

MINUTES
TOWN OF GORHAM PLANNING BOARD
July 22, 2019

PRESENT: Chairman Harvey Mrs. Rasmussen
 Mr. Zimmerman Mr. Hoover
 Mr. Dailey Mr. Kestler-Alternate

EXCUSED: Mrs. Harris Mr. Farmer

Chairman Harvey introduced the Town Attorney, Jeff Graff at 7:00 PM for a short question and answer session.

Chairman Harvey called the meeting to order at 7:40 PM. Mr. Zimmerman made a motion to approve the June 24, 2019, minutes. Mr. Rasmussen seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #04-2019, Pierre & Karen Heroux, owners of property at 3780 Meadow View, 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.

The Zoning Board of Appeals on July 18, 2019, granted a south side yard setback of 9.58 feet for a variance of 5.42. A north side setback of 7.82 feet for a variance of 7.18 feet. A front yard setback of 21.04 for a variance of 8.96 feet. A lot coverage of 42.75% for a variance 17.75%.

Pierre & Karen Heroux, Brendon Marks, Marks Engineering, & Holly Lahue, Vineyard Homes, was present and presented the application to the board.

James Morse, Code Enforcement Officer explained that the applicants have a new plan to coincide with the variances that were granted by the Zoning Board of Appeals.

Mr. Marks stated that the variance that Mr. Morse is talking about is on the south side. They originally asked for a 7.58' setback after a lot of discussion they compromised and came to an agreement of 9.58' setback on the south side. This narrowed the house up about two feet from what was originally proposed. That changed the lot coverage.

Mr. Marks went on to explain the site plan. The site plan shows the comparison between the existing home and the proposed home. They are holding the north wall of the home where it is existing. The roof and the other three walls are coming off. They are adding a front porch and adding a garage to the rear.

They are adding a new foundation and moving the wall on the south side closer to the property line.

Chairman Harvey asked Mr. Morse when the revised plan was received in the Zoning Office.

Mr. Morse stated that they were received electronically the day after the Zoning Board of Appeals meeting, which was July 19, 2019.

Mr. Marks stated that they are proposing a two-story frame house. The new footprint is approximately 1400 square feet with the porches. There will be a new paver drive towards Meadow View Drive, about 550 square feet. The pavers are going to be pervious. They absorb any runoff coming onto them and any rainwater that falls onto them. They did the pervious pavers because the lot coverage was exceeding the allowable and the pervious pavers are more favorable in terms of runoff and infiltration. The roof runoff will be collected by downspouts and roof leaders and then transported to an infiltration trench at the south side of the house. The trench works as the same principle as a septic system leach line. The water goes into it and gives it the opportunity to absorb into the ground for the normal 1-and 2-year storm. The higher storm events will exceed the capacity of the chambers and there is an out-fall pipe to the lake through the existing retaining wall.

Chairman Harvey asked how the lot coverage existing compares to the proposed lot coverage.

Mr. Marks stated that the existing lot coverage is 37.37%. The proposed lot coverage is 42.75%. If you were to take out the pervious paver driveway, they would not even be increasing the lot coverage by less than a percent.

Chairman Harvey questioned with the infiltration system, your opinion as the engineer there is going to be less stormwater leaving the site after development than prior too.

Mr. Marks stated that's correct. Runoff increase from existing conditions are about 87 cubic feet. They are providing 122 cubic feet of storage. That is for the 25-year storm event.

Chairman Harvey asked with these particular pavers does the water go through the pavers themselves or just the gaps between them.

Mr. Marks stated that they haven't selected the paver yet. It will not be a tight paver system it will be more of an open grid with a diamond seam. He will work with the owner to select the right ones.

Chairman Harvey stated that he just wanted to make sure that the applicant is aware of what that process is going to be and depending on the paver that is selected some of them have significant maintenance required.

Mr. Morse stated that the plan must be in the zoning office 5 day before a meeting.

Chairman Harvey asked Mr. Morse if the plan did make it in the office 5 day before.

Mr. Morse stated that in his opinion it did, because that night they were willing to amend the plan.

Chairman Harvey stated that as long as it has been on file 5 days as required.

Mr. Morse assured that it has.

Chairman Harvey asked Mr. Morse if the proposed is in compliance with the Town's Design Guidelines and the height requirements.

Mr. Morse stated yes. The things that they were not in compliance with they have been granted variances with modifications. Everything has been covered.

Chairman Harvey asked if the existing garage is staying the same.

Mr. Marks stated that the garage is not being touched.

Mr. Dailey asked what kind of tree was being removed.

Mr. Heroux stated a maple tree.

Chairman Harvey asked if there was any landscaping that is being proposed.

Mr. Marks stated that at this point it is just grass if the board would like to see anything else, they would be glad to add it. They have put on the site plan some general landscape notes on how to plant around the foundations.

Chairman Harvey stated that regarding the design guidelines and in absence of a full landscape plan it would be nice to see something to replace what is being removed.

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

A letter dated March 1, 2019, 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. Dailey 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.

This project was sent to the County Planning Board and Chairman Harvey read the comment that the applicant and referring agency are strongly encouraged to involve the Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

Mr. Hoover made a motion to approve the site plan with the following conditions: 1. Show the electric to the existing garage on the site plan. 2. Present a landscaping plan showing what is being planted to replace the Maple tree being removed. 3. The project will meet all variances that were granted and the Town's Design Guidelines. 4. Exterior lighting will be dark sky compliant with cutoffs prohibiting shedding of light on other properties. Mr. Dailey seconded the motion, which carried unanimously.

Application #12-2019, Joette L. Cornish-Coriddi & Stephen Coriddi, owners of property at 4543 Sylvan Road, requests site plan approval to build a 32' x 48' pole barn.

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

Stephen Coriddi was present and presented his application to the board.

Mr. Coriddi stated that he would like to build a 32' x 48' pole barn. The building is shown on the property within the setback requirements. The existing driveway is going to be moved over to meet the entrance of the barn.

Chairman Harvey stated that the problem he is having with the project is that they are so out of compliance with the Town's Access Management Plan with three curb cuts on the lot. He asked Mr. Coriddi to give the board a good reason why they don't want it build behind the house.

Mr. Coriddi stated that being 32' x 48' their front yard is fairly small and if it was put on the side, they would need a variance. The main purpose for the building is to put an RV in it and one side will be a shop.

Chairman Harvey stated that the gravel drive then is more or less for convenience.

Mr. Coriddi stated yes. In the wintertime it would be stored in the barn. Summer as well so it won't be setting in the driveway.

Chairman Harvey asked if the soil infiltration rate testing has been done yet that is mentioned on the plan.

Mr. Coriddi stated that has not been done yet. What has been suggested is to put in a dry well.

Chairman Harvey stated that if this is approved by the board one of the conditions will be that that design will need to be finalized.

Chairman Harvey asked Mr. Morse if the proposal meets everything else.

Mr. Morse stated that they did talk about the access and there is the existing drive and he is not moving it that much just making it little bit more maneuverable, because his camper is quite large. The dimensions of the proposed curb cut are going to be smaller than the existing.

Chairman Harvey stated that proposed curb cut brings it into compliance with the width.

Mr. Coriddi stated that the proposed driveway will be crusher run gravel.

Mr. Dailey asked what the height of the building was going to be.

Mr. Coriddi stated that the height is around 20 to 22 feet.

Mr. Morse assured the board that the height is within the Town's height requirement.

Chairman Harvey asked if there have been any comments from the neighbors.

Mr. Coriddi stated that one of his neighbors has stated that he is fine with the project.

Mr. Morse stated that he has not received any comments from any of the neighbors.

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

The project was sent to New York Office of Parks, Recreation and Historic Preservation on this application on July 18, 2019. As of this date no letter has been received 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 decision on the application was adjourned until August 20, 2019, at 7:30PM.

MISCELLANEOUS:

Application #09-2019, Michael G. & Kimberly M. Kurr, owners of property at 3981 State Rt. 364, requests subdivision approval to subdivide parcel into two lots.

Gregory Kurr was present and presented the application to the board.

Chairman Harvey explained that at last month's meeting there was discussion on whether the original location for driveway easement for splitting it into two parcels was proper.

Mr. Zimmerman stated that where the driveway is being proposed is fine with him.

Chairman Harvey stated that James Morse, Code Enforcement Officer checked with New York State Department of Transportation and read the following from Greg Trost, Assistant Resident Engineer for the State.

The best solution, in conjunction with the Town's desire or shared access, is to have only one driveway for the two properties. That driveway should split the property line evenly, with an 18'-20' wide driveway. This allows both property owners to access their land, and it gives an opportunity for each owner to actually stay on their own property, in case of a dispute, for ingress and egress.

Mr. Zimmerman offered a resolution [attached hereto] to approve the subdivision with the following conditions: 1. Show the shared access on the subdivision map. 2. Future construction is subject to site plan review by the Town of Gorham planning Board. Mr. Hoover seconded the motion, which carried unanimously.

Mr. Zimmerman made a motion to adjourn the meeting at 8:36PM. Mr. Dailey seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary