

MINUTES
TOWN OF GORHAM PLANNING BOARD
August 23, 2021

PRESENT: Chairman Harvey Mr. Dailey
 Mrs. Harris Mr. Farmer
 Mr. Hoover

EXCUSED: Mrs. Rasmussen Mr. Perry-Alternate

ABSENT: Mr. Kestler

Chairman Harvey called the meeting to order at 7:50 PM. Mrs. Harris made a motion to approve the June 28, 2021, minutes as submitted. Mr. Hoover seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

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: 7:30PM to 7:45PM.

Applicant has withdrawn their application.

Application #20-2021, Shawn Allen, owner of property at 2697 Lake to Lake Road, requests site plan approval to build a 36' x 48' pole barn. 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.

Shawn Allen, was present and presented the application to the board.

Mr. Allen stated that the Town of Gorham Highway Superintendent approved the new driveway location. He explained that the property line shown on the map shows that the existing driveway is only partly on his property.

Chairman Harvey explained that the engineer used the tax map to prepare the site plan and asked if there was a survey showing the property line through the driveway.

Mr. Allen stated that he does have a survey showing the property line through the driveway and had a boundary line agreement drawn up at the time he purchased the property. He does have plans of taking the existing driveway out at a later date.

Chairman Harvey stated that they would like to see the location of the proposed driveway to be exactly across the driveway on the other side of the road. The board can also put a condition with the approval that the existing driveway is to be removed within 2-3 years.

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

Mr. Allen stated that the barn will be used to store his camper, boat, and vehicles.

Mr. Farmer suggested that the electric to the barn be underground.

Mr. Allen stated that he does not plan on electric to the barn at this time but when he does put in the electric it will be underground.

Chairman Harvey asked if there were any 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 SEQOR 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. Farmer seconded the motion, which carried unanimously.

Mr. Hoover made a motion to approve the site plan with the following conditions: 1. Engineer needs to put the plot plan on the survey boundaries. 2. Present stormwater calculations and add a stormwater infiltration system for the additional hard surfaces on the site. 3. Remove the existing curb cut to the garage within 3 years. 4. Move the new driveway as far as possible within the constraints of the water shut off to be more in line with the driveway across the street. 5. Add a note specifying underground electric between the house and the barn. Mrs. Harris seconded the motion, which carried unanimously.

Application #22-2021, Darvin Weaver, owner of property at 4917 West Swamp Rd, requests a special use permit and site plan approval for a produce and greenhouse supply warehouse. 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.

Darvin Weaver was present and presented the application to the board.

Mr. Weaver stated that he has been running his produce & greenhouse supply warehouse out of his existing barn and would like to build a larger barn for his warehouse.

The driveway to the proposed barn will come off of the existing curb cut.

James Morris stated that the proposed project meets all zoning requirements.

Mr. Weaver stated that he sells irrigation supplies, produce supplies, greenhouses, and greenhouse supplies to the local farmers. The customers come and pick up the supplies or he takes the supplies to the produce auction.

Chairman Harvey asked what type of vehicles deliver the supplies.

Mr. Weaver state that the deliveries to him will be by semi-truck.

Chairman Harvey asked if there was going to be any lighting.

Mr. Weaver stated that there would be no electric or lighting.

Chairman Harvey stated that the engineer will need to present some stormwater calculations.

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

Laura Potts stated that her and her husband Ed have no objections with the plans of a warehouse that is being proposed.

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.

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.

Mr. Farmer offered a resolution [attached hereto] to approve the special use permit for a produce and greenhouse supply warehouse. Mr. Dailey seconded the resolution, which carried unanimously.

Mr. Dailey made a motion to approve the site plan with the following condition: 1. Present stormwater calculations and add a stormwater infiltration system for the additional hard surfaces on the site. Mr. Hoover seconded the motion, which carried unanimously.

SKETCH PLAN:

Application #23-2021, Scott A Harter, applicant for parcels 5202 and 5198 Long Point Road, requests a review of a sketch plan for the proposal of a lot line amendment to enable redevelopment of the two existing lots.

Scott Harter, John Falk, and David Case were present and presented a sketch plan showing a lot line adjustment between 5198 and 5202 Long Point Road.

The plan showed two different versions showing an existing drainage ditch to be relocated either to the south of 5202 Long Point Road or to the south of 5198 Long Point Road.

In the future they will be removing the existing homes and proposing new homes on both lots.

The proposed new homes will meet all setback requirements and the lot coverage requirement.

Chairman Harvey questioned the parcels being in the flood plain.

Mr. Harter stated that part of the parcels are in the flood plain and they will do a cut fill balance in the flood plain area.

Chairman Harvey stated that they are taking a situation and making it better.

Mrs. Harris asked if there would be an agreement with the shared driveway.

Mr. Case and Mr. Falk stated that there would be an agreement drawn up for the shared driveway.

Mr. Falk stated that he would like to also keep the existing driveway.

Mr. Dailey made a motion to adjourn the meeting at 8:47PM. Mr. Hoover seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary