

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
August 22, 2022

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

EXCUSED: Chairman Harvey        Mr. Kestler

Mrs. Rasmussen called the meeting to order at 7:30 PM. Mr. Perry-Alternate will participate and vote on all applications tonight. Mr. Hoover made a motion to approve the May 9, 2022, minutes as presented. Mr. Farmer seconded the motion which carried unanimously. Mrs. Harris made a motion to approve the May 23, 2022, minutes as presented. Mr. Hoover seconded the motion which carried unanimously.

PUBLIC HEARING:

Application #10-2022, Michael & Randy Spaan, owners of property at 4639 Maiden Lane, requests site plan approval to build a 2-story single family home.

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

Andrew Spencer, BME Associates was present and presented the application to the board. Michael & Randy Spaan were also present.

Mr. Spencer stated that what is being proposed is the removal of the existing home and the existing shed and construct a new two story single family home. This is in the Hamlet Residential district (HR). The lot size is a pre-existing non-conforming lot size. All other code criteria as relates to setbacks and lot coverage have been complied to in the HR district. The existing home is on the eastern portion of the site facing westerly. They are proposing to place the new home more center in the lot and have direct access out onto Maiden Lane. The property is a bit on a slope. The high side is on the east side and it slopes towards the west. The owners would like to fill a portion within the right of way to bring that up to grade to create a level lawn for the front yard.

Mr. Hoover asked if the electric would be underground.

Mr. Spaan stated that it is overhead to the existing home.

Mrs. Harris stated that the town does request that the electric be underground and that note be put on the plan stating such and the location.

Mrs. Harris stated that she noticed that the downspouts are going to splash blocks.

Mr. Spencer stated that is correct.

Mrs. Harris stated that the board would like to see mitigation of the stormwater. Stormwater calculations will need to be provided and filtration.

Mr. Spencer stated that currently the existing home has splash blocks. There is no storm sewer on Maiden Lane to connect to. They are proposing on having the drainage as it exists today. They would have over land flow and infiltration within the lawn area and anything that does flow would be discharged into the existing culvert and swale along Maiden Lane.

Mrs. Harris stated that they will need to show the pre-development condition and the post-development condition and prove that there is no increase in runoff.

Mr. Spencer stated that the post condition does not change from the existing condition today.

Discussion on the drainage continued.

Mrs. Harris stated that there is an increase in pervious area so there will be a slight increase in site runoff. The board needs to see calculations showing that there will be no increase in water discharge. If there is an increase in runoff this will need to be mitigated in some way.

James Morse, Code Enforcement Officer stated that runoff will need to be calculated for a 25 year storm and a 100 year storm. That is what the board usually looks for.

Mrs. Harris stated that it should be noted that any lighting on the exterior of the buildings are going to be dark sky compliant.

The dark sky compliant note was found to be on the plan.

Mrs. Rasmussen stated that she is also concerned about the runoff. With the home being in the middle of the lot there is less lawn area that the water has to overflow too and filtrate. The board does not allow runoff going onto a neighboring property.

Mr. Spencer stated that is how it has been designed. There is a retaining wall being proposes on the west portion of the site. The retaining wall will be backfilled with granular material along with drainpipe that will discharge into the swale in the front.

James Morse asked if they submitted the application to SHPO.

Mr. Spencer stated that they did not submit to SHPO.

Mrs. Rasmussen adjourned the public hearing to be re-opened on September 26, 2022, at 7:30PM in the Gorham Town Hall to give the applicant time to submit the application to SHPO.

Application #11-2022, Mark Palumbo, owner of property at 4636 Mayflower Road and Gary Palumbo, Robert Palumbo, Andrew Palumbo, Mark Palumbo, Victoria Tucker, and Martha Peterman, owners of 4638 Mayflower Road, request subdivision approval to merge the two parcels together and 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.

Logan Rockcastle, Marks Engineering, was present and presented the application to the board.

Mr. Rockcastle stated that they did receive an area variance for the back lot line. They receive a 16 foot variance for a 9 foot setback.

Mr. Rockcastle stated that with the increase of the square footage of the house they have provided calculations for stormwater mitigation with an infiltrator in the rear that will collect all the downspouts from the house. There is also a swale in the rear to collect anything coming from adjacent properties and redirecting it around the house and cutting it into the yard. A majority of it will go into the infiltrator but it will also go first through the swale and into the existing ditch and culvert that is on the site.

Mr. Hoover asked if there would be a chance of putting the electric underground instead of overhead.

Mr. Rockcastle stated with the infiltrator going in the back the electric is going to have to go overhead.

Mrs. Harris questioned whether they would need to see a landscaping plan.

Mr. Rockcastle stated that he could provide a landscaping plan.

Mrs. Harris stated that in looking at the grading on the west side of the property she has a concern that because it is so high it is going to flow to the property line. That is why she asked about a landscaping plan. She suggested that a buffer such as a landscape mound be in place so the water does not flow onto the neighbor property.

Mr. Rockcastle stated that he will provide a landscaping plan to address this.

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

A letter dated January 21, 2022, 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.

Mr. Hoover 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. Harris seconded the motion which carried unanimously.

Mr. Hoover offered a resolution[attached hereto] to approve the subdivision with the following condition: 1. Provide to the town a landscaping plan addressing the stormwater flow on the west side of the property. Mrs. Harris seconded the resolution which carried unanimously.

Mr. Hoover made a motion to adjourn the meeting at 8:15PM. Mr. Perry seconded the motion which carried unanimously.

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Lizabeth Rasmussen, Vice-Chairman

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Sue Yarger, Secretary