

MINUTES  
TOWN OF GORHAM PLANNING BOARD  
July 24, 2017

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

ABSENT:    Mrs. Harris-Alternate    Excused: Mr. Farmer

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Zimmerman made a motion to approve the June 26, 2017, minutes as presented. Mr. Hoover seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #21-2017, William & Tracy Pellicano, owners of property at 4356 State Rt. 364 requests subdivision approval to subdivide .22 acres and annex to 4336 Deep Run Cove to build a single family home.

Chairman Harvey re-opened the public hearing and the notice, as it appeared in the official newspaper of the town, was read.

Mr. Dailey recused himself from the board and took a seat in the public. He's an adjacent property owner with other partners.

William Pellicano, Rick Szkapi and Tim Tyskiewicz, Architect was present and presented the application to the board.

Nothing has been received from New York Office of Parks, Recreation and Historic Preservation on this application. The application was submitted to them on June 2, 2017, which exceeds the 30 days that New York State Office of Parks, Recreation and Historic Preservation has to respond.

Chairman Harvey asked if they have something in writing about the driveway easement.

Mr. Tyskiewicz stated that there will be a 15 foot easement from the corner of the property corresponding to the driveway location.

Mr. Tyskiewicz presented the grading and landscaping plan to the board.

They will be removing one tree. Three existing trees will remain and 2 new sugar maples will be planted.

Chairman Harvey stated for the record that the landscaping plan complies with the Town's Design Guidelines.

The vacant 50 foot lot was discussed. Mr. Pelicano stated that he does not intend to ever build on that lot, but would like to keep it as a separate lot at this time.

For zoning purpose the vacant lot is considered part of the proposed new lot, since they are owned by the same owners. The vacant lot is a non-conforming lot and is not a buildable lot.

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

Mr. Dailey stated that Bill has done a great job at redeveloping Thendara. His only concern is the construction fence around the property and was wondering when the fence was going to be taken down.

Mr. Pelicano stated that he has been working with a fence company and a new fence was supposed to be installed but there has been a delay because of a dispute with a neighbor on the driveway easement. He is hoping that it is down by the end of this year. He is sick of looking at it too.

Chairman Harvey asked if there were any more 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.

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. Henry offered a resolution [attached hereto] to approve the subdivision with the following condition: An access easement is to be drawn up and submitted running from 4332 Deep Run Cove across 4356 State Rt. 364 to the proposed property at 4336 Deep Run Cove. Mr. Hoover seconded the resolution, which carried unanimously.

Mr. Dailey re-joined the board.

Application #23-2017, Sally Napolitano, owner of property at 4661 Lake Dr. requests site plan approval to build a single family home.

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

On June 15, 2017, the Zoning Board of Appeals granted a south side variance of 5' for a setback of 10' to the overhang, a north side variance of 10' for a setback of 5' to the overhang. The easement will change from a 12 foot ingress/egress to a 10 foot ingress/egress for the neighboring lot.

Justin Kellogg, P.E., & Sally Napolitano were present and presented the application to the board.

Mr. Kellogg presented elevations of the new proposed home to the board.

Chairman Harvey stated that he would like to see something on the plan intercepting the uphill flow of water directing it around the house.

Mr. Henry asked if they would be having a driveway.

Mrs. Napolitano stated that they were not going to have a driveway. They now park the cars on the adjoining property that is owned by her husband. They also park on the grass.

Chairman Harvey stated that he would like to either see a driveway to the proposed new home on the plan or show an easement for parking on the neighboring property.

Chairman Harvey stated that he would like to see a recharge area for the storm water management. He is fine with splash blocks as long as they put in a rain garden or design a dry well facility to manage the water.

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

A letter dated July 7, 2017, 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.

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. Zimmerman seconded the motion, which carried unanimously.

Mr. Henry made a motion to approve the site plan with the following conditions: 1. Show on the plan the interception of the uphill drainage. 2. Show the parking area on the site or an easement for parking on the neighboring property. 3. Show a storm water management facility on the plan. Mr. Hoover seconded the motion, which carried unanimously.

Application #24-2017, John A. Manilla, owner of property at 5220 & 5222 Long Point Road, requests site plan approval to demolition two structures and build a single family home.

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

On June 15, 2017, the Zoning Board of Appeals granted a north side variance of 1.8' for a setback of 13.4', a rear yard variance of 5.6' for a setback of 24.4', and a variance for lot coverage of 15.5% for lot coverage of 40.5%. The previous front yard setback that was granted on 9/15/16 is rescinded.

John & Stephanie Manilla and Scott Harter, P.E. were present and presented their application to the board.

Mr. Harter explained that they were in front of the Planning Board last year for site plan approval for a remodel and addition to the existing cottage at 5222 Long Point Road. The other structures were to be demolished. The Manilla's have now decided to tear down all structures and build a new single family home. This will allow them to move the new home to a better location. They were able to move the home so that they were not encroaching as much on the front setback. The downspouts will drain into the storm water management facility as shown on the site plan.

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.

Mr. Dailey 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. Rasmussen seconded the motion, which carried unanimously.

Mr. Henry made a motion to approve the site plan with the following condition: 1. Modify the drainage to assure that the drainage is away from the foundation of the new home. 2. Add landscaping to the site plan that complies with the Town of Gorham Design Guidelines. Mrs. Rasmussen seconded the motion, which carried unanimously.

Mr. Henry made a motion to adjourn the meeting at 8:27. Mr. Hoover seconded the motion, which carried unanimously.

---

Thomas P. Harvey, Chairman

---

Sue Yarger, Secretary