

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
December 15, 2011

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

ALTERNATES:     Mr. Markell                     Mr. Farrell

EXCUSED: Mr. Ebersol

Chairman Hoover called the meeting to order at 7:30 PM. Mr. Johnson made a motion to approve the minutes of the October 20, 2011, meeting. Mr. Schilbe seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #11-158, Scott & Allison Tallent, owners of property at 4658 Maiden Ln, requests an area variance to build a 16' x 30' garage. Proposed garage does not meet the side yard setbacks 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.

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 1. Their final recommendation was that the County Planning Board will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations, with the following comment: The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.

Scott & Allison Tallent were present and presented their application to the board.

Mr. Tallent stated that they now live at this property permanently and presently rent a storage unit, a garage would help with storage and get a car off the road.

Moving the garage back towards the house and reducing the garage to 14' x 30' was discussed with the applicant.

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

A letter from Mark Case was read and will be kept in the file.

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

After a brief discussion and reviewing the back of the application the following motion was made.

Mr. Johnson made a motion[attached hereto]to approve the construction of a 14' x 30' garage on Crystal Beach lot 30 with an 8' x 20' driveway for 32% lot coverage and 3' variance for 7' side yard setbacks. The garage is to be constructed within one year. Mrs. Fake seconded the motion, which carried unanimously.

Mr. Schilbe made a motion to adjourn the meeting at 7:55PM. Mr. Craugh seconded the motion, which carried unanimously.

---

Jerry Hoover, Chairman

---

Sue Yarger, Secretary