within the 20 feet are probably closer to 30 feet, so it is not like we would be the highest of everybody on the beach. The front of our cottage is behind the cottages on either side, so it shouldn't impair any of their sightings."

It was discussed that if they had less of the block showing out of the ground and bring in more fill in around the home so that the finish grade is up higher, and change the pitch of the roof enough, a variance would not be needed.

Mr. Fitch stated that he was wondering if they are not able to start their construction by September of 2008 as they hope too; that was set on the previous application, could they have an extension to September 30, 2009 to start the construction.

Chairman Hoover stated that he would like to have them wait and see how their timing goes and if it looks like they are not going get a builder in time to come back then and talk to the board.

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

The board took no action on the application to allow the applicant to go back to their architect to see if there is a way to get the height down to 25 feet.

If the 25 feet can be achieved by this option then the applicant will call the Zoning Office and withdraw their application. If the application is not withdrawn the board will make their decision within 62 days.

Mr. Johnson made a motion to adjourn the meeting at 8:21 PM. Chairman Hoover seconded the motion, which carried unanimously.

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Jerry Hoover, Chairman

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Sue Yarger, Secretary