

MINUTES
TOWN OF GORHAM PLANNING BOARD
September 22, 2008

PRESENT: Chairman Harvey Mr. Hoover
 Mr. Frankish Mr. Atkins

ABSENT: Ms. Watkins Mr. Farmer

EXCUSED: Mr. McCadden

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Atkins made a motion to approve the August 25, 2008, minutes as submitted. Mr. Frankish seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

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 August 25, 2008.

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

The Zoning Board of Appeals granted a lot coverage percent of 40%. The site plan shows a lot coverage percent of 39%.

Mr. Freida confirmed that all setback variances that were granted by the Zoning Board of Appeals are met.

Mr. Muller presented elevations of the home at $\frac{3}{4}$ of an inch below 25 feet that is 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 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. Frankish seconded the motion, which carried unanimously.

The grading contours on the south side were modified on the site plan to keep the water from draining onto the neighboring property.

Mr. Hoover made a motion to approve the site plan with the minor grading modifications. Mr. Frankish seconded the motion, which carried unanimously.

Application #20-2008, Russell & Robin Maggio, owners of property at 5276 County Road 11, requests site plan approval to build a 30 x 40 3-bay garage.

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

Russell Maggio was present and presented the application to the board.

The garage will be used for their power boat, sailboat, fishing boat and jet skis. It is two stories with a workshop on the second story.

The Access Management Local Law was reviewed to see how it will apply to this application.

After reviewing the Access Management Local Law and discussing the curb cut situation the board and the applicant agreed the two curb cuts could remain if the gravel driveway servicing the proposed garage is gated and locked.

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

Mr. Freida stated that the neighbor to the south, Mr. Beer called and does not have a problem with the application.

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. 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. Frankish seconded the motion, which carried unanimously.

Chairman Harvey made a motion: 1. Making a finding that the driveway to the proposed garage will be used only a handful of times each year and that installing a gate at the curb cut on County Road 11 compensates for the driveways on the property being closer than allowed by the Town's Access Management Local Law and 2. Approving the Site Plan as submitted with the condition that the owner install and keep the gate to the proposed garage closed at all times except

when the driveway is used to move boats and other materials in and out of the property which will occur only a few times per year. The applicant stated he supports this condition. Mr. Hoover seconded the motion, which carried unanimously.

The meeting was adjourned at 8:13 PM.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary