

MINUTES
TOWN OF GORHAM PLANNING BOARD
August 22, 2016

PRESENT: Chairman Harvey Mrs. Rasmussen
 Mr. Dailey Mr. Hoover

EXCUSED: Mr. Farmer Mr. Henry

Chairman Harvey called the meeting to order at 7:30 PM. Mrs. Rasmussen made a motion to approve the July 25, 2016, minutes as presented. Mr. Dailey seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #15-2016, Aaron Airth, owner of property at 4783 East Swamp Road, request site plan approval to build a single family home with attached garage.

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

Aaron Airth and Brennan Marks, Engineer, were present and presented the application to the board.

Mr. Marks stated that the Airth's would like to build a 2500 square foot single family home on a hamlet residential lot south of the school on East Swamp Road on the eastern side of the road. The home will be setback from the road 500 feet and about 77 feet from Flint Creek. The home will have an attached garage and an onsite residential wastewater treatment system.

Chairman Harvey asked Fred Lightfoote, Town of Gorham Supervisor, if the applicant had a choice of not hooking up to the Town of Gorham Sewer.

Mr. Lightfoote stated that he did not know that answer.

Mr. Marks stated that it is cost prohibited for them to extend the sanitary lateral across East Swamp Road and tie into the pump station, which is across the street on the southwest corner of the lot.

Chairman Harvey asked what makes it cost prohibited.

Mr. Marks stated the cost of getting a lateral dug and out there and open cutting across East Swamp Road.

Mr. Airth stated that they will not push a line that big under the road.

Mr. Marks stated that the Town of Gorham won't extend a service lateral across the road.

Chairman Harvey stated that he understands your economic issue but the question remains to the town do you have a choice in the sewer district.

Mr. Lightfoote stated that he would go and try to find the answer.

Mr. Marks stated that they have good sandy soil on the site. It would be very easy to put a septic system in the ground and very easy to get a good perk rate.

Chairman Harvey stated that the perk rate alarms him it's really fast.

Mr. Marks stated that it is in sand.

Chairman Harvey asked what kind of treatment the driveway would be.

Mr. Marks stated gravel.

Chairman Harvey asked if they had a design for capturing the water from the roof leaders.

Mr. Marks stated that they are splashing the grade with the roof leaders.

Chairman Harvey stated not in the Town of Gorham you're not. "Those all have to infiltrate into the ground."

Mr. Marks stated that the design is to splash it on the ground and let it recharge through the vegetation.

Chairman Harvey stated that the Town of Gorham wants a dry well or something to capture the runoff from the roof leaders. "You don't get to just splash block them. That's in our code. That's what's required. No net change in runoff after construction."

Chairman Harvey stated for the record that if the perk rates were less than 5 minutes per inch they would have to slow them down.

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 SEQR that will not receive coordinated review since no other discretionary agency approval is required.

A letter from New York State Office of Parks, Recreation and Historic Preservation dated August 17, 2016, stating that the project will have no impact on the Historic/Cultural resources, was received in the Zoning Office.

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.

Mr. Hoover made a motion to approve the site plan with the following conditions. 1. Show on the plan a design showing how the increased stormwater runoff is going to be handled from the impervious surfaces. 2. It is the Town Board's decision if the onsite septic system is allowed in the Town of Gorham Sewer District. Mrs. Rasmussen seconded the motion, which carried unanimously.

Application #16-2016, Janice Campbell-Loss, owner of property at 5240 Shale Beach Drive, request site plan approval to build a residential addition.

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

Matt Tomlinson, Engineer, Janice Loss, & Jack Seacrest, Architect, was present and presented the application to the board.

Mr. Tomlinson stated that they are proposing 720 square feet of addition, which will be conditioned space and then there is approximately 500 square feet of enclosed porch area, which will not be conditioned space. A growing extended family is the reason for the addition. A letter from the neighbor on the south side was presented to the board.

Chairman Harvey read from the letter that the neighbor fully supports the project and encourages the Planning Board to approve the plans. The letter will be kept in the file.

Mr. Tomlinson presented a color chart of the project to the board and continued to explain the project.

Mr. Tomlinson stated that all roof laterals and drainage will be conveyed to a grouted stormwater channel, which is shared between Janice and the neighbor to the north.

Chairman Harvey asked how this project fits in with the Town of Gorham's design guidelines. "The first thing that occurs to me is that you're stretching the building from lot line to lot line, which is absolutely the opposite of what the design guidelines ask for."

Mr. Seacrest stated that "when you say stretch it, we are really only coming over here two feet."

Mr. Tomlinson stated that they are going out two feet four inches from the existing enclosure. The existing is

one story and the proposed will be two stories. They do fall within the height limits. They also meet the setback requirements.

Mr. Seacrest presented elevations of the home to the board.

Chairman Harvey asked if there was a reason for adding the two feet. "What's driving the expansion of the footprint?"

Mr. Seacrest stated that they are trying to fit in two bedrooms and a bath.

Chairman Harvey asked what the dimensions of the bedrooms were.

Mr. Seacrest stated that they will be 14'x 16'.

Chairman Harvey asked if the bedrooms could work at 12' wide.

Mr. Seacrest stated that it does not work at 12' wide. The dimensions of the room hold a bed, and a closet and a way to get around the bed.

Chairman Harvey stated he would feel better about the project if they were proposing some sort of leach system or dry well to capture some of the roof water instead of dumping into an open channel that drains directly into the lake.

Mr. Tomlinson stated that they are reducing the amount of impervious that drains to the lake.

Chairman Harvey stated that he understands but they are still 8% over the maximum allowed.

Mr. Tomlinson stated that they could look at the drainage and consider doing something with the roof drains.

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

Sean Ryan stated that the Loss's have been great neighbors. "I'm representing 8 family members, of which Jan was kind enough to go through the drawings with us yesterday. Our concern, the other siblings have voiced as long as the setbacks are maintained. We are very sensitive towards that gully. And maintenance that and water runoff. I think I was told that the additional water captured is going off to the front of the house towards to the lake."

Ms. Loss stated that is where their gutters are right now.

Chairman Harvey stated that whatever they capture if they infiltrate because the less water that goes in the channel the better off they will be.

Ms. Loss stated that she agreed. She does not want water either.

Mr. Ryan stated if the integrity of the gully is going to be maintained and there is no variances needed for the side setbacks he is fine with the proposal. One of his family members did ask why the footprint was increasing.

Chairman Harvey asked if there were any more comments. 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.

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. Dailey seconded the motion, which carried unanimously.

Mrs. Rasmussen made a motion to approve the site plan with the following conditions: 1. With the discussion of the Town of Gorham's Design Guidelines and the minimal expansion of the footprint the applicant has agreed to put in a rain garden or another appropriate infiltration infrastructure to handle a portion of the stormwater from the addition. Mr. Hoover seconded the motion, which carried unanimously.

Application #17-2016, Kenneth & Sandra Hinett, owners of property at 5006 County Rd 11, requests site plan approval to build a single family home with attached garage.

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

The Zoning Board of Appeals made a motion to grant a 3.8 foot variance for a south side setback of 11.2', on August 18, 2016.

Kenneth & Sandra Hinett, Rocco Venezia, Surveyor, and Mark Muller, Architect, was present and presented the application to the board.

Chairman Harvey asked what they are going to do with the stormwater.

Mr. Venezia stated that they own the pipe to the south of the property and do have the option to tie into that pipe.

Stormwater drainage from the site was discussed. It was decided that draining the roof drains to splash blocks is better than direct connect to the piping system on the south side of the property.

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

Chairman Harvey asked if a letter was received from New York Parks, Recreation, and Historic Preservation.

Mr. Venezia stated that he did not receive a letter yet.

The project was sent to Parks, Recreation, and Historic Preservation on July 26, 2016. The Planning Board needs to give Parks, Recreation, and Historic Preservation 30 days to respond before they can act on the Short Environmental Assessment Form.

A special meeting was scheduled to be held on August 29, 2016, at 7:00PM in the Town Hall to act on Application #17-2016.

The Planning Board will also review & discuss Amendments to Chapter 31 (Zoning Ordinance) of the Town of Gorham Municipal Code.

Mrs. Rasmussen made a motion to adjourn the meeting at 8:46. Mr. Hoover seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary