

MINUTES
TOWN OF GORHAM PLANNING BOARD
May 23, 2011

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

ABSENT: Mr. Frankish

Chairman Harvey called the meeting to order at 7:30 PM. The April 25, 2011, minutes were reviewed and the following change was made: Page 2 9th paragraph 3rd sentence change the word "on" to "over". Ms. Watkins made a motion to approve the minutes as amended. Mr. Hoover seconded the motion, which carried. Atkins abstained.

PUBLIC HEARINGS:

Application #08-2011, Edward Ciaschi, owner of property at 5090 County Rd 11, requests site plan approval to build a two car detached garage.

No final action has been made by the Town of Gorham Zoning Board of Appeals on the variance request.

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

Chairman Harvey adjourned the public hearing to be re-opened on June 27, 2011, at approximately 7:30PM in the Gorham Town Hall.

Application #07-2011, James G. Gould, owner of property at 5132 County Rd 11, 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.

Scot Fiske, Vice President of Pardi Partnership Architects, was present and presented the application to the board.

The proposed building meets all zoning requirements.

Chairman Harvey questioned the location of the edge of pavement around the tennis court.

Mr. Fiske stated that there is a 10 foot perimeter around, which is designated by the fence line.

Chairman Harvey asked if there would be a sidewalk between the tennis court and the rest of the pavement in front of the house.

Mr. Fiske stated yes there will be. "This was a preliminary site plan. We wanted to get this down to the Town so that we could get this meeting. There will be a walkway path that goes from the edge of driveway over to that storage building, which becomes the entrance area for the tennis court."

Chairman Harvey stated that they will ask him to sketch that on the plan.

Drainage was discussed. The contours will need to be corrected on the grading plan.

There will also need to be an erosion control plan.

The roof drains and how they are going to be handled need to be shown on the plan.

Mr. McCadden questioned what they are planning to do down at the water front.

Mr. Fiske stated that he is unclear of what the owner wants to do down at the water front.

Mr. McCadden asked if anything would be done along the shoreline as far as the hill and as far as the trees.

Mr. Fiske stated that there are a lot of ash trees on the property and with the concern about what is going to be happening to ash trees in general in this area over the next 5 to 10 years he is going to be doing some thinning but there is no intent to try and clear this in any way. There will be dockage at the shoreline. They have been talking of putting a staircase to the shoreline down at the north end.

Mr. McCadden asked what is happening in the area that was clear cut when the house was torn down. "You really should do something to stabilize it."

Mr. Fiske stated that he would pass that along to the owner.

All proposed sidewalks should be shown on the plan.

Mr. McCadden stated that the plan shows that the lower level and the main level are only 6 ½ feet difference. "I think that might be wrong."

Mr. McCadden stated that it may be a good idea to present a landscape plan. He has a concern with the grade along the water's edge.

Chairman Harvey stated that with having to get down to 21 feet grading will need to be done further out toward the edge of the bank. The sewer manhole cover will possibly need to be raised. This will require approval from Canandaigua Lake County Sewer District.

Mr. Atkins stated that they should also submit a plan with the lot coverage calculations.

Chairman Harvey stated that the plan should be stamped by an engineer or landscape architect; they are licensed to draw contours.

Mr. Atkins asked if the placement of the tennis court is exactly where they are going to put it as well as the house. "How much of this is not preliminary? How much of this is exactly what they want to do?"

Mr. Fiske stated that the tennis court will rotate somewhat. "I understand your concerns."

Chairman Harvey stated as far as erosion control the existing disturbance needs to be stabilized within this week. The new submission needs to show where the silt fence will be, the limits of grading and instructions of how an area is going to be stabilized during construction. This is part of the "Soil, Erosion and Sedimentation Control Plan".

Mr. Fiske presented elevations of the home to board.

Chairman Harvey adjourned the public hearing to be reopened June 27, 2011, at approximately 7:30PM in the Gorham Town Hall.

The following things will need to be addressed on the site plan: 1. Address the drainage around the driveway and around the house. 2. Show all the sidewalks on the plan. 3. Erosion Control Plan. 4. Stabilize the disturbed soil. 5. Clarify the elevation of the lower level. 6. An overall landscape plan showing what areas are going to be disturbed. 7. Add that the framed shed has been removed. 8. Add the lot coverage calculations. 9. Show the plan for the roof drains. 10. If the sewer manhole cover needs to be moved approval from the Canandaigua Lake County Sewer District will be needed.

Mr. Hoover made a motion to adjourn the meeting at 8:18PM. Mr. Atkins seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary