

MINUTES
TOWN OF GORHAM PLANNING BOARD
December 22, 2008

PRESENT: Mr. Atkins Ms. Watkins
 Mr. Farmer Mr. McCadden

EXCUSED: Chairman Harvey Mr. Frankish
 Mr. Hoover

Mr. Atkins called the meeting to order at 7:30 PM. Mr. McCadden made a motion to approve the November 24, 2008, minutes as submitted. Ms. Watkins seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #25-2008, Richard & Joanne Fox, owners of property at 3800 State Rt. 364 requests site plan approval to demolish existing pole barn and build a 5 bay garage.

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

Kevin Whitman, from Bristol Builders, and Mr. Fox were present and presented the site plan to the board.

Mr. Fox stated that the plan they are presenting tonight is slightly different than what was submitted with the site plan application.

The center door is going from a 9 foot wide door to a 16 foot wide door to make room for putting a boat in easier, and making the length 7 feet longer (toward the south).

The electric will be brought to the garage underground from the house. There will be a gas meter for a heated garage and for the generator. The 45kw generator will be located at the side of the garage and serve both the garage and the house.

Mr. Farmer questioned if pavers would be used for the drive in front of the garage.

Mr. Fox stated that he is planning on asphalt. They want to have enough parking and a place to put up a hoop.

Mr. Farmer asked if they have thought of considering the pavers that are pervious.

Mr. Fox stated that he has not considered the pavers and would not want to commit to putting them in.

Mr. Farmer stated that he wishes they would at least consider concrete instead of asphalt.

Mr. Whitman asked if an as built survey would be required for the garage.

Mr. McCadden stated that it may be a good idea to get an as built survey since they are building close to the 15 foot property line setback (north).

Mr. Fox and Mr. Whitman stated that they could also move the garage to be further than 15 feet from the property line.

Mr. McCadden stated that there is a note on the plan that there is no water and sewer to the garage. "I would like to make sure that it stays that way, so to me that would be something that would be worthwhile to add as far as a condition."

Mr. Whitman asked if there would be a problem with a water line being run from the house for washing cars. A hydrant would be located near or in the garage.

The board did not have a problem with water running to the garage, but must be noted on the plan.

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

Mr. McCadden made a motion to approve the site plan with the following conditions: 1. Add the dimension from the garage to the rear property line. 2. Add a note that water service will be installed from the house. 3. There will be no sewer hook up to the garage. 4. Change the note on the plan to underground electric instead of overhead. 5. If the garage is being moved off of the 15 foot setback note on the plan the revised setback on the north. 6. An as built survey is being requested. 7. The height will not exceed 14 feet. Ms. Watkins seconded the motion, which carried unanimously.

Mr. Atkins made a motion to adjourn the meeting at 8:12 PM. Mr. McCadden seconded the motion, which carried unanimously.

Neil Atkins, Acting Chairman

Sue Yarger, Secretary