

MINUTES
TOWN OF GORHAM ZONING BOARD OF APPEALS
December 20, 2007

PRESENT: Chairman Hoover Mr. Schilbe
 Mr. Lewis Mr. Johnson
 Mr. Conley Mr. Ebersol
 Mr. Blaker

Chairman Hoover called the meeting to order at 7:30 PM.

Application #07-165, Alan & Vickie Makovsky, owners of property at 3912 State Rt. 364, requests an area variance to build a 3 x 10 addition. Proposed addition does not meet the side yard setback and the rear yard setback and exceeds lot coverage.

Application was 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 application was reviewed administratively by Ontario County. No response from the County has been received.

The applicant is requesting a side yard variance of 1.8' for a setback of 13.2' and a rear yard variance of 21' for a setback of 9' and lot coverage of 32.4%.

The public hearing was held and closed on September 20, 2007.

Alan Makovsky was present and gave a brief review of his application to the board.

A letter from neighbor Cecile Abbott stating that they did not have a problem with the application was read and will be kept in the file.

The 3 x 10 addition is only a first floor addition. There will be no addition to the second floor.

Lot coverage and how to reduce the lot coverage was discussed at length. Removing the blacktop from the south corner of the deck to the south property line would reduce the lot coverage to about 27%.

Chairman Hoover made a motion[attached hereto]to grant a 1.8' side yard variance for a setback of 13.2' and a rear yard variance of 21' for a setback of 9' and lot coverage is not to exceed 27%. The construction needs to start within 12 months from this date. Mr. Johnson seconded the motion. Roll Call was read with Hoover, Johnson, Ebersol & Blaker voting yes and Schilbe, Conley & Lewis voting no. (4-3).

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Mr. Johnson made a motion to approve the minutes of the November 15, 2007 meeting. Mr. Schilbe seconded the motion, which carried unanimously.

Mr. Johnson made a motion to adjourn the meeting at 8:12 PM. Chairman Hoover seconded the motion, which carried unanimously.

Chairman Hoover, Chairman

Sue Yarger, Secretary