

MINUTES
TOWN OF GORHAM PLANNING BOARD
June 1, 2009

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

ABSEMT: Mr. Frankish Mr. Farmer

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Atkins made a motion to approve the April 27, 2009, minutes as submitted. Mr. Hoover seconded the motion. Harvey, Atkins, Hoover, & McCadden voted AYE. Watkins was not present at this time.

PUBLIC HEARINGS:

Review of a Proposed Revision to the Town of Gorham Comprehensive plan regarding a residential development rate cap.

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

Mr. McCadden stated that on page 2 under Park Facilities second sentence "95 parcel" should be changed to "95 acre parcel".

Chairman Harvey stated that on the first page under Assessments second sentence change "relay" to "rely".

Mr. McCadden questioned if the cap is set for 50 new dwelling units, what happens if an apartment complex or senior citizen housing is proposed.

Chairman Harvey stated that each unit is considered a dwelling unit.

Mr. McCadden question what the Town would do if a 60 unit senior citizen complex was proposed.

Chairman Harvey stated that this is an amendment to the comprehensive plan, the town will deal with that level of detail; what to do with the bigger complexes when the town writes the actual local law for the development rate cap.

Richard Calabrese, Town Supervisor, stated that the way the actual local law is written now, is that a variance can be sought. "If you exceed the 50 then it comes back to the Planning Board and the Town Board."

Mr. Atkins stated that he would like to see the number capped at 45 residential dwelling units, or a range of 45 to 50 units. "Looking at our history we have never been above

43 unites. Forty five tends to work with one code enforcement officer and the staff that we have."

Mr. Atkins stated that D. on page 6 the Planning Board should also report to the school board as well as the town board if the rate of demand for new dwelling units increases.

Mr. Atkins stated that maybe they should look at E. on page 6 as an alternative to entire developments for affordable housing.

Chairman Harvey asked if there were any more comments. Hearing none, the public hearing was closed.

Mr. Calabrese stated that he would like to make a comment on the number of residential dwelling units. "The reason we came upon 50 is because you would possibly have 20 single family houses and that leaves you 30 for your subdivisions. And granted if it wasn't for the economy you would have had a couple of subdivisions going. I thought that as long as you have a couple of subdivisions going you have to play ball with those people. You are going to say to other subdivisions our cap doesn't allow it at this time. You are liable to get someone to come in here and buy up 100 acres and want to put in 150 houses right off the bat. Of course that is what this is to prevent. The Town Board would take the advice of the Planning Board be that at 45, 50, 60. I came up with 50 because of the subdivision verses the single lots."

Mr. Atkins made a motion recommending adoption of the Amendment to the Comprehensive Plan for the Residential Development Rate Cap to the Town Board with the following changes: Page 1 second sentence under Assessments change "relay" to "rely". Page 2 under Park Facilities change "95 parcel" to "95 acre parcel". Page 6 under Section 4: Conclusion D. second sentence should read: In other words, if the rate of demand for new dwelling units increases, the Planning Board should report on this to the town board and the Gorham Middlesex school board so that budgeting and staffing levels can be adjusted in upcoming budget cycles to deal with the change, and the cap level number adjusted accordingly.

The board discussed E. under Section 4 on page 6, and decided that it is a viable alternative to requiring it as part of major subdivisions, as opposed to having a development or subdivision of only lower value housing.

Ms Watkins joined the board at this time.

Mr. McCadden seconded the motion. Harvey, Atkins, Hoover, & McCadden voted AYE. Watkins abstained.

Application #07-2009, Daniel & Ruth Nolt, owners of property at 3725 State Rt. 245 requests site plan approval to build a 36' x 100' heifer barn.

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

Daniel Nolt was present and presented his site plan to the board.

The proposed barn will be pole barn style with metal siding. One side will be left open.

Mr. McCadden asked how the manure would be handled.

Mr. Nolt stated that it will be bed a pack, which will stay right in the barn with the bedding until it is cleaned out and put on the field.

Chairman Harvey asked if there were any comments from the public. Hearing none, the public hearing was closed.

Mr. McCadden asked how many cattle would fit into the barn.

Mr. Nolt stated that he believes it will be about 40 cattle.

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. Hoover seconded the motion, which carried unanimously.

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

MISCELLANEOUS:

Application #05-2009, Ayse Lewis, owner of property at 4036 State Rt. 364 requests site plan approval to demolish existing cottage and all out buildings and build a two story home with attached garage.

The public hearing was held and closed on April 27, 2009, where the Short Environmental Assessment Form was reviewed and a "negative determination of significance" was made.

Gene Laneri, Architect, and David Matthews, P.E., were present and presented the board with a revised site plan

addressing all the conditions that were discussed on April 27, 2009.

The home will be less than 25 feet in height above average grade.

The swale and contours were discussed. A few small changes need to be made to the contours to allow for positive drainage 5 feet away from the house.

The driveway will be crushed stone, which allows for a 20% credit in lot coverage calculations, not 30% as stated on the plan. This will need to be corrected on the plan.

Downspouts will discharge to splash blocks. The location of the splash blocks needs to be added to the plan.

The underground electric and other utilities will be shown on the plan when located during construction.

Mr. McCadden made a motion to approve the site plan with the following conditions: 1. Indicate on the plan where the splash blocks are going to be located and note the direction of the splash blocks. 2. Change the contour in front of house to show positive drainage away from the house to the north. 3. Change the credit to 20% for the stone driveway. 4. An as built survey to be done after construction. 5. No Certificate of Occupancy will be issued until all outbuildings are removed. Mr. Atkins seconded the motion, which carried unanimously.

The next regularly scheduled Planning Board meeting will be June 22, 2009, at 7:30PM, in the Gorham Town Hall.

Chairman Harvey made a motion to adjourn the meeting at 8:19PM. Mr. McCadden seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary