

MINUTES
TOWN OF GORHAM PLANNING BOARD
March 28, 2022

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

EXCUSED: Mr. Farmer

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Perry-Alternate will participate and vote on all applications tonight. Mr. Dailey made a motion to approve the February 28, 2022, minutes as submitted. Mr. Hoover seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #04-2022, Terrence Neary, owner of property at 3974 State Rt. 364, 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.

A letter from Dave and Kathleen Buschner in support of the project was read. This will be kept in the file.

Terrence Neary and Brennon, Venezia Associates, was present and presented his application to the board.

Mr. Neary stated the existing structure is in rough shape and he would like to replace it with a new home pretty much in the same footprint. The new home will have a cottage theme.

Chairman Harvey asked Brennon to explain what was going on with the topography across the front.

Drainage and the contours were discussed. The grading on the plan will need to be corrected showing the drainage away from the house.

Chairman Harvey asked if the concrete landing was calculated in the coverage calculations.

Brennon stated that everything that defines coverage is calculated in the coverage calculations.

Mrs. Harris expressed her concern with the trees on the site. She would like to see them protected during construction. She would also like to see some new trees added to the landscape plan to replace any trees that are lost.

Mr. Neary stated that the Ash trees are dead and will be cut down. He is hoping to save the lilac bushes that are on the

site. He is planning on also planting some Rose of Sharon in the front.

Mrs. Harris asked if the electric was going to be underground or overhead.

Mr. Neary stated that he has talked to the electric company and they told him that he can either go underground or overhead. He would prefer to go underground.

Mrs. Rasmussen asked if he had plans on replacing the Ash trees in the front.

Mr. Neary stated that as much as he would like some shade out front he is also cognizant of the neighbors to the north and south and does not want to do anything that would block their view of the lake.

Mrs. Harris asked if he was going to have any exterior lighting.

Mr. Neary stated that he does plan on exterior lighting. There will be some deck lighting. There will be some sort of lighting on the garage door.

Mrs. Rasmussen stated that any lighting that is added must be dark sky compliant.

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

The application was filed with New York State Historic Preservation Office (SHPO) on February 17, 2022. There has been no response at this time from SHPO.

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.

Mrs. Harris made a motion to approve the site plan with the following conditions: 1. Minor modifications to the grading showing positive drainage away from the foundation on all sides. 2. Modify the grading to protect the oak trees. 3. Show some proposed plantings to replace the Ash trees. 4. Outdoor lighting fixtures are to be dark sky compliant. 5. Electric is to be underground. Mr. Kestler seconded the motion, which carried unanimously.

Gregory Guy and Olivia Guy, owners of property at 4272 Co Rd 18 requests discussion on a plan to seek a Special Use Permit to open a unique event venue on a portion of this parcel.

Olivia Guy was present and explained that they would like to upgrade the property to hold wedding venues. She stated that they have hired an architect and have talked to an engineer about a site plan. Before they go to the expense of a site plan they were hoping for some feed back from the board of what they would like to see on the site plan.

Chairman Harvey stated that the board is real big on storm water mitigation and water quality. Wastewater disposal will be an issue.

Ms. Guy stated that they are not taking any of the building down. They would like to connect the two barns with a greenhouse structure. They would build out a grand entrance that will face the road.

Chairman Harvey stated that landscaping is important and what type of screening there will be to the property to the south.

Mrs. Rasmussen stated that outdoor lighting will need to be shown on the plan.

Mr. Dailey asked about the parking for the venue.

The parking was shown on the plan.

Mrs. Harris stated that there should be a buffering between the parking lot and the neighbors. She asked if the parking area was going to be gravel.

Ms. Guy stated that the parking area would probably be stone. They would have berms and landscaping around the parking area.

Ms. Guy stated that if someone wants the wedding ceremony outdoors the music outside would be limited to the ceremony the reception would be indoors and all the music for the reception would be indoors.

Chairman Harvey explained that all lighting must be dark sky compliant.

Chairman Harvey asked what is going to happen to the rest of the property.

Ms. Guy stated that right now they are leaving it to agricultural. They have no plans to develop the rest of the property.

Mr. Guy asked what their next step was.

James Morse, Code Enforcement Officer stated that they will need to submit an application for a Special Use Permit and Site plan approval. It will go to the Planning Board and then they will refer it to the Town Board and then the Town Board will refer it back to the Planning Board.

Discussion on the draft scope for the Scenic Ridge Rise Subdivision.

The board discussed and reviewed the Final Scoping Document for the Scenic Ridge Rise Draft Environmental Impact Statement.

Someone from the public expressed her concerns with the development. She feels that the town does not need a big development in the town. The School taxes and town taxes will skyrocket. The quality of the lake water is in question.

Chairman Harvey offered a resolution[attached hereto] of approval of final environmental impact statement scope for the Scenic Ridge Rise Subdivision. Mrs. Harris seconded the resolution, which carried unanimously.

Fred Lightfoote, Town Supervisor explained that this is the last meeting that Jack Dailey will be serving the Town and thanked Jack for serving many years on the Town Planning Board. Chairman Harvey also thanked Jack for his many years of service to the town.

Mr. Dailey made a motion to adjourn the meeting at 9:07PM. Mr. Hoover seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary

**APPROVAL OF FINAL ENVIRONMENTAL IMPACT STATEMENT
SCOPE FOR THE SCENIC RIDGE RISE SUBDIVISION**

WHEREAS, The Planning Board of the Town of Gorham has been duly established as lead agency for the environmental review of the Scenic Ridge Rise Subdivision; and

WHEREAS, The Planning Board of the Town of Gorham has issued a positive declaration of significance for the Scenic Ridge Rise Subdivision; and

WHEREAS, The applicant for the Scenic Ridge Rise Subdivision has submitted a draft scope for the Environmental Impact Statement; and

WHEREAS, The Planning Board of the Town of Gorham has elected to conduct and has duly advertised and help a public scoping review meeting regarding the Scenic Ridge Rise Subdivision; and

WHEREAS, The Planning Board has received written comments on said draft scope document; and

WHEREAS, The Planning Board of the Town of Gorham has reviewed all the comments received on said draft scope and duly discussed and considered the matter at its March 28, 2022 meeting; now therefore, be it

RESOLVED, That the attached scope is hereby approved for the preparation of the draft environmental impact statement for the Scenic Ridge Rise Subdivision; and further

RESOLVED, That the Secretary to the Planning Board of the Town of Gorham be and hereby is directed and empowered to send a copy of this resolution and the final scope to all involved and interested agencies, to post the final scope on the project website, and to complete and submit the ENB SEQRA Notice Publication Form documenting the approval of the Final Scope to the New York State Department of Environmental Conservation, and further

RESOLVED, That this resolution take effect immediately.

**FINAL SCOPING DOCUMENT FOR
SCENIC RIDGE RISE DRAFT ENVIRONMENTAL IMPACT STATEMENT**

In addition to the requirements of 6 NYCRR Part 617.9 (b)

Cover Sheet

Executive Summary

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 - B. Public need and benefits, including social and economic considerations
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 - A. Vicinity discussion and map
 - B. Adjacent land use discussion and aerial of site and adjacent land use exhibit
 - C. Existing plant community discussion and exhibit
 - D. Site slope evaluation and exhibit
 - E. Soil erodibility discussion and exhibit
3. Zoning and regulatory criteria, and conformity with regulations and Comprehensive Plan
4. Project Design – site layout, site drainage and grading, erosion control and water quality, traffic, parking and circulation, utilities, lighting, open space, HOA amenities, landscaping, and signage.

SECTION B POTENTIALLY SIGNIFICANT ADVERSE IMPACTS, ALTERNATIVES, ANALYSIS, MITIGATION MEASURES AND RECOMMENDATIONS

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 - D. Evaluation
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2. Storm water management
 - A. Assessment of Soil erodibility

- B. Development of alternative storm water management and mitigation approaches (detention, retention, rain gardens, groundwater recharge areas, etc.) for both construction phases and post construction occupancy and operation.
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 - i. Grass swales vs. concrete gutters and piping
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 - iii. Planting plan
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- A. Utilize completed Traffic Study, and describe the results of the Traffic Study and the potentially significant impact on:
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 - B. Development of alternatives & mitigation
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- A. Description of issue
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 - i. Town Water District and Town Board review

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- 6. Impact on Agriculture
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 - B. Agricultural practices on adjacent properties (including those within a County Agricultural District)
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- 7. Energy Usage and Climate Change Impacts
 - A. Incorporation of green infrastructure, such as but not limited to energy self-sufficient homes, alternative energy generation, energy storage, and high energy efficient home construction
 - B. Evaluation of alternative green infrastructure
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SECTION C REASONABLE ALTERNATIVES NOT DISCUSSED ELSEWHERE

- 1. Describe alternatives to development that the Project Sponsor could reasonably consider and compare the environmental impacts of the alternatives to the project as proposed, but only for alternatives not addressed elsewhere:
 - A. No Action
 - B. Project design having a lower density
 - C. Conventional Layout
 - D. Project design including two-family rental housing as allowed by code
 - E. Subdivision layout alternatives

SECTION D APPENDIX

- 1. Project Drawings
- 2. Environmental Assessment
- 3. Relevant Communications
- 4. Geotechnical Evaluation
- 5. Engineer's Report
 - A. Utility Services Design and Capacities
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