

MINUTES
TOWN OF GORHAM PLANNING BOARD
June 28, 2021

PRESENT: Chairman Harvey Mrs. Rasmussen
 Mr. Dailey Mrs. Harris
 Mr. Farmer Mr. Hoover
 Mr. Perry-Alternate

EXCUSED: Mr. Kestler

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Perry-Alternate, will vote on all applications tonight. Mr. Dailey made a motion to approve the May 24, 2021, minutes as submitted. Mr. Hoover seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #16-2021, Martha Yudicky, owner of property at 4117 County Road 18, requests site plan approval to build a single family home, attached garage and detached garage. Public Hearing time: 7:30PM to 7:45PM.

Chairman Harvey re-opened the public hearing that was adjourned on May 24, 2021.

Peter Sarkis, Marks Engineering, was present and presented a revised site plan to the board.

Mr. Sarkis stated that the location of the wastewater treatment has changed after talking with New York State Department of Health. A fence has been added going around the septic. A note has been added saying that the manure is to have a hard cover or otherwise be stored in barn. In the upper right hand corner is stormwater calculations. They are going with a 2' x 2' crushed stone embedment for the underdrain that is around the house.

Mr. Farmer questioned if there was doors on the horse manure storage.

Mr. Sarkis stated that he did not add doors on the drawing but this can be done.

Mr. Farmer explained that he would like to see doors.

Mr. Dailey asked if the stormwater calculations are for a 25 year rain event.

Mr. Sarkis explained that the calculations are for a 25 year rain event.

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

A letter dated June 14, 2021, 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.

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. Farmer made a motion to approve the site plan with the following conditions: 1. Show the underground electric location on the post construction survey. 2. A statement be submitted certifying the rate of infiltration in the ground water is equal to the stormwater runoff. 3. Note on the plan that there will be four sides and a roof on the manure storage facility. Findings: the home will meet all the appearance standards. Such as a masonry foundation, 4 in 12 pitch roof and horizontal siding. Mr. Hoover seconded the motion, which carried unanimously.

Application #18-2021, Patty Carlson, owner of property on Middle Road, requests site plan approval to build a single family home. Public Hearing time: 7:50PM to 8:05PM.

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

Patty Carlson and Fred Shelley, BME Associates, were present and presented the application to the board.

Mr. Shelley stated that the application is for site development of one single family home on an existing parcel. The parcel is just under 6 acres of land. The site is located on the west side of Middle Road. The site plan includes the house location, one driveway access, the location of the public water connecting to the existing main and an onsite septic system. The septic system is a raised system and they have made application to the New York State Health Department and the Canandaigua Lake Watershed Inspector. There is also included in the submission a drainage analysis. There will be no increase in stormwater runoff. They believe this application is a Type II SEQR action.

Chairman Harvey asked how many square feet in the proposed home.

Ms. Carlson stated that it will be about 1900 square feet. It will have horizontal siding and a pitched roof.

Mr. Farmer stated that the town would like to see the electric underground.

Chairman Harvey stated that there will be a condition that the electric is to be underground and the location will need to be shown on a post construction survey.

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

Mrs. Rasmussen made a motion to approve the site plan with the following conditions noting that the proposal is a Type II action under SEQ. 1. Electric is to be underground. 2. A post construction survey needs to be filed showing the location of the underground electric and water service before a C of O is issued. Mr. Hoover seconded the motion, which carried unanimously.

Application #19-2021, Bas Keunen, owner of property at 3627 State Rt. 364, requests site plan approval to build a 30' x 40' pole barn. Public Hearing time: 8:10PM to 8:25PM.

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

Peter Sarkis, Mark's Engineering was present and presented the application to the board.

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

Mr. Sarkis stated that it is 17 feet in height. The barn will have metal siding.

Mr. Dailey asked if they had any thought of planting some trees to block the site from the road.

Mr. Sarkis stated that there is not a lot of extra space, but there is a possibility of planting a few trees.

Mrs. Harris suggested that they could plant some trees on the north side of the gravel drive.

Mrs. Harris asked if they are going to take all of the runoff to the infiltration basin.

Mr. Sarkis stated that yes they are.

Mrs. Harris asked if the roof pitch is north-south. She see's how one side can drain to the basin, but they need to show how the other side is getting to the infiltration basin.

Mr. Dailey asked Mr. Sarkis if he knew the purpose of the barn.

Mr. Sarkis stated that all he knew was that it is a workshop.

Chairman Harvey asked if this was for the residence use. It will be a different matter if suddenly a business sign goes up.

The application has not been sent to the New York Office of Parks, Recreation and Historic Preservation so there is no determination from New York Office of Parks, Recreation and Historic Preservation.

Chairman Harvey asked if there were any comments from the public. Hearing none, the public hearing was adjourned to be re-opened August 23, 2021, at 7:30PM in the Gorham Town Hall.

Mr. Dailey made a motion to adjourn the meeting at 8:22PM. Mr. Hoover seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary