

MINUTES
TOWN OF GORHAM PLANNING BOARD
January 24, 2011

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

EXCUSED: Mr. Frankish

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Atkins made a motion to approve the December 20, 2010, minutes as submitted. Mr. McCadden seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #01-2011, Michael & Deborah Horst, owners of property at 4196 State Rt. 364, requests site plan approval to build a single family home.

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

The Zoning Board of Appeals on June 17, 2010, granted a 3.3' variance for a setback of 11.7' on the south side, a 6.5' variance for 8.5' setback on the north side for a 4' x 4' stoop only, a 13' variance on the rear for a 17' setback. The proposed front porch will be reduced to an 8' x 22' porch. The construction must be started within a year.

Michael Horst was present and presented the application to the board.

A picture and elevations of the proposed home was presented to the board.

All the underground utilities will be added to the site plan by Gordon Freida, Code Enforcement Officer once they are located in the field.

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 SEQOR and will not receive coordinated review, since no other discretionary agency approval is required.

Ms. Watkins 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. Hoover made a motion to approve the site plan with the following conditions: 1. The location of all the underground utilities will be added to the site plan once they are located in the field. 2. A survey is to be done after the foundation is completed. Ms. Watkins seconded the motion, which carried unanimously.

MISCELLANEOUS:

The 4' fence restriction on Lakefront properties was discussed.

After a discussion Chairman Harvey made a motion recommending to the Town Board that the maximum height for a fence on lakefront properties remain at 4 feet as to not block the view from neighboring properties. Mr. Atkins seconded the motion, which carried unanimously.

Kerry Ivers & Dudley Breed was present and led the Planning Board in discussion on the Local Law Update.

Chairman Harvey made a motion to adjourn the meeting at 9:23PM. Mr. McCadden seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary