

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
January 22, 2007

PRESENT: Ms. Atkins                      Mr. Watkins  
          Mr. McCadden                    Mr. Farmer  
          Mr. Hoover

Mr. Atkins called the meeting to order at 7:00 PM. Ms. Watkins made a motion to approve the December 18, 2006, minutes as submitted. Mr. Farmer seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #01-2007, R. Scott McCaig, owner of property at 2855 State Rt. 245 requests subdivision approval to subdivide house & 5 acres out of an 84.7 acre parcel.

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

Ken Harris, real estate agent representing Mr. McCaig was present and presented the subdivision to the board.

Parcel 2, 79.662 acres will be used solely for hunting.

If parcel 2 is ever developed the driveway will have to be approved in accordance with the Town's Access Management Plan.

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

The Short Environmental Assessment Form was reviewed; side two was completed by the board. The board determined this to be an unlisted action under SEQR and will not receive coordinated review, since no other discretionary agency approval is required.

Mr. McCadden made a motion to approve the Short Environmental Assessment Form, as submitted by the applicant, making a "negative determination of significance" stating that the proposed action will not result in any significant, adverse negative environmental impacts. Ms. Watkins seconded the motion, which carried unanimously.

Mr. McCadden offered a resolution [attached hereto] to approve the subdivision as preliminary and final with the following conditions: 1. Any future subdivision or site plan review must meet the Access Management Plan. 2. Future construction subject to site plan review by the Town of Gorham Code Enforcer/Zoning Officer. Mr. Farmer seconded the resolution, which carried unanimously.

## MISCELLANEOUS:

Councilmembers Allyson Adam-Anderson and Fred Lightfoote were present and participated in the discussion on several zoning issues.

Proposed Local Law to Establish a Conservation Board was reviewed and discussed.

The time frame for processing application for the Conservation Board was discussed. Setting deadlines for the time frame to receive an application is very important so as to try to process the application within a 30 day time period. It will be very hard to process an application that needs to be reviewed by the Conservation Board, Zoning Board of Appeals and the Planning Board within a 30 day time period.

Establishing criteria to set powers and duties for the Conservation Board were discussed at length. It was suggested that applications for major subdivisions, applications for re-zoning, applications with steep slopes and any application addressing drainage on the lakefront be sent to the Conservation Board. It was suggested that a meeting be set with all four boards present to help finalize the criteria to set the powers and duties for the Conservation Board. All board members should be given a preparation requirement such as what would help them and how could the Conservation Board assist their board.

Mr. Farmer made a motion recommending that the Town Board establish a Town meeting of the four boards for the purpose of defining the Conservation Boards responsibilities and inter actions that will benefit the other boards. Mr. McCadden seconded the motion, which carried unanimously.

A recreation fee for all dwelling units was discussed. Mr. McCadden made a motion to recommend to the Town Board to establish a recreation fee for all dwelling units that require site plan approval. Mr. Hoover seconded the motion, which carried unanimously.

A yearly cap on dwelling units was briefly discussed. There were 30 building permits issued for new homes in 2006, 43 in 2005 and an average of about 20 in previous years. This will be discussed further at a later date.

The Planned Residential zoning district was discussed. A PRD zoning district must be served by public sewer and public water. The Town also mandated by the Federal government to follow the HUD standards for affordable housing. It was briefly discussed where the PRD district should be allowed. This will be discussed further at a later date.

Mr. McCadden made a motion to adjourn the meeting at 9:14 PM. Ms. Watkins seconded the motion, which carried unanimously.

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Neil Atkins, Planning Board Member

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Sue Yarger, Secretary