

Town of Gorham

4736 South Street
Gorham, New York 1461

PLANNING BOARD

Monday, September 22, 2025 7:00 p.m.

MINUTES—Approved

The minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Gorham Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions.

Board Members Present: Thomas Harvey, *Chairperson*
Richard Perry
Andrew Hoover
Gabrielle Harris
Lynn Klotz

Board Members Excused: Jeremy Stowe

Board Members Absent: Jon Willis, *Alternate*
Bob Farmer

Staff Present:
James Morse, Town of Gorham Code Enforcement Officer

Applicant Present:
Wyatt Huff

Others Present:
Laura Payne
Cliff Payne

Applicant Via Zoom:
None

Other's Via Zoom:
Ben Smith

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. by Mr. Harvey.

2. APPROVAL OF MINUTES OF AUGUST 25, 2025

■ A motion was made by MR. PERRY to approve the minutes from AUGUST 25, 2025 and the motion was seconded by MS. KLOTZ.

Motion carried by voice vote with all present voting aye.

3. LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by and before the Planning Board of the Town of Gorham on the 22nd day of September 2025 commencing at 7:00 p.m. at the Gorham Town Hall, 4736 South Street, in the Town of Gorham, Ontario County, New York 14461 to consider the following application and to discuss all matters relevant to the environmental review under the New York State Environmental Quality Review Act:

PB #16-2025: WYATT HUFF 2007 RAINBOW LANE, LIMA, NEW YORK, 14485: Requests a three lot subdivision plat approval known as the Subdivision of Lands of Ralph Angelo creating Lot 1 consisting of approximately 8.42 acres, Lot 2 consisting of 3.90 acres with existing house and barn, and Lot 3 consisting of 3.81 acres. Lot 1 and Lot 3 are to remain vacant requiring site plan approval prior to permits being issued. The property is located at 4194 County Road 18 and is zoned PD Planned Development.

All persons wishing to appear at such hearing may do so in person, by attorney or other representative.

Thomas P. Harvey, Chairperson
Planning Board

4. NEW PUBLIC HEARING

PB #16-2025: WYATT HUFF 2007 RAINBOW LANE, LIMA, NEW YORK, 14485: Requests a three lot subdivision plat approval known as the Subdivision of Lands of Ralph Angelo creating Lot 1 consisting of approximately 8.42 acres, Lot 2 consisting of 3.90 acres with existing house and barn, and Lot 3 consisting of 3.81 acres. Lot 1 and Lot 3 are to remain vacant requiring site plan approval prior to permits being issued. The property is located at 4194 County Road 18 and is zoned PD Planned Development.

Mr. Harvey said as we are required to do with all applications the Board has to do an environmental review first. The environmental review has some problems. We just got online and checked it on the DEC website and their answers are different than the form that was submitted. Being specific under 12b on Part 1: is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on

the NY State Historic Preservation Office (SHPO) archaeological site inventory and the EAF Mapper says yes. Also, #13a: does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency and the answer is yes. The stream that runs through the middle of the project is a blueline stream under the jurisdiction of both the DEC and US Army Corps of Engineers. That is the only discrepancy. As such the application is not complete. We will open the public hearing because it was advertised and we will adjourn it to the next meeting. The public hearing is open at this point in time. Does anybody wish to make a comment?

Ms. Klotz said it is also in the watershed.

Mr. Harvey said that's fine.

Mr. Morse said we got the sign off from Tyler.

Mr. Harvey said the forth Monday is October 27th. We will open the public hearing after we deem the application, hopefully, complete on October 27th. The other thing I will tell you about this application is one of the Town's subdivision regulations and zoning requirements is that on a 55mph road driveways have to be 440 feet apart.

Mr. Morse said also on the center lot, on Lot 2, I don't think the frontage you have it correct because it's longer than the back line and you have it shorter. I don't know if that is from the driveway going to the western property line. There is a driveway cut, Tom, on Lot 3 already.

Mr. Harvey said it is agricultural though.

Mr. Morse said yes so there is that cut but without this scale I don't know how much.

Mr. Harvey said question #4 of the EAF agricultural is not checked and it should be. That's on this property and the adjacent property. We will need some kind of a plan and you will need to show the driveways on the adjacent property or the measurements from them. You either have to have 440 feet or share driveways or something. The last comment I personally have for you is, I think the Board would either look at what is the purpose of the subdivision because there is no development proposed. Is it staying in agriculture like the other parcels or what is the intent here?

Mr. Huff said we are keeping the house and we are going to sell the land is the plan. Sell Lot 1 and Lot 3.

Mr. Harvey said you don't have anything lined up with an adjacent agricultural owner?

Mr. Huff said no.

Mr. Harvey said ok so these things have to stand alone. I know that you have an existing septic system that serves the house. If this was in the Farming Preferred or the Rural Residential District we wouldn't approve a lot under five acres unless it had suitable soils or a wastewater treatment system. I don't see why the Board wouldn't ask for the same thing. The 3.8 acre lot, have your engineer do a deep hole test/perc test and verify. The other one that's 8.42 acres same thing. I don't know maybe the Town have records, does he have a conventional system for the existing house or don't we know because otherwise I am in the same frame of mind. We will want to make sure that site is good for the long term so it can be less than five acres.

Mr. Morse said the one thing that is going to be difficult with that is they do not allow conventional systems in the watershed anymore. They all have to be raised bed even if they perc.

Mr. Harvey said exactly so if it perc's he's all set. That's the test.

Mr. Morse said but either way it's a raised bed system. They force it to be a raised bed, anything in the watershed.

Mr. Harvey said if it perc's it can be a conventional system. So there is a little homework to do. If you have questions give Jim a call, or Sarah, or get a hold of me and I would be happy to talk to the engineer on what the Town is looking for.

Ms. Mitchell said what day would you like for him to submit the updated information by?

Mr. Morse said and with this you have to submit to SHPO and if you have questions on that call us in the morning.

Ms. Mitchell said do you want it submitted ten days before by October 17th?

Mr. Harvey said that sounds reasonable to me.

Mr. Morse said the only thing you need to do quickly is SHPO, so call me on that in the morning.

5. MISCELLANEOUS

Mr. Harvey said is there any other action to come before the Board? Jim, is there anything you would like to update the Board on?

Mr. Morse said no, not really.

Mr. Harvey said as we all know since we sat here last we had quite the fire event in the Town of Gorham. It has been an interesting road. Do we want to set up the code update meeting?

Mr. Morse said I thought you said the second Thursday in October.

Mr. Harvey said yes that would be the 9th.

Mr. Morse said do you want to do an hour and a half or two hours?

Mr. Harvey said an hour and a half.

Mr. Morse said so 6-7:30pm.

Mr. Harvey said that sounds good to me. I will send out a notice.

6. NEXT MEETING

The next regular meeting of the Planning Board will be held on Monday, October 27, 2025, at 7:00 p.m. at the Gorham Town Hall, 4736 South Street.

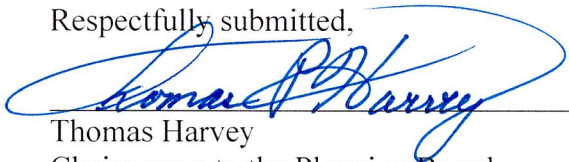
7. ADJOURNMENT

■ A motion was made by MR. HOOVER, seconded by MS. HARRIS, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 7:11 p.m.

Respectfully submitted,


Thomas Harvey
Chairperson to the Planning Board