

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
November 26, 2007

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

Chairman Harvey called the meeting to order at 7:30 PM. The minutes of October 22, 2007, were reviewed and the following changes were made: Page 1 paragraph 5: change the word "was" to "were" and place a comma after the word "Law" and after "County Road 11". Mr. Frankish made a motion to approve the minutes as amended. Mr. Hoover seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #30-2007, Charles & Susan Wyckoff, owners of property at 3738 Thorndale Beach, requests site plan approval to build a 26 x 26 garage.

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

Charles Wyckoff was present and presented the site plan to the board.

Gordon Freida, Code Enforcement Officer stated that the proposed garage meets the setback requirements of the Town and paving is being removed to meet the lot coverage of 25%.

Mr. Wyckoff explained what he was removing to meet the lot coverage. A concrete pad at the back of the house and the pavement on the other side of Thorndale Beach is going to be removed.

Mr. McCadden complimented the land surveyor for putting the square footage on each of the items on the plan.

Mr. McCadden asked if the overhangs on the home and garage were calculated in the lot coverage.

The proposed garage will have electric, but no water. The electric will be underground.

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

The lot coverage was discussed. Mr. Wyckoff stated that he would remove enough square footage to meet the 25% lot coverage.

Mr. McCadden made a motion to approve the site plan as preliminary and final with the following condition: Reductions will be made so that the lot coverage does not exceed 25%. The overhangs must be included in the lot coverage calculation. Mr. Atkins seconded the motion, which carried unanimously.

Application #31-2007, Mark & Elizabeth Walker, owners of property at 3754 Meadowview Drive, 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 granted the following on November 15, 2007. A motion was made to grant a north side yard variance of 8.2' for a setback of 6.8' to the overhang. 700 sq. ft. of concrete is to be removed to make the lot coverage at 25% or less. The porch is on the lake side. Construction must be started within a year.

Gerry Colf, Colf Brothers Construction, was present and presented the site plan to the board.

Gordon Freida, Code Enforcement Officer, stated that all the concrete labeled on the site plan is coming out to meet the lot coverage.

Mr. Colf stated that the sidewalk in the front that goes to the steps to the water and part of the sidewalk in the rear is staying.

Mr. McCadden questioned if the concrete beyond the retaining wall was included in the lot coverage calculations.

Mr. McCadden stated that he would like to see a completed site plan before he gives site plan approval showing all of the calculations and what was included in the calculations.

It was suggested that the deed be looked at to see if the area between the concrete break wall and the retaining wall is part of the parcel and if so, was it figured in the lot coverage calculations?

The proposed new home will be a story and a half with a porch on the front. Renderings of the new home were presented to the board.

Mr. McCadden stated that the site plan does not indicate how they are going to get into and out of the house. "The site plan needs to be laid out to fit the house."

Chairman Harvey stated that the plan needs to show what is going to be left on the site and calculate what the areas are of those features that are going to be left that are impervious on the site.

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. Hoover seconded the motion, which carried unanimously.

Action on the site plan was tabled until December 17, 2007.

Application #10-2007, Framark Development, owner of property on State Rt. 364 & County Road 1, requests final subdivision approval for 32 lots in the Montebella Estates Subdivision.

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

Mike Montellto, from Parrone Engineering and Mark Epling were present and presented the subdivision to the board.

Mr. Montellto stated that they have added street lights to the plan, and pointed them out on the plan for the board.

The street lights were discussed and it was explained that the board is very sensitive to sending the light down as opposed to broadcasting out.

Mr. Montellto stated that it is a vertical lamp with reflector up and down. "They are the same fixtures that you see as you go into the Village of Victor."

The improvements in the recreation open space area were discussed. Mr. Epling stated that he planned on showing the improvements to this area at the time of final approval for Section 2. The details for bark paths at the access ways into the recreation area need to be shown before final approval for Section 1.

The elimination of the curb cuts on Treasure House Road and Wild Rose Lane off of State Rt. 364 were discussed. It was suggested that they contact New York State Department of Transportation and ask if they want the culvert pipes removed.

The Town's preference is to get the culvert pipes out of there.

Lots 25 and 31 will not be approved until the preexisting parcels are dissolved.

The housing types presented were discussed. They are all less than 60 feet wide so they will all fit on every lot.

Plantings around the homes were discussed. Mr. Epling stated that he will put some foundation plantings around the homes and hydro seed the lawns. It was suggested that around \$500 of landscaping be put in on the front of the home between the road and the home, including the lawn installed either by the new property owner or the developer, before a Certificate of Occupancy is issued.

Lamp posts in the yards were discussed.

Mr. McCadden stated that he does not have a problem with lamp posts in the yards, but there should be some sort of consistency.

Mr. Epling stated that he is putting in street lighting so he is not proposing lamp posts in the yards.

Chairman Harvey stated that there should be some sort of design standard if someone wanted to put a lamp post in their yard.

Mr. Epling stated that he has submitted petitions to the Town for a lighting, drainage and water district.

The pieces of property not being dedicated as open space and not being proposed as separate lots was discussed. It was suggested that a note be put on the plan stating that the parcels will be owned by one or more of the adjoining parcels and merged with these parcels. This will need to be resolved before final approval for Section 2.

The open space area at the end of Piccadilly Lane was discussed. Mr. Epling stated that he plans on retaining that piece and does not plan on offering it to the Town for dedication. It was suggested that the plans be changed showing what the intent of that lot is.

The archaeological study was discussed. The study recommends a Phase IB subsurface investigation in the form of shovel testing and/or surface survey. The State Historic Preservation Office will determine whether additional archaeological investigation is warranted. As of this date, we are still in need of a response from the State Historic Preservation Office, which will be needed before final approval is granted.

The Covenants, Conditions and Restrictions were reviewed. Number 2 second paragraph was changed to read; Lawn fertilizers, herbicides and pesticides shall be used to a minimum and owners are encouraged to use non-phosphate bearing fertilizers whenever possible.

The lake right of way was discussed. Mr. Epling will continue to have the right as long as he owns property in the development. If he sells everything, there will be no lake rights transferred.

The driveways will all be paved either blacktop or concrete.

Outside storage, such as boats, trailers and RV's, needs to be addressed in the Covenants, Conditions and Restrictions.

Satellite dishes were discussed. Mr. Epling stated that the satellite dishes need to be placed so that they are pointing to the satellite. It was suggested that there be some regulations in the Covenants, Conditions and Restrictions as to where these would be allowed.

As part of the final subdivision approval, the Planning Board reserves the right to amend the list of approved homes and the number of each type of home to be constructed after such 10<sup>th</sup> building permit is issued.

At this time, it is very difficult to give a starting date. The developer anticipates that they will not start until the spring.

One street name has been applied for through the Ontario County 911 center.

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

Action on the final subdivision approval is tabled until December 17, 2007.

Chairman Harvey asked Mr. Freida to call the Town engineer to get their review of the plans.

The amount of the letter of credit will need to be established before final approval.

Mr. Frankish made a motion to adjourn the at 9:20 PM.  
Ms. Watkins seconded the motion, which carried unanimously.

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Thomas P. Harvey, Chairman

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Sue Yarger, Secretary