

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
April 26, 2010

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

EXCUSED: Mr. McCadden

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Atkins made a motion to approve the March 22, 2010, minutes as submitted. Mr. Hoover seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #01-2010, Curvin Shirk, owner of property at 4585 Middle Road, requests site plan approval to build a 56' x 120' pole barn.

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

Curvin Shirk was present and presented his application to the board.

Mr. Shirk stated that the proposed pole barn will house about 100 animals and the manure will be pen packed. The manure will be spread on his property as weather permits.

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. Atkins seconded the motion, which carried unanimously.

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

Application #02-2010, Taurus Properties Inc, owner of property at 4505 State Rt 364, requests site plan approval to replace a manufactured home on Lot 6, in a manufactured home park with a newer unit.

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

Cindy Leisten-Reed was present and presented the application to the board.

Ms. Leisten-Reed stated the old manufactured home is a 12' x 60' and the proposed manufactured home is 14' x 73'. They also want to add a front porch and a back deck. They would also like to put up a shed on the parcel.

Chairman Harvey stated that a shed is allowed if it is 10 feet from all other structures.

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.

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. Hoover seconded the motion, which carried unanimously.

Mr. Atkins made a motion to approve the site plan with a condition that a 10' x 10' shed can be located as required by the building code requirements and Town of Gorham Zoning Ordinance. The shed is to be added to the site plan by the Town of Gorham Zoning Officer after the location is determined in the field. Mr. Frankish seconded the motion, which carried unanimously.

Application #04-2010, Jonathan & Lucinda Garman, owner of property on County Road 17, requests site plan approval to build a storage and dairy barn.

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

Ivan Ringler, representing Jonathan Garman was present and presented the application to the board.

Mr. Ringler stated that there will be about 50 head of dairy cattle and some young stock. The building will be a masonry structure up to the first floor about 8 feet; and the storage part will be the second floor of the barn.

Ms. Watkins asked what they were planning on doing with the manure.

Mr. Ringler stated that they have had an engineer out at the site to look at options for a manure pit for the dairy cattle. "They would like to get started with the barn first."

When the site for the manure pit is located, site plan approval from the Town of Gorham Planning Board will be required.

Chairman Harvey asked if there were any comments from the public.

Ruth Chabot stated that she and Donald Wilson own property across the road and they have no problems with what is being proposed.

Several neighbors in the area called the Zoning Office expressing that they had no problems with what was being proposed.

Chairman Harvey asked if there any more 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. Farmer seconded the motion, which carried unanimously.

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

Application #05-2010, Richard Frere, owner of property on State Rt. 247 & County Rd 18, requests subdivision approval to subdivide 2.5 acres out of a 75.60 acre parcel.

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

Richard Frere was present and presented the application to the board.

The curb cut was approved by the State of New York Department of Transportation and a highway work permit was issued. George Barden, Canandaigua Lake Watershed Inspector has given septic system approval.

Chairman Harvey stated that in this district the driveway curb cuts have to be 245 feet apart. There will be no other curb cuts for this property off of State Rt. 247.

The home is to be a one story manufactured home and will be placed on a slab with masonry blocks. The home will have a 3 in 12 pitched roof and horizontal vinyl siding.

Mr. Freida stated that the proposed home meets all the setback requirements.

Mr. Atkins asked Mr. Frere if he had plans for the remaining parcel.

Mr. Frere stated that he would like to sell a few more lots in the future.

Chairman Harvey asked if the lots would be off of County Road 18.

Mr. Frere stated that the lots would be off of County Road 18 and he would like to get one down further off of State Rt. 247 and that he may have to get a variance for road frontage.

The Planning Board discussed with the applicant the possibility of future lots. The lots must comply with the Town of Gorham's Access Management regulations. It was suggested that Mr. Frere work up a sketch plan and schedule a time to informally discuss it with the Planning Board before he spends a lot of money doing something that is not allowed.

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.

Ms. Watkins offered a resolution [attached hereto] to approve the subdivision with the following condition: When the water and electric services are located in the field, Gordon Freida, Code Enforcement Officer will add them to the site plan. Mr. Frankish seconded the resolution, which carried unanimously.

Application #06-2010, Chad and Susan Bond, owner of property at 2621 Lake to Lake Rd, requests site plan approval to build a single home.

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

Chad and Susan Bond were present and presented the application to the board.

Robert Topping, Topping Engineering, has designed the septic system. The septic system plans have been submitted to the Zoning Office and will be kept in the file.

The proposed home will be a stick built ranch on a masonry foundation.

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

Chairman Harvey made a motion to approve the site plan as submitted, giving the applicants the flexibility to change the well to public water. Mr. Frankish seconded the motion, which carried unanimously.

#### MISCELLANEOUS:

The Planning Board has put the discussion on the Marcellus Shale drilling on hold, because the New York State Department of Environmental Conservation has not lifted their ban on drilling.

Mr. Frankish made a motion to adjourn the meeting at 8:40PM. Mr. Hoover seconded the motion, which carried unanimously.

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Thomas P. Harvey, Chairman

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Sue Yarger, Secretary