

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
October 22, 2007

PRESENT: Chairman Harvey            Mr. Atkins  
          Mr. Hoover                 Mr. Farmer  
          Mr. Frankish

EXCUSED: Ms. Watkins                Mr. McCadden

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Atkins made a motion to approve the September 10, 2007, minutes as submitted. Mr. Hoover seconded the motion, which carried unanimously. Mr. Hoover made a motion to approve the September 24, 2007, minutes as submitted. Mr. Atkins seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #28-2007, Hans & Cindy Schwab, owners of property at 5187 County Road 11, 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.

Hans & Cindy Schwab were present and presented their site plan to the board.

The existing curb cut off of Lakeview Drive and the proposed curb cut off of County Road 11 was discussed. In accordance with the Access Management Local Law only one curb cut will be allowed. It was decided that due to the steepness of the proposed curb cut off of County Road 11 the existing curb cut off of Lakeview Drive will remain and the proposed curb cut off of County Road 11 will be eliminated.

Gordon Freida, Code Enforcement Officer stated that the proposed new home meets all setback and lot coverage requirements of the town.

Drainage was discussed and will need to be corrected on the site plan to keep the water away from the new home.

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

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

Mr. Frankish made a motion to approve the site plan as preliminary and final with the following conditions: 1. Correct the contours on the site plan to show positive drainage around the new home. 2. The proposed curb cut off of County Road 11 will be eliminated. Mr. Hoover seconded the motion, which carried unanimously.

Application #29-2007, John & Rita Fuller, owners of property at 4545 Hall Road, requests site plan approval to erect a small residential wind energy collection system.

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

John Fuller and Mike Parks, from Northeast Emergency Power, were present and presented the site plan to the board.

Gordon Freida, Code Enforcement Officer, stated that the proposed wind energy collection system does meet all the requirements of the town.

Mr. Parks stated that the wind energy collection system will be a 10 KW 80 foot tower with 12 foot blades. The blades are 24 feet across. The tower color will be yellow and white. The blades will be black so if there is any snow or ice build up the sun will hit the black and melt the snow or ice.

Part 1 of the Full Environmental Assessment Form was reviewed by the board.

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

Part 2 of the Full Environmental Assessment Form 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 Full 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. Hoover seconded the motion, which carried unanimously.

Mr. Parks stated that the tower will be galvanized. It will be open latticed and guided at two different sections, three guide points. The tower will set on a 5'x5' concrete pad.

Fencing was discussed to keep someone from climbing the tower. It was decided that a stockade fence no higher than 6 foot tall would be placed around the perimeter of the concrete pad.

Mr. Frankish made a motion to approve the site plan as preliminary and final with the following condition: 1. A stockade fence no higher than 6 foot tall will be erected around the perimeter of the concrete pad. Mr. Hoover seconded the motion, which carried unanimously.

MICELLANEOUS:

The Planning Board was presented with a draft of the Town of Gorham Outdoor Wood Furnace Local Law for their review.

Mr. Atkins stated that the rural residential district is very closely populated and he believes the outdoor furnaces should only be allowed in the Agricultural (AG) district.

The Planning Board set the regular meeting in December to be held on December 17, 2007, because this date is before the Zoning Board of Appeals meets that month, anyone who needs a variance for a project that also requires site plan review the Planning Board will meet on January 7, 2008, to review those applications.

The meeting was adjourned at 9:10 PM.

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Thomas P. Harvey, Chairman

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Sue Yarger, Secretary