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                        MINUTES
             TOWN OF GORHAM PLANNING BOARD
                   October 23, 2017
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PRESENT: Chairman Harvey   Mr. Zimmerman
           Mrs. Rasmussen   Mr. Dailey
           Mr. Farmer   Mrs. Harris-Alternate

EXCUSED: Mr. Hoover

     Chairman Harvey called the meeting to order at 7:30 PM.
Mr. Zimmerman made a motion to approve the September 25,
2017, minutes as presented. Mr. Dailey seconded the motion,
which carried unanimously. Mrs. Harris-Alternate will
participate and vote on all applications tonight.

PUBLIC HEARINGS:

     Application #31-2017, TAB Land Holdings LLC, owner of
property at 4855 State Rt. 247, requests subdivision
approval to subdivide 6.228 acres out of a 284.8 acre
parcel.
     Chairman Harvey opened the public hearing and the
notice, as it appeared in the official newspaper of the
town, was read.
     No one was present to represent the application to the
board.
     The applicant is subdividing 6.228 acres and house
from the rest of the acreage. The Bays have told the
Zoning Office that they intend to farm all that has been
farmed in the past.
     Chairman Harvey stated that he would like to see
something in writing stating that the current agriculture
use is intended to continue on Lot 2 before he signs the
subdivision map.
     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. Dailey seconded the motion, which carried unanimously.

　　　　Mr. Farmer offered a resolution [attached hereto] to approve the subdivision with the following condition: 1. A written statement from the owners that the agricultural use is intended to continue on Lot 2. Mr. Zimmerman seconded the resolution, which carried unanimously.

MISCELLANEOUS:

The Town of Gorham Town Board requests a recommendation on Application T-02-2017, to rezone property located at 4733 South Street in the Town of Gorham identified as Tax Map NO. 144.10-2-59.000 and property located at 4735 South Street contiguous and to the south of the property 4733 South Street in the Town of Gorham, identified as Tax Map No. 144.10-2-58.000 from Hamlet Commercial (HC) to Hamlet Residential (HR).

　　　　In the Hamlet Residential district two family dwellings are allowed by right.

　　　　Multi-family dwellings are now allowed with a special use permit in the Hamlet Residential. Chairman Harvey believes that multi-family was supposed to be removed from the uses requiring special use permit at the last Zoning Local Law rewrite.

　　　　Chairman Harvey stated that in his opinion if they want a multi-family it should be rezoned to Planned Residential Development District (PRD) and they would have to follow the requirements for such use in that district.

　　　　Parking spaces for the apartments were discussed. There needs to be 1 ½ parking spaces per apartment. This is going to be difficult to accomplish. Parking in the Odd Fellows parking lot is not acceptable. It was suggested that the owner contact the County and extend the curbing on the road to the end of his property line to get more parking spaces.

　　　　Chairman Harvey made a motion to recommend to the Town Board rezoning to Hamlet Residential District limiting it to a two family dwelling per parcel. Mrs. Rasmussen seconded the motion, which carried unanimously.

   Mr. Dailey made a motion to adjourn the meeting at 8:00. Mrs. Rasmussen seconded the motion, which carried unanimously.

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                                   Thomas P. Harvey, Chairman

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Sue Yarger, Secretary