

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
June 18, 2015

PRESENT: Chairman Hoover            Mr. Johnson  
          Mr. Craugh                 Mr. Farrell  
          Mr. Markell

EXCUSED: Mr. Airth                    Mr. Bentley-Alternate

Chairman Hoover called the meeting to order at 7:30 PM. Mr. Johnson made a motion to approve the minutes of the May 21, 2015, meeting. Mr. Craugh seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #15-015, James J. & Katheryn L. Volpe owners of property at 4505 Lake Drive, requests an area variance to build an 18' x 24.3' addition. Proposed addition does not meet the North and South side yard setbacks, the rear yard setback and exceeds lot coverage.

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

James & Katheryn Volpe was present and presented the application to the board.

A survey prepared by Venezia Land Surveyors was e-mailed to the Zoning Office on June 12, 2015, showing a rear 8 foot proposed addition.

Mr. Volpe presented a revised survey to the board showing a rear 12 foot proposed addition and explained that this is the survey that should have been e-mailed to the Zoning Office for the Zoning Board of Appeal's consideration.

Chairman Hoover suggested that the addition be reduced a foot so that the proposed addition would meet the rear yard setback of 25 feet.

Chairman Hoover stated that the surveyor has not given a clear lot coverage calculation. He would propose that if a variance is granted, that the lot coverage not increase over what is there today.

Chairman Hoover asked if there were any 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. Johnson made a motion granting an 11.7 foot north side variance for 3.3 foot setback, a 9.5 foot variance on the south side for a 5.5 foot setback. The lot coverage shall stay the same or less than existing. Construction must be completed within the calendar year. Mr. Farrell seconded the motion, which carried unanimously.

Application #15-052, Edward Fiandach, owner of property at 5350 County Rd 11 requests an area variance to continue to have multiple residences on one lot as he would like to rebuild an existing cottage.

Edward Fiandach, Rich Hunt, Max Cormier & Frank Page were present and present the application to the board.

The existing cottage is very dilapidated and the owners have been looking at possibilities of what can be done within the zoning code.

The proposed cottage will be built on the same footprint as the existing cottage. The proposed cottage will be on a foundation and the plan is to raise the cottage above the base flood elevation.

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

Ronald Greenlee expressed a concern with the gully and the septic.

Mr. Fiandach stated that the septic system is inspected every year as required by New York State Department of Environmental Conservation.

Mr. Greenlee stated another concern that he has is the condition of the existing cottage. He expressed that the existing cottage was not in disrepair ten years ago and would hate to see it rebuilt and not maintained.

Mrs. Fiandach stated that it is their intent to restore the cottage to the level of integrity that it was ten years ago.

Mrs. Greenlee asked if it would be a beach house or cottage.

Chairman Hoover stated that as presented on the application it is going to be a dwelling built on the existing footprint. The finished floor is going to be above base flood elevation.

Pierre Tariot expressed his wife's and his support for the project.

Pam Graham stated that she shares her neighbors concerns and comments. She also expressed her concern with the drainage.

Chairman Hoover stated that the drainage will be addressed by the Planning Board.

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. Markell made a motion to grant a variance for the continued use of more than one cottage on a parcel. The proposed building shall be built on the existing footprint and maintain the same size overhangs. Mr. Craugh seconded the motion. Roll Call was read with Markell, Craugh, Hoover & Johnson voting AYE. Farrell voting NAY. Motion carried. (4-1).

Mr. Johnson made a motion to adjourn the meeting at 8:42PM. Mr. Markell seconded the motion, which carried unanimously.

---

Jerry Hoover, Chairman

---

Sue Yarger, Secretary