

**MINUTES  
SPECIAL MEETING  
GORHAM TOWN BOARD  
MAY 27, 2009**

The Gorham Town Board held a special meeting on Wednesday, May 27, 2009 at 7:00 PM at the Town Hall, Gorham, NY. Present were Supervisor Calabrese, Councilmembers Lightfoote and Adam-Anderson; Code Enforcement Officer Freida, Sue Yarger, Tom Harvey, Bob Corby, Neil Atkins, George McCadden, Dale Frankish, Gene Hermetnet, Andrew Hoover and Town Clerk Hollenbeck.

1. Call to Order/Pledge to the Flag:
  
2. Comprehensive Plan update with Mr. Corby. Mr. Corby explained the format of the draft we are reviewing. A draft of the final document was passed around for review. They are still working on formatting, etc., but this will give an idea what the final document will look like. The document that we are reviewing tonight has two sections that are in green or light gray then the section that is in bold. The first two are an objective statement, a general goal that we established early on and then general objectives underneath that and then finally the last part, in bold is the detailed recommendations.

Mr. Corby stated that what they tried to do was capture some of what they had heard about why people like the Town, some of the comments from the survey as well as some from meetings. The three things that came up most were neighborhoods, historic and rural character of the Town, and the beauty of the rural landscape that came up again and again.

The twenty six page document was reviewed and discussed at length.

Extension of sanitary sewer into agricultural districts was discussed. Having sanitary sewer reduces development costs and increases the potential density on a property. The Town would support sanitary extensions to developments next to existing developments or in areas of the town that are identified as suitable for development, but are very concerned about maintaining viable agriculture and sensitive environmental features or scenic resources.

The current Comp Plan prohibits protruding garages and states that primary building entrances shall face the street. This was briefly discussed. Home facades should be designed to create an interactive, friendly neighborhood. The "snout house" look (where garage is in front) should be discouraged.

Key-hole development where upland residential units are granted shared lake access and mooring rights should be prohibited. Increased boat traffic and use at the shoreline could cause serious environmental treats to the lake. The Town should work to revise zoning to coordinate with the revised Docks and Moorings Law.

Large year round homes on small lots on the lake are causing issues with views, privacy, landscaping, etc. There should be connection between the size of

a house and the size of the lot. Size, height, etc. of new homes should be compatible with adjacent parcels and the neighborhood.

Open space, the amount required in a proposed development was discussed. The current requirement is 30% open space. Increasing that to 50% was discussed.

Gravel roads were briefly discussed. They are often dusty, but they do encourage slower speeds through some of the farming areas. Maintaining the gravel roads is quite costly. It is proposed that the Town adopt a policy to apply an oil and stone surface to its gravel roads. To preserve the rural character the roads would be left a narrow width.

Briefly discussed the timeline for completion of the Comprehensive Plan Update. It is anticipated that we should be ready for a public hearing by August or September.

3. Adjournment: the meeting was adjourned at 9:04 PM.

Respectfully submitted,

Nancy Hollenbeck  
Town Clerk