

MINUTES
TOWN OF GORHAM PLANNING BOARD
February 22, 2016

PRESENT: Chairman Harvey Mrs. Rasmussen
 Mr. Farmer Mr. Henry
 Mr. Atkins Mr. Hoover

ABSENT: Mr. Dailey Mr. Westermann-Alternate

Chairman Harvey called the meeting to order at 7:30 PM.
Mr. Atkins made a motion to approve the December 28,
2015, minutes as presented. Mrs. Rasmussen seconded the
motion.

PUBLIC HEARINGS:

Application #03-2016, Jack & Mary Jo Hultz, owners of
property at 4634 Lake Dr., request a site plan approval to
build a single family home and garage.

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

On January 21, 2016, the Zoning Board of Appeals
granted a 9 foot variance for a 6 foot setback on the south
side for the garage.

Dan Long, Architect and Jack Hultz were present and
presented the plan to the board.

Mr. Long presented some color renditions of the
proposed cottage. These will be kept in the file.

Mr. Long stated that they are trying to follow very
closely to the footprint of the original cottage. They are
trying to put a little character to the building but still
keep a very simple footprint. They are trying to minimize
the alteration of the grade. The property now is fairly
level and the reason they are placing the proposed cottage
where they are, is to meet setbacks and to work with the
existing grade. There is no basement in the proposed
cottage. The cottage will be on a flood zone crawl space.
The cottage will be elevated. There will be a foundation
with a slab. The slab will be pitched along with flood
venting. There will be no mechanicals in the crawl space.
This cottage is being built as a seasonal structure. They
will have a provision where a furnace can be added at a
later time.

Chairman Harvey asked what the difference in square footage is from the existing cottage to the proposed cottage.

Mr. Long stated that the proposed cottage will be a 32' x 40' footprint or 1280 square feet. The existing cottage is about 970 square feet. The proposed garage is 480 square feet. The existing was just a little under 500 square feet with the lean to.

Chairman Harvey stated that with the proposed plan the impervious surfaces have been increased from what is existing. "Per our regulations you have to do something to account for the excess storm water runoff that will be created by that. We want a drywell, infiltration ditch some kind of design that would collect from the downspouts and put it into the ground somewhere. Not just a pipe to the lake."

Mr. Long stated that they are looking at putting gutters on the cottage and downspouts. "We will look at having an infiltration trench that the downspouts would empty into and allow some absorption prior to emptying into the shoreline."

Chairman Harvey stated that they will also want their crawl space to be nice and dry. The drainage needs to be corrected at in rear of the house (road side) to divert the water around the house and capture it. "Our regulations state a minimum of 5 feet 2% drainage away from the house at least."

Mrs. Rasmussen asked what material the driveway was going to be.

Mr. Long stated that the driveway is going to be stone.

Chairman Harvey asked if it would be crusher run that will be packed or will it be designed as part of your infiltration.

Mr. Long stated that they might as well keep it as part of their infiltration.

Chairman Harvey stated that the Planning Board is going to want to see the design for the driveway. What kind of fabric they are using and the depth of crushed stone. They don't want it to become impervious.

Mr. Atkins asked if there was going to be a sidewalk to the side entrance.

Mr. Long stated no. The walkway proposed at the rear will be constructed out of pavers.

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

A letter dated January 22, 2016, was received from New York Office of Parks, Recreation and Historic Preservation on this application, stating that there is no potential environmental impacts and no known historic properties wholly or partially within the project area.

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. Atkins seconded the motion, which carried unanimously.

Mr. Farmer asked if the electric would be underground.

Underground electric was discussed. The electric now comes from a pole from across the right of way. It was suggested that the electric be overhead to a pole in their yard or to the garage and then underground to the new cottage.

Mrs. Rasmussen asked about the lot coverage calculations.

The total lot coverage is 24%.

Mr. Atkins made a motion to approve the site plan with the following conditions/modifications. 1. A calculation is to be done on the increase storm water runoff and show the means of treating the runoff on the site. 2. Correct the surface drainage at the rear of the house (road side) and divert the water away from the building foundation. 3. Electric be underground to the cottage from the garage or a newly set pole in the yard. Mr. Henry seconded the motion, which carried unanimously by members present.

MISCELLANEOUS:

The Planning Board briefly reviewed and discussed a local law "Amending Chapter 31 (Zoning Ordinance) of the Town of Gorham Municipal Code". Mr. Henry made a motion to recommend sending this local law to the Town Board for their review and adoption. Mr. Atkins seconded the motion, which carried unanimously.

Mr. Henry made a motion to adjourn the meeting at 8:18. Mrs. Rasmussen seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary