

MINUTES
TOWN OF GORHAM PLANNING BOARD
February 26, 2018

PRESENT: Chairman Harvey Mr. Zimmerman
 Mrs. Rasmussen Mr. Farmer
 Mrs. Harris Mr. Hoover

EXCUSED: Mr. Dailey

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Zimmerman made a motion to approve the January 22, 2018, minutes as presented. Mrs. Rasmussen seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #01-2018, Lawrence & Cynthia Lovejoy owners of property at 3798 State Rt. 364, requests site plan approval to build a single family home & attached garage.

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

On February 15, 2018, the Zoning Board of Appeals granted a 3' variance for a 12' north side yard setback and 15.23% variance for lot coverage of 40.23%.

Mr. & Mrs. Lovejoy, Rick Garrett, Contractor & Brennan Marks, Marks Engineering were present and presented the application to the board.

Chairman Harvey stated that the board has received written correspondence concerning the drainage from the site onto the property to the south.

Mr. Marks stated that for the proposed all the roof water is being directed to the north into an infiltration trench, which allows for treatment and a chance for absorption infiltration before it is discharged into the lake. The driveway sheets to the southeast. However they have greatly reduced the amount of impervious areas that contribute drainage to the east and southeast.

Mr. Marks provided for the boards review the runoff calculations to go through the reduction in the area, which shows a reduction by 50% flowing to the east and southeast line.

Chairman Harvey asked if there were any comments from the public.

June Fisher, owner of the property to the south, presented pictures to the board that she has been documenting the flooding since 2013 and it consistently has gotten worse. She was unsure what a 50% in reduction would do.

Chairman Harvey explained that it is a 50% reduction in what is coming off of the Lovejoy's property.

Drainage and runoff in this area was discussed at length. Chairman Harvey stated that the town's responsibility is to make sure that the Lovejoy's don't make the drainage and runoff situation worse. There is no drainage district in this area. What needs to happen is the neighbors have to get together and decide how they are going to correct this situation. It was suggested that they contact the town to facilitate the situation but the neighborhood will need to cooperate to correct the drainage situation.

June Fisher asked if the driveway would be fixed that is on her right of way after construction.

Mr. Garrett stated that the Lovejoy's understand that if the driveway is damaged during construction it will be maintain and fixed.

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

The project was sent to the New York Office of Parks, Recreation and Historic Preservation well over 30 days ago and there has been no response from that office.

The Planning Board discussed and completed Part 2 of the Short Environmental Assessment Form. The board determined this to be an unlisted action under SEQR that will not receive coordinated review since no other discretionary agency approval is required.

Mrs. Rasmussen made a motion to approve the Short Environmental Assessment Form, part 1 as completed by the applicant and part 2 as completed by the Chairman making a "negative determination of significance" stating that the proposed action will not result in any significant, adverse, negative environmental impacts as the board did not find a single potentially large impact related to this project. Mr. Hoover seconded the motion, which carried unanimously.

Mr. Hoover made a motion to approve the site plan with the following conditions: 1. Any damage to the driveway and adjacent areas during construction be rehabilitated to good condition. 2. An as built for the sanitary sewer lateral be given to the town if the location of the lateral changes

from existing. Mrs. Harris seconded the motion, which carried unanimously.

Application #05-2018, Carl Raymond, owner of property on Maiden Lane, requests site plan approval to build a single family home & attached garage.

On February 15, 2018 the Zoning Board of Appeals granted a 2.26% variance for 32.26% lot coverage.

Brennan Marks, Marks Engineering, & Carl Raymond were present and presented the application to the board.

Mr. Marks stated that the application is for a single family two story home with a walk out basement. On the west side of the house there will be a long infiltration trench.

Chairman Harvey stated that he would like to see the swale extended to the east. Grading will need to be corrected showing positive drainage around the dwelling.

Chairman Harvey asked about the landscape plan.

Mr. Marks stated that he has put a note on the plan that there will be plantings around the foundation.

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

A letter dated January 30, 2018, was received from New York Office of Parks, Recreation and Historic Preservation on this application, stating that there is no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

The Planning Board discussed and completed Part 2 of the Short Environmental Assessment Form. The board determined this to be an unlisted action under SEQR that 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, part 1 as completed by the applicant and part 2 as completed by the Chairman making a "negative determination of significance" stating that the proposed action will not result in any significant, adverse, negative environmental impacts as the board did not find a single potentially large impact related to this project. Mrs. Rasmussen seconded the motion, which carried unanimously.

Mrs. Harris stated that there should be grading done on the driveway to show proper drainage over the driveway.

Mr. Zimmerman made a motion to approve the site plan with the following conditions: 1. Extend the swale on the north side of the property to the east. 2. Correct the contour showing that the storm water drains away from the

building foundation and around the driveway. Mrs. Rasmussen seconded the motion, which carried unanimously.

Mrs. Rasmussen made a motion to adjourn the meeting at 8:23. Mrs. Harris seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary