

MINUTES
TOWN OF GORHAM PLANNING BOARD
October 27, 2008

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

EXCUSED: Mr. Hoover

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Frankish made a motion to approve the September 22, 2008, minutes as submitted. Mr. Atkins seconded the motion. Mr. McCadden abstained from voting all others vote aye.

PUBLIC HEARINGS:

Application #22-2008, Judith Blazey, owner of property at 3708 Nibawauka Bch, requests site plan approval to build a first and second story addition.

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

Randall Peacock, Architect, was present and presented the site plan to the board.

On October 16, 2008, the Zoning Board of Appeals granted a north side yard variance of 13.8 feet for a setback of 1.2 feet. The lot coverage is to be at a maximum of 40.9%.

Mr. Peacock stated that they are removing some of the blacktop to reach a lot coverage of 40.8%.

Mr. Peacock stated that the owners would like to expand the second floor and have a larger bedroom and put in a second bathroom.

The overall height of the structure will be 22'3" to the peak.

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. McCadden seconded the motion, which carried unanimously.

Mr. McCadden made a motion to approve the site plan as revised on October 21, 2008, to reflect the reduction in the blacktop area. Ms. Watkins seconded the motion, which carried unanimously.

Application #23-2008, Charles T. Graham, owner of property at 4982 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.

Ron Rauscher, Architect, & Charles Graham was present and presented the site plan to the board.

The electric will be underground.

Mr. Rauscher stated that they will be installing an under drain system to collect the roof drains and all other drainage. This will be a perforated system that will allow some of the water to be recharged before it discharges into the lake.

The location of the perforated pipe will need to be located on the plan.

Chairman Harvey stated that the contours on the north side needs to be corrected so that no water drains over onto the neighboring property.

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. 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. Ms. Watkins seconded the motion, which carried unanimously.

Mr. McCadden made a motion to approve the site plan with the following conditions: 1. The starting location of the perforated pipe will need to be shown on the plan. 2. The grading on the north side is to be modified to insure that the water does not drain over on to the neighboring property. 3. Field locate the underground electric and water service. Mr. Atkins seconded the motion, which carried unanimously.

Chairman Harvey made motion to adjourn the meeting at 8:07 PM. Mr. Atkins seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary