

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
January 25, 2010

PRESENT: Chairman Harvey            Mr. Farmer  
          Ms. Watkins                 Mr. Atkins  
          Mr. McCadden                Mr. Frankish  
          Mr. Hoover

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Atkins made a motion to approve the November 23, 2009, minutes as submitted. Mr. Frankish seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #17-2009, Jason Dekouski, Fingerlakes Boat Repair, requests a special use permit & site plan approval for boat storage at 4264 County Road 18.

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

The application was submitted to the Ontario County Planning Board. The Ontario County Planning Board made the following comments: 1. Outdoor storage of equipment and materials is permitted, but requires adequate screening from public streets and neighboring properties. Consider visually appealing fencing, vegetation, or combination to buffer neighboring residential from visual and noise impacts. 2. Consider provisions for hours of operation (i.e. when boats can be delivered)? 3. No information provided about surface on which boats will be stored (e.g. grass, pavement). This may have an impact on drainage. 4. Boat storage is an allowed use as a Special Use pursuant to the Gorham code. (Applicable Sections 31.29; 31.85). 5. What size and material will the access drive be? May affect drainage. 6. The town should put explicit limits on the size of the operation and the length of the storage season. 7. The site plan should be revised to include adequate landscape buffering of the storage area from the public right-of-way and adjacent properties.

Jason Dekouski, Fingerlakes Boat Repair, was present and presented the site plan to the board.

A letter from Georges Vindigni and Lisa Herrick, owners of the property was received in the Zoning Office stating that they give their consent to Jason Dekouski to store boats on their property.

Mr. Dekouski stated that the parcel is used for strictly storage of boats. No work is done on site. All the boats are winterized before they are brought to the site for storage. He does not use the barn on the parcel. The boats are no bigger than 25 feet. The boats are there from October to June. Every boat is wrapped with white shrink wrap.

Mr. Dekouski stated that he would like approval for 30 boats.

Landscaping was discussed. If any of the neighbors complain, a fence or vegetation will need to be placed so that the boats cannot be seen.

Mr. McCadden expressed his concern with taking the boats out when it is wet and tracking mud into the road.

Mr. McCadden suggested that the special use permit have a time frame of 3 years that can be renewable by the Planning Board.

Mr. Dekouski stated that he has never had trouble with it being too wet when he is moving the boats out.

Mr. Dekouski stated that there will be 4 or 5 trailers that will be parked behind the barn from June to October. He asked for approval for 10 trailers, but did not anticipate that there would be more than 5 trailers stored there at any one time.

Chairman Harvey 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. Frankish 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. Mr. Atkins seconded the motion, which carried unanimously.

Mr. McCadden made a motion to approve the special use permit and site plan with the following conditions: 1. The Special Use Permit will run from fall 2008 and expire May 31, 2013, and may be renewed by submitting an application to the Planning Board. 2. There will be no more than 30 boats, 25 feet or less in length stored on the property between October 1, through May 31. 3. The boats will be parked behind the barn. 4. No more than 10 empty boat trailers can be stored behind the barn from June 1, to

September 30. 5. The applicant will be held that no dirt will track out onto County Road 18, when the boats are moved out or in. 6. Boats will be winterized, shrink wrapped and prepped off site. 7. During the renewal process the Planning Board will look at whether there are any issues or complaints from adjacent neighbors or the public, in terms of visibility. 8. There will be no advertising on site. Mr. Frankish seconded the motion, which carried unanimously.

Ms. Watkins made a motion to adjourn the meeting at 8:15PM. Mr. McCadden seconded the motion, which carried unanimously.

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Thomas P. Harvey, Chairman

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Sue Yarger, Secretary