

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
February 26, 2007

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

Chairman Harvey called the meeting to order at 7:30 PM. The January 22, 2007, minutes were discussed and the following changes were made: Ms. Atkins was changed to Mr. Atkins, Mr. Watkins was changed to Ms. Watkins and Chairman Harvey and Mr. Frankish were listed as excused. Mr. Atkins made a motion to approve the January 22, 2007, minutes as amended. Mr. Frankish seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #02-2007, John Paul, owner of property at 4312 Deep Run Cove, requests site plan approval to replace a portion of the existing cottage and enlarge the existing footprint by 112 square feet.

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

Mr. Atkins recused himself from the board due to a conflict of interest.

On July 20, 2006, the Zoning Board of Appeals granted a front yard variance of 14' for a setback of 16' to the retaining wall. On September 21, 2006, the Zoning Board of Appeals granted a 2.4 foot rear yard variance for a setback of 27.6 feet. The existing paved driveway is to be removed.

Marty Fredrickson, Architect, and Mr. Paul were present and presented the site plan to the board.

The paved driveway is going to be removed and replaced with pervious material.

The site plan has been drawn in accordance with the variances that were granted.

Lot coverage calculations were discussed. The lot coverage calculations need to be recalculated to make sure that they are calculated to the edge of the road pavement, and making sure that the coverage calculation is under 25%. The high water mark needs to be labeled on the site plan.

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 presented with the following conditions: 1. The existing paved driveway is to be replaced with pervious material. 2. The lot coverage calculation is to be calculated to the edge of the road pavement, making sure it is under 25%. 3. The water meter is to be relocated. 4. The sidewalk to the lake is to be shown. 5. Label the high water mark on the site plan. 6. Show the downspout locations to splash blocks. 7. The site plan is to be stamped. Ms. Watkins seconded the motion. McCadden, Watkins, Hoover, Frankish, Farmer & Harvey voted yes, Atkins abstained from the vote.

Mr. Atkins rejoined the board at this time.

Application #03-2007, Craig & Mary Munger, owners of property at 3840 Cove Content, requests site plan approval to demolish existing cottage and construct a year-round residence with an attached garage.

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

On October 19, 2006, the Zoning Board of Appeals granted a 26' wide home with a rear yard variance of 12.34' for a setback of 17.66'. The existing shed is to be moved to the part of the parcel on the east side of Cove Content. Construction is to begin within a year.

The site plan has been drawn in accordance with the variances that were granted.

Marty Fredrickson, Architect and Mrs. Munger were present and presented the site plan to the board.

Mr. Fredrickson stated that the downspouts will drain to splash blocks.

The existing catch basin that runs out to the lake will remain and will be adapted to the proposed grading.

The utilities will be underground, and will be noted on the plan.

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.

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. Farmer made a motion to approve the site plan as presented with the following conditions: 1. Show the relocation of the catch basin at the bottom of the swale. 2. Show downspouts to splash blocks. 3. Show spot elevations on the new driveway slab. 4. Show the underground utility locations. 5. The site plan is to be stamped. Mr. Atkins seconded the motion, which carried unanimously.

Application #04-2007, John & Alta Newswanger, owners of property at 3552 State Rt. 245, requests site plan approval to construct a 94' x 210' dairy barn with a 46' x 56' milk parlor.

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

John & Leroy Newswanger were present and presented the site plan to the board.

Mr. Newswanger stated that at this time they are going to just build the feed room and a holding pen for more heifers and then in 2 or 3 years they are going to build the addition and then put in a manure pit.

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. McCadden made a motion to approve the site plan as presented with the following condition: 1. Show detailed dimensions and elevations when an application for site plan is filed for a manure storage facility. Mr. Frankish seconded the motion, which carried unanimously.

Application #05-2007, Dale & Patricia Stell, owners of property at 4395 County Road 1, request site plan approval to remove an existing one story addition and construct a 1560 sq. ft. 2 story addition.

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

Dale Stell was present and presented the site plan to the board.

Mr. Stell stated that the driveway does not continue onto the neighboring property in the back. The barns do not exist any longer on 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 SEQOR and will not receive coordinated review, since no other discretionary agency approval is required.

Mr. Hoover 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. McCadden made a motion to approve the site plan as presented. Mr. Frankish seconded the motion, which carried unanimously.

Application #06-2007, Timothy Goodall & Lora Snyder owners of property on South Street, requests site plan approval to construct a single family home

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

Timothy Goodall & Lora Snyder were present and presented the site plan to the board.

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.

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 as presented. Mr. Hoover seconded the motion, which carried unanimously.

#### MISCELLANEOUS:

Gary Smith from Parrone Engineering & Mark Epling owner of property on County Road 1, State Rt. 364 and Maiden Lane, were present and presented a sketch of a proposed 69 lot subdivision, known as Montebella Estates.

Mr. Smith stated that the lots are 80' x 130' up to 80' x 170'. After going through the calculations they end up with the smallest lot size being 10,000 sq. feet.

There will be two access roads into the subdivision, one on State Rt. 364 and one on Maiden Lane.

The private roads that exist on the parcel were discussed. The Planning Board would like to see the Town's Access Management Plan implemented into this proposal and suggested that the deeds for the existing parcels that use these private roads be checked as to what rights they have to these roads. If there is a way to get access to these parcels through the proposed subdivision, the private roads could be eliminated.

The access to the open space was discussed. It was suggested that a more defined access be proposed to the open space.

Mr. Epling stated that the lots will fit a 2000 sq. ft. two story home with a garage and decks very easily.

Mr. Epling stated that he does not have any sidewalks proposed.

Chairman Harvey stated that he thinks that sidewalks are important for a way to get to the common open space.

The 30 foot lots in the middle of the proposed plan were discussed. If Mr. Epling is unable to obtain the lots, access to the lots will have to be provided.

The lake rights that are attached to this parcel will go to one lot. All 69 lots will not have lake rights, only one will.

Mr. Smith asked if the town would take dedication of the open space.

Chairman Harvey stated that they would have to propose that to the Town Board.

Mr. Epling stated that if the Town does not take dedication of the open space then his plan is to have the open space all in one area.

Mr. McCadden made a motion to adjourn the meeting at 9:47 PM. Ms. Watkins seconded the motion, which carried unanimously.

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Thomas P Harvey, Chairman

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Sue Yarger, Secretary