

MINUTES
TOWN OF GORHAM PLANNING BOARD
May 24, 2010

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

EXCUSED: Chairman Harvey ABSENT: Mr. Hoover

Mr. Frankish called the meeting to order at 7:30 PM. Mr. Atkins made a motion to approve the April 26, 2010, minutes as submitted. Ms. Watkins seconded the motion. Atkins, Farmer, Frankish, Watkins voted AYE and McCadden abstained.

PUBLIC HEARINGS:

Application #11-2010, Gary A. & Holly Parsons, owners of property at 2538 East Main Street, request a special use permit and site plan approval to operate an auto body repair business. The applicant is also requesting a subdivision of 1 acre out of a 25.2 acre parcel to be merged to tax parcel 144.00-1-37.200, making the residential parcel where the home business will be located 1.571 acres.

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

Reggie O'Hearn and Gary Parsons were present and presented the application to the board.

Mr. O'Hearn explained that the driveway would be extended around the wood frame garage to the metal garage, which is shown on the plan.

Mr. Parsons stated that he only works on about one car a month. The metal garage is mainly used for storage and the wood frame garage is the one that will be used for the operation of the auto body shop.

A sign was discussed. The sign will be a 2' x 2' non-lit sign. The sign was located and placed on the site plan.

Mr. Parsons stated that his hours of operation will be no longer than 8:00AM to 8:00PM.

The Planning Board went over all the requirements for a Home Business (Class "B") 31.85A A through O.

Mr. McCadden asked Gordon Freida, Code Enforcement Officer, if a Special Use Permit runs with the property.

Mr. Freida stated that a Special Use Permit runs with the applicant. The special use permits expires upon sale of the property or if the operation is disbanded for a two year period.

Mr. Frankish asked if there were any comments from the public.

Chris Iversen asked if he could see a copy of the plan. The board invited him to the table to take a look at the site plan.

Mr. Frankish asked if there were 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 SEQR 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. Atkins offered a resolution [attached hereto] to approve the subdivision to combine the one acre lot with the metal garage to the ½ acre lot with the residence and wood frame garage. Along with that, the board approved the application for a Special Use Permit for a Home Business (Class "B"), which complies with 31.85A A through O. The wood frame garage is the structure that the business will be operated in. The operation will be owner operated. Hours of operation will be 8:00AM to 8:00PM. No more than two cars will be stored behind the metal garage. Mr. McCadden seconded the motion, which carried unanimously.

Application #12-2010, Joan Dailey, owner of property at 4370 Lincolnwood, requests site plan approval to build a 24' x 32' 2 ½ car garage.

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

Jack & Kate Dailey were present and presented the application to the board.

Mr. McCadden questioned if the garage would meet all the setback requirements.

Mr. Freida stated that the garage is well within the required setbacks.

Mr. McCadden stated that he would like to know what the setbacks were before he approves the application. He just wants to make sure that the garage fits within the guidelines of the property line setbacks.

The garage will be a one story with a hip roof, no more than 14 feet in height.

The only service to the garage is electric, which will be put underground.

The garage will have two overhead doors.

Mr. Frankish 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. Farmer 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 with the following conditions: 1. Show the distance from the property line on the plan once the garage is completed. 2. Locate the underground electric and show this on the plan. 3. Show the first floor elevation of the garage on the plan. 4. The maximum height of the garage can be no more than 14 feet. Mr. Atkins seconded the motion, which carried unanimously.

Application #13-2010, Richard Dean, owner of property on the corner of White Way & Maiden Lane, 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.

Steve Doan, representing Richard Dean, was present and presented the application to the board.

The Planning Board, in 2006, approved a site plan for a single family home to be built on this parcel. The home was never built and the site plan time limit has expired. The garage has since been eliminated to meet the lot coverage requirements.

Lot coverage and the building of a garage were discussed at length. It was decided that a 19' x 19' garage could be built along with a small side walk if the overhangs (eaves) were reduced to allow the lot coverage to be met.

Mr. Frankish 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.

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. McCadden seconded the motion, which carried unanimously.

Mr. Frankish made a motion to approve the site plan with the following conditions: 1. Sewer, Water, Electric and Gas will be located and added to the plan by the Code Enforcement Officer. 2. The electric will be underground. 3. Downspouts are to be splash blocked toward both road ditches. 4. The old well on the property will be filled in. 5. The overhangs are to be reduced to meet the lot coverage requirements. Mr. McCadden seconded the motion, which carried unanimously.

Ms. Watkins made a motion to adjourn the meeting at 8:40PM. Mr. McCadden seconded the motion, which carried unanimously.

Dale Frankish, Vice Chairman

Sue Yarger, Secretary