

MINUTES
TOWN OF GORHAM PLANNING BOARD
February 27, 2017

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

EXCUSED: Mr. Dailey

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Zimmerman made a motion to approve the January 23, 2017 minutes as presented. Mrs. Rasmussen seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #04-2017, Nevin M & Ruth Zimmerman, owners of property on Yautzy Road, requests subdivision approval to subdivide 10 acres out of 190.2 acres to build a 25000 square foot produce auction building with loading docks.

The public hearing was opened and the notice, as it appeared in the official newspaper of the town, was read Rocco Venezia, Surveyor and Bill Grove, Engineer was present and presented the application to the board.

Gordon Freida, Code Enforcement Officer stated that he classified the project as a Farmer's Market. In the town of Gorham's definitions Farm Market is a structure with more than 120 square feet of gross floor area intended for the sale of farm produce and other agricultural products or crafts.

Mr. Venezia stated the owner would like to subdivide 10 acres on Yautzy Road out of a larger parcel.

Mr. Grove stated that the proposal is to construct a new produce auction building. 25000 square foot building space associated with that is parking space for 110 vehicles at the northeast corner. There will be 12 loading docks on the south side of the building. There is water available at the street. There is water service shown on the plan. There will be an onsite waste water system.

Chairman Harvey asked if the parcel was in a water district.

Fred Lightfoote, Town Supervisor, stated that he has spent many hours looking into this water line. He has found documentation showing that it is owned privately and publicly. The documentation will have to be turned over to the Town attorney for his interpretation.

Supervisor Lightfoote stated that he is unsure what needs to be done with the water district but assures that it will be handled in such a way that water will be available.

Chairman Harvey stated he was asking because he was wondering if the town had a requirement or an interest that when the water main out at the road gets extended, it gets extended for the whole length of the property.

Mr. Grove stated that the onsite waste water system will go to the Department of Environmental Conservation DEC for approval.

Chairman Harvey asked if the onsite waste water system had to go to the Department of Health.

Mr. Grove stated that the onsite waste water system is approved by the DEC under the general permit, but because they are proposing a snack bar in the building it has to go to the Department of Health. The parcel is also in the Canandaigua Lake Watershed so George Barden has got back to him with some comments on the waste water system.

One major comment that George Barden had was that he would like to see a properly sized external grease trap.

Mr. Grove stated that the one thing that is missing from the plan is the storm water pollution prevention plan.

Chairman Harvey asked if the parking area and driveway was going to be paving or gravel.

Leon Weaver stated that the parking area and driveway will be gravel.

Mr. Zimmerman questioned some of the disturbance area lines on the plan. They are minimal. The ones that concern him are the two utility lines on the west side of the site and the one that concerns him the most is in the area of the parking lot.

Mr. Grove stated that they are very close to the five acre threshold. They are approximately at 4.8 acres. The utility lines are about 8 feet wide of limit of disturbance. He could bump the area out around the parking area and see how much impact that has to the acres of disturbance.

Mrs. Rasmussen stated that when the site plan was shown to the Agriculture Advisory Committee she was lead to believe that there is a change in the driveway that it will go completely around the building.

Mr. Grove stated that is correct. They have the loading docks on the south side and would like an unloading area on the north side.

Mrs. Rasmussen expressed that she had a concern whether the driveway curb cut is wide enough for in and out traffic and also for large truck traffic.

Mr. Grove stated that 40 feet is quite a bit wider than the standard DOT width of 26 feet.

Mr. Henry asked if there is any lighting proposed.

Mr. Grove stated that there is no lighting proposed. There is no pole light proposed there may be some lighting under the loading dock.

Chairman Harvey stated that the current plan shows no lighting so unless the plan is revised showing the lighting there will be no lighting approved.

Chairman Harvey asked what the building was going to look like and what materials will be used in the construction.

Building plans and elevations were presented to the board for their review.

Chairman Harvey stated that there is no signage on the plan. Is that something that will be added to the plan?

Mr. Grove stated that it may be added to the site plan, but if not they will come back for site plan approval on a sign.

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

A letter was received from the Agriculture Advisory Committee stating that they support the project. This letter will be kept in the file.

Mr. Grove stated that he has the updated plan showing the change in the driveway and the new lot coverage calculations. This plan was shown to the Planning Board.

Mr. Henry asked if most of the truck traffic would be during the day.

Mr. Leon Weaver stated yes.

Chairman Harvey asked what the hours of operation would be.

Mr. Weaver stated that during the produce season they will be open Tuesday and Thursday from 9:00 AM to 2:00 PM and Friday 5:00 PM to 9:00 PM. As the produce season ends they will probably be open just one day, which will probably be Thursday.

The Planning Board reviewed Part 1 of the Short Environmental Assessment Form. Department of Health for food safety and Department of Environmental Conservation for storm water and DOH or DEC for the waste water was added to question 2. The board discussed and completed Part 2 of the Short Environmental Assessment Form. The board determined this to be an unlisted action under SEQOR

that will not receive coordinated review since no other discretionary agency approval is required.

Mr. Henry made a motion to approve the Short Environmental Assessment Form, part 1 as amended by the Chairman 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. Zimmerman offered a resolution [attached hereto] to approve the subdivision with the following conditions: 1. Modify the drainage to comply with DEC's storm water pollution prevention plan. 2. Comply with the Towns requirement of no change in rate of quantity & quality of discharge post development verses predevelopment. 3. Add the outdoor grease trap to the site plan. 4. All DEC and DOH approvals be received. 5. Add signage to the plan. 6. Add lighting to the plan. 7. The water to be extended the full length of the property once the Town Board formalizes the inclusion of the property into the water district. 8. The approval is based on modifications to the revised plan dated 2/27/17 that show the driveway extended around the building. Mr. Henry seconded the motion, which carried unanimously.

Application #05-2017, Jeffrey & Margaret Gibbs, owners of property at 4550 Kapur Circle., 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.

Jeffrey Gibbs and Rocco Venezia, was present and presented the application to the board.

Chairman Harvey asked where on the plan is the infiltration field to mitigate the storm water flow.

Mr. Venezia stated that they did not add one on the plan, but certainly can add one.

The plan will need to be changed showing State Rt. 364 instead of East Lake Road.

Plans and elevations of the new home was presented to the board.

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

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. Farmer seconded the motion, which carried unanimously.

Mr. Henry made a motion to approve the site plan with the following conditions: 1. Update the drainage and show the infiltration to mitigate the storm water flow. 2. Show the change of East Lake Road to State Rt. 364. Mr. Hoover seconded the motion, which carried unanimously.

Application #06-2017, Jeffrey & Pamela Gambrill, owners of property at 5021 County Rd 11, requests site plan approval to build a 32' x 64' pole barn.

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

Justin Kellogg, Engineer was present and presented the application to the board.

Mr. Kellogg stated that the pole barn will be used just for storage. The Gambrill's own a residence across the street on County Road 11.

On the plan East Lake Road needs to be changed to County Road 11.

Drainage was discussed. The Town does not want the storm water to discharge over the land and into the road side ditch. The board would like to see some detention slowing down the drainage. The existing gravel pad shown on the plan was construction about 6 or 8 months ago so there can be no increase in rate or quantity of storm water discharge with the construction of the exiting gravel pad and pole barn.

Mr. Zimmerman pointed out that on the site plan under lot coverage it shows the barn and lean to be 2304 square feet and under site date it shows the proposed building foot print to be 1336 square feet.

Mr. Kellogg stated that he will look into this and have it corrected.

Mr. Zimmerman asked Mr. Kellogg if he knew what the topography was on the east end of the site.

Mr. Kellogg stated that is the uphill portion. Their survey was limited because of the wooded area so they do not have the topography past the proposed building area.

Mr. Zimmerman suggested that they take a spot elevation at the corners.

Chairman Harvey stated that they probably could get that right off of the County website.

Chairman Harvey stated that he would like to see the trees that are on the site put on the site plan. They will need to show what trees will be lost or were lost due to construction.

Chairman Harvey stated that if the pole barn was to catch on fire there is no way a fire truck is going to be able to go up a 1:5 grade.

Mr. Kellogg stated that they would have to tear down more trees and disturb more area.

Chairman Harvey state that is why the pad should not have been put in till they could come in front of the Planning Board and talk about the site plan. Why didn't they build down closer to the road?

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

A letter from Robert & Marcia Brancato that was received in the Town of Gorham Zoning Office was read. They had three areas of concern, external lighting, drainage and property lines. This letter will be kept in the file.

The Planning Board discussed a date for the March regular meeting, as Chairman Harvey can't be here March 27, 2017. After discussion the regular March Planning Board meeting was rescheduled to be held on April 3, 2017.

Chairman Harvey adjourned the public hearing to be re-opened on April 3, 2017, at 7:30PM to allow the applicant to revise the plans.

Application #07-2017, Ashley Isliker, owner of property at 3674 Nibawauka Bch, requests site plan approval to replace an existing garage with a 672 square foot garage.

The application is still in front of the Zoning Board of Appeals for variances.

Chairman Harvey asked if there was any comments from the public on this application. Hearing none the public hearing was adjourned to be re-opened on April 3, 2017 at 7:30PM.

Application #09-2017, William Pelicano owner of property on State Rt. 364 & Deep Run Cove requests subdivision approval to merge tax map numbers 127.11-1-19.000, 127.11-1-20.000, 127.11-1-21.000 & part of 127.15-1-1.111 into one parcel.

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

Tim Tyskiewicz, Architect and Rick Szkapi were present and presented the application to the board.

Mr. Szkapi stated that a deed was filed in the County Clerk's Office today changing the ownership from William Pelicano to Andrew Prestigiacomio.

Chairman Harvey asked if there was a letter from the new owner. The board can't give approval without the new owners consent.

The plan is to demo three cottages and build a single family home.

Chairman Harvey questioned the drainage around the proposed home. A engineered calculation report will need to be submitted on the storm water runoff.

Mr. Tyskiewicz stated that the drainage from around the proposed home will be directed to the rain garden and the overflow will go to the catch basin.

Mr. Zimmerman stated that it looks like there is storm water flow from the adjoining property.

Chairman Harvey stated that the board would like to see a little bit bigger map and a report that shows what the contributing flow is from the adjoining property into the rain garden.

Chairman Harvey asked if there were any comments from the public. Hearing none the public hearing was adjourned to be re-opened on April 3, 2017.

Chairman Harvey stated that they need to look at the Town's Design Guidelines and submit a landscaping plan for approval.

MISCELLANEOUS:

Fred Lightfoote, Town Supervisor was present and thanked the Planning Board for their services and for all their hard work.

Gordon Freida introduced Gabrielle Harris a perspective member to the Planning Board.

Gabrielle is very interested in becoming a Planning Board member for the Town of Gorham. She is a Landscape Architect and graduated from ESF in Syracuse. After

graduation she moved to California. She is licensed as a Landscape Architect in California and is working on getting her license in New York.

The Planning Board discussed appointing a Vice Chairman. Since Murray Henry drew the short straw he was appointed as Vice Chairman to the Planning Board.

Mrs. Rasmussen made a motion to adjourn the meeting at 9:15. Mr. Zimmerman seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary