

MINUTES
TOWN OF GORHAM PLANNING BOARD
November 27, 2023

PRESENT: Chairman Harvey Mr. Farmer
 Mrs. Harris Mr. Kestler
 Mr. Hoover Mrs. Rasmussen

ABSENT: Mr. Perry

Chairman Harvey called the meeting to order at 7:30 PM. Mrs. Rasmussen made a motion to approve the October 23, 2023, minutes. Mr. Hoover seconded the motion. Chairman Harvey asked if there was any discussion or correction to the minutes. Mr. Kestler made a motion to change the word "since" to "sense" on page 3, first paragraph. Mrs. Rasmussen seconded the motion which carried unanimously.

PUBLIC HEARING:

Application #17-2023, Dale Stell, owner of property at 4477 County Road 1, requests subdivision approval to subdivided 8.768 acres out of a 79.6 acre parcel.

A letter dated October 24, 2023, 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 SEQOR 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 and 3 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. Kestler seconded the motion, which carried unanimously.

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

Dale Stell was present and presented his application to the board.

Mr. Stell stated that he sold Lakeview Landscape approximately 13 years ago and that included the assets and the

building. The new owner has been after him to sell him the land. That is the reason for the request.

Chairman Harvey asked if there was any other development proposed.

Mr. Stell stated there is not.

Chairman Harvey asked if there was any one in the public that would like to comment. Hearing none, the public hearing was closed.

Mrs. Rasmussen offered a resolution [attached hereto] to approve the subdivision with the following condition: A note that future construction is subject to site plan review by the Town of Gorham Planning Board. Mr. Hoover seconded the motion which carried unanimously.

MISCELLANEOUS:

Application #01-2023, Gregory Guy owner of property at 4272 County Road 18, requests site plan approval to renovate and expand an existing barn for an event venue (Chateau Olivia).

Site Plan approval was granted on March 27, 2023, at which time a condition that the location of the sewer easement on the road frontage and along the northern property line be located on the plan.

Chairman Harvey explained that the property owner to the north is willing to have the sewer easement. So the condition of a sewer easement that was placed on 4272 County Road 18 is no longer needed.

Mrs. Rasmussen made a motion that the condition of the sewer easement be removed. Mr. Kestler seconded the motion which carried unanimously.

Scenic Ridge Rise Subdivision: Planning Board comments on the Draft Final Environmental Impact Statement.

Chairman Harvey explained the process. The board has to except the FEIS. Once this happens a notice gets published in the Environmental Notice Bulletin. It gets posted on the Town Website and has to be there for at least a year. This board and all the other involved agencies cannot take action for at least 10 days. This board will meet again on this on January 22, 2024.

A letter was received from Rich Warren and Meg Vecchi at 4015 State Rt 364 stating their concerns about a tree and shrub buffer and digging for drainage along their property.

Chairman Harvey stated that the board will take this into consideration during the preliminary subdivision approval and they did ask the applicant to address this in the FEIS.

Chairman Harvey offered a resolution [attached hereto] to accept the FEIS and commence the 10 day public comment period on Scenic Ridge Rise Subdivision which will start upon publication in the Environmental Notice Bulletin. Mr. Farmer seconded the resolution which carried unanimously.

Someone from the public asked Chairman Harvey if he could explain the process.

Chairman Harvey stated that the Planning Board had a public hearing in May on the DEIS and the preliminary subdivision application. There will be more public meetings but no more public hearings for the consideration of the preliminary subdivision plat. However if there is an approval there will probably be a list of conditions and modifications that will be required. And because of that list he will ask the Planning Board to hold a public hearing on final subdivision.

Mr. Hoover made a motion to adjourn the meeting at 8:00PM. Mr. Kestler seconded the motion which carried unanimously.

A handwritten signature in blue ink that reads "Thomas P. Harvey". The signature is written in a cursive style with a large, sweeping flourish at the end.

Thomas P. Harvey, Chairman