

MINUTES
TOWN OF GORHAM PLANNING BOARD
July 28, 2008

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

EXCUSED: Mr. Atkins

Chairman Harvey called the meeting to order at 7:30 PM. The minutes of June 16, 2008 & June 23, 2008, meetings were reviewed. Mr. McCadden made a motion to approve the minutes as submitted. Ms. Watkins seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #07-2008, Jeff & Susan Fitch, owners of property at 3698 Nibawauka Bch, requests site plan approval to build a single family home.

Chairman Harvey re-opened the public hearing that was adjourned on June 23, 2008.

On March 20, 2008, the Zoning Board of Appeals granted a 10 foot north side variance, for a 5 foot setback to the overhangs, and lot coverage of 40%. On July 24, 2008, the Zoning Board of Appeals denied an application for a height of 27'8".

Jeff & Sue Fitch & Mark Muller, Architect, were present and presented the site plan to the board.

The grading on the site plan needs to be corrected showing positive drainage on the site.

Mr. McCadden stated that he would like it confirmed that the triangle area between the tie line and the retaining wall is not included in the lot area. The garage overhangs also need to be added and included in the lot coverage calculation.

Mr. McCadden stated that the site plan shows that all of the blacktop is going to be removed; and if all of the blacktop is being removed, then there is no place to park.

Mr. Muller stated that they can park on grass.

Mr. McCadden stated that that is not going to work for us here. "In my opinion, you need to have an area to park your car on, other than grass.

The site plan needs to show what material is going to be used to replace the blacktop and figure the credit in the lot coverage.

Mr. McCadden asked if there was any living space in the garage.

Mr. Fitch stated that there is no living space but there is water and a bathroom.

Mr. Freida stated that it is preexisting.

Mr. Frankish stated that as long as the Sewer Department and Assessor knows about it.

Mr. McCadden stated that he would like the necessary departments made aware of this and that the necessary changes made.

Mr. Fitch stated that two or three years ago he did go to the assessor and he had him down for three bathrooms and they only have one in the garage and one in the house. "The assessor said, well that does not matter, the assessment does not go up that much. I told him that I would like him to put it down to two."

Mr. McCadden asked if there is any plan to have a porch or sidewalks.

Mr. Muller stated that there will be no porches beyond the designated building area on the plan.

Mr. McCadden asked if there were any house plans available showing where the entrances are and where the porches are.

Mr. Muller stated not at this point, no.

Mr. McCadden stated that at some point the Planning Board would like to see them.

Mr. Muller stated that the building plans will go to the Building Inspector to be approved and he would make sure that those building plans meet this requirement.

Mr. McCadden stated that the Planning Board can also look at the plans for the house.

Mr. Fitch asked if he could use pavers or something that is porous.

Mr. McCadden stated that even if you use pavers or something that is porous there is a limited amount of percentage you can use for calculating the lot coverage, and that is all delineated in the zoning.

Mr. Fitch stated that all they have planned is a walkway to the back door.

Mr. McCadden stated that is not on your plan and needs to be shown on the plan with the materials that will be used.

Mr. McCadden stated that this is a very very tight site. "Is there any other land that you own adjacent to this or around this, because it just seems that you're going to have to be very cognizant of the neighbors and the ability to work on your property and your property only; and not park in the neighbors right of way; not park so that they can't get

through, not have the trucks there, not have the cars there. I just want to make sure that you take that into consideration, because this is extremely difficult to do this amount of work on this small site. There is no land across the street. There is no right of way along here that you can park an extra vehicle on. I assume you are going to have to have a dumpster."

Mr. Fitch stated that they plan on putting a lot of the materials in the garage. "It is definitely going to be tight; in fact our neighbor two down from us who has what seems like a tighter spot, built last year."

Mr. McCadden stated that he is not saying it cannot be done. "I am saying that there is a lot of consideration and planning that has to be put in because there is a neighbor right across the street from you. It is very hard to turn around in this area. If you get a truck down there of any size. I don't know how he gets down there I guess I will put it that way. It will be a very difficult time getting in and turning around without going onto other people's property."

Mr. Fitch stated that he understands. "If you look at our garage, where the blacktop goes down the side, it is wide enough for a vehicle. Now, obviously depending on the size of the truck, I don't know, but I am assuming we can get a truck down there. We did tell all of our neighbors what we were doing and so on."

Mr. McCadden stated that he would like to see some consideration given to the neighbors to the north and the south as far as some fencing along there or something to make sure that you stay on your property. "You might want to give some consideration to having the workmen park someplace else."

Mr. McCadden stated that the concern he has is what they are doing for additional lot coverage as far as the overhangs, the sidewalks and the driveway area. "All these will need to be figured into the lot coverage. That in itself might reduce the size of the house that you want to put on the property."

Chairman Harvey stated that as far as the sidewalk and the off street parking area, the clauses are in the zoning as to the credits you can get for certain types of material towards lot coverage.

Mr. McCadden stated that when putting the parking area in he would like to see an area to park at least two cars.

Chairman Harvey stated that they need to show on the plan the boundaries of the parking area.

Mr. McCadden stated that it might be worthwhile to show a placement on the site plan for a dumpster, if you plan on having a dumpster on site.

Chairman Harvey stated that they need to make all the changes to the site plan and recalculate everything for lot coverage.

Mr. Farmer asked where the utilities are coming into the property.

The underground electric feed needs to be added to the plan.

Mr. McCadden stated that he would like to see the finish floor elevation for the basement and the first floor.

Chairman Harvey stated that if you are going to put your utilities in the basement they need to be up two feet above base flood elevation, which is at 692.

Gordon Freida, Code Enforcement Office, read from Chapter 45, Flood Damage Prevention the following: New construction and substantial improvements shall have the lowest floor (including basement) elevated (2) feet or more above the base flood level.

The basement floor and utilities need to be at least at 694.

Chairman Harvey asked if there were any comments from the public. Hearing none, the public hearing was adjourned until August 25, 2008, at 7:30PM in the Gorham Town Hall.

Application #09-2008, AGC Homes, representing White Haven Memorial Park, owner of property on Jones Road, known as Lakeview Cemetery, requests site plan approval to build an office building and maintenance garage.

The public hearing was re-opened and adjourned until August 25, 2008, at 7:30PM in the Gorham Town Hall.

Application #14-2008, Valentine Wolfe, owner of property on Turner Road, 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.

Mike Marques, from Marques & Associates, was 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 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. Andrews seconded the motion, which carried unanimously.

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

Application #15-2008, Gerber Homes Inc, requests site plan approval to build a home at 4554 Kapur Circle.

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

John Graziose, from Gerber Homes Inc, and Dick Cascino proposed buyer was present and presented the site plan to the board.

Chairman Harvey questioned where the downspouts and or splash blocks are going to be, and where is the footer drains going to drain?

Mr. Graziose stated that the gutter drains are going to be surfaced mounted. They are going to put them right onto the splash block onto the surface, which he pointed out on the site plan for the board where they would be.

The 20% reduction on the paved driveway for the stormwater management facility was discussed.

Mr. Graziose stated that stormwater management facility for the stormwater runoff from the driveway is designed for a 25 year storm. Michael Sponable, Licensed Professional Engineer, will send the Town the calculations.

The location of utilities such as electric & gas needs to be added to the plan prior to a Certificate of Occupancy being issued.

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

Mr. McCadden made a motion to approve the site plan with the following conditions: 1. The location of the downspouts have been indicated and added by the applicant to the plan. 2. The location of utilities such as electric & gas needs to be added to the plan prior to a Certificate of Occupancy being issued. 3. The Engineer needs to provide the calculation of the capacity that the detention in the front yard is sufficient for the driveway stormwater runoff. Mr. Hoover seconded the motion, which carried unanimously.

The meeting was adjourned at 8:36 PM.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary