

MINUTES
TOWN OF GORHAM PLANNING BOARD
March 22, 2021

PRESENT: Chairman Harvey Mrs. Rasmussen
 Mr. Dailey Mrs. Harris
 Mr. Kestler

EXCUSED: Mr. Hoover ABSENT: Mr. Farmer

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Dailey made a motion to approve the February 22, 2021, minutes as submitted. Mrs. Rasmussen seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #07-2021, Timothy & Mary Beth Anderson, owners of property at 4763 County Road 11, requests site plan approval to build a single family home. Public Hearing time: 7:30PM to 7:50PM.

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

On Thursday February 18, 2021, the Zoning Board of Appeals made the following motion: a motion was made to grant a lot coverage variance of 4.4% for a lot coverage of 29.4%. A 19.9 foot rear yard variance for a setback of 10.1 feet on the southeast corner and a 17.7 foot rear yard variance for a setback of 12.3 feet on the northeast corner. A 3.3 foot front yard variance for a 26.7 foot setback.

Timothy & Mary Beth Anderson and Anthony Venezia, Venezia Associates were present and presented the application to the board.

Mr. Venezia stated that they are going to use the existing curb cut to access the property. They will be dressing it up and paving the driveway. They put the house as far back from the road as they could to give them enough room for drainage and a swale behind the house.

Chairman Harvey asked if they had an easement for the part of the curb cut that is on the neighboring property.

Mr. Venezia stated that there is no easement.

Chairman Harvey stated that the curb cut needs to get cleaned up or an easement be obtained.

Mr. Venezia stated that they will clean up the driveway curb cut.

Mr. Venezia explained that for the stormwater management they are putting in an underground infiltration system. All the downspouts will be piped to the underground system.

Chairman Harvey explained that the contours around the home need to be corrected so that the stormwater drains away from the home.

Mr. Dailey asked what year storm event has been calculated.

Mr. Venezia stated they have calculated for a 25 year storm event and have listed this on the site plan.

Chairman Harvey asked if they have a landscaping plan.

Mr. Venezia stated that they currently don't have a landscaping plan.

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

Mrs. Harris asked if the power was going to be underground.

Mr. Venezia stated that the power will be underground.

Mr. Morse, Code Enforcement Officer stated that he would like them to be sure that the driveway pitch doesn't exceed 12%.

Mr. Venezia stated that they will definitely make sure the driveway doesn't exceed 12% pitch.

Mrs. Harris asked if they have an exterior lighting plan.

Mr. Venezia stated that any lighting on the property will be dark sky compliant.

Mr. Dailey asked what kind of trees have been removed.

Mr. Anderson stated that they have removed a couple of large oaks that had to come down as they were interfering with the driveway foundation and the infiltration system.

Chairman Harvey stated that when drawing up the landscaping plan take a look at what was removed and put something similar back in.

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

A letter dated February 12, 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. Harris 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.

Mr. Dailey made a motion to approve the site plan with the following conditions: 1. Show the driveway completely on the deeded property or an easement from the neighbor. 2. Make changes to the grading plan to make sure the stormwater moves at least 2% away from the foundation for a distance of at least 5 feet. 3. Add a note to the plan that all exterior lighting will be dark sky compliant. 4. Submit a landscaping plan striking a balance with the trees removed with what is being added, complying with the Town of Gorham's Design Guidelines. 5. Give a profile of the driveway that shows a grade of 12% or less. 6. Add a note to the plan that the power will be underground and when it is located note it on the post construction survey. 7. Prior to the site work establish the diversion swales around the construction site add a temporary detention pond and sediment pond and stabilize prior to the site work. Mr. Kestler seconded the motion, which carried unanimously.

Application #08-2021, Steven & Wendy Silverman, owners of property at 4704 County Road 11, requests site plan approval to install a pickle ball court. Public Hearing time: 7:55PM to 8:15PM.

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

Steven & Wendy Silverman were present and presented their application to the board.

Chairman Harvey asked what the playing surface was going to be.

The Silverman's stated that the surface will be asphalt.

Mrs. Silverman stated that it will be a multipurpose court. There will be no fencing. It has short walls so no view will be obstructed.

Chairman Harvey stated that the drainage on the plan shows the water flowing around both sides of the court, which is fine but the Town's regulation requires that something be done with the drainage such as an infiltration trench to get the water back into the ground. The stormwater can't go to a swale and runoff their property and become a problem for a neighboring property. An engineer will need to do the calculations and design a trench, chambers or dry wells whatever will work for

the type of soil on the property. The engineer will need to design it for a 25 year storm.

Mr. Kestler asked if there was going to be any lighting.

Mr. Silverman stated that they may put some lighting up. If they do it will be dark sky compliant.

Chairman Harvey stated that if there is going to be lighting it needs to be added to the plan.

Mrs. Silverman stated that they are looking at different options for lighting. They don't want something that is permanent. They may put something in that is moveable.

Chairman Harvey asked what the dimensions of the court is.

Mr. Silverman stated that whole area is 30' x 60' but the pickle ball court is 20' x 44'.

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

Basil Elmer, 4706 Old East Lake Road, questioned if there was going to be lighting.

Chairman Harvey stated that the Planning Board will make a condition that they can only have lighting that is dark sky compliant.

Mr. Elmer asked how long the construction was going to take.

Mr. Silverman stated that he hopes it will be constructed before Memorial Day.

Chairman Harvey stated that the diversion swale needs to be constructed first and get stabilized before the rest of the site gets opened up.

Mr. Elmer asked if there was going to be access to the court from the lower road.

Mr. Silverman stated that the access will be from the upper road.

Mrs. Harris asked what the final finish on the retaining wall was going to be.

Mr. Silverman stated that it will be stone.

Mrs. Harris asked if there was any plans of plantings at the base of the wall.

Mrs. Silverman stated that there will be landscaping around the wall such as daylilies.

Chairman Harvey stated that they will need to indicate this on the plan.

Mrs. Rasmussen asked if there would be planting beds in the front to mask the 30 inch rise of the course.

Mr. & Mrs. Silverman stated that there will be plantings in that area also.

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

A letter dated March 2, 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. Dailey seconded the motion, which carried unanimously.

Mrs. Harris made a motion to approve the site plan with the following conditions: 1. The swale dug and stabilized prior to rest of site disturbance. 2. Engineer is to do stormwater runoff calculations for 25 year storm event and design groundwater recharge facilities to compensate for additional runoff. 3. Show a landscaping plan. 4. Add a note on the plan that all lighting is to be dark sky compliant. 5. Show silt fencing on the plan. Mr. Kestler seconded the motion, which carried unanimously.

Mr. Dailey made a motion to adjourn the meeting at 8:25PM. Mr. Kestler seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary