

MINUTES
TOWN OF GORHAM PLANNING BOARD
December 18, 2017

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

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Zimmerman made a motion to approve the November 27, 2017, minutes as presented. Mr. Hoover seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #34-2017, Timothy & Victoria Money owners of property at 5164 County Road 11, requests site plan approval to build a single family home.

On July 20, 2017, the Zoning Board of Appeals granted a front yard variance of 27.2' for a setback of 22.8', a north side yard variance of 3' for a setback of 12' for a single story home with a walkout basement.

Brennon Marks, Marks Engineering, & Timothy & Victoria Money were present and presented the application to the board.

Mr. Marks stated that the proposal is to tear down the existing single family residence and build a new residence. The new residence will have a lower drive in garage and basement with a ranch style above. There is a sewer easement cutting through the site diagonally. Proposed is infiltration trenches that will connect to the downspouts before they daylight to the existing swale and stream. They will be removing a few trees and planting some new maple trees.

Chairman Harvey asked what the new lot coverage calculations are with the new home.

Mr. Marks stated that the lot coverage is at 29.4%.

In this zoning district the lot coverage can be 30%.

Chairman Harvey asked what the existing lot coverage is. Even if they are under the allowable 30% any increase in pervious surfaces needs to be compensated for on the site.

Mr. Marks stated that they did do that with the downspouts.

Chairman Harvey stated that the grading on the north side of the house needs to be corrected to insure positive drainage away from the house. The water needs to be

captured from sheet flowing over the driveway and direct it into the culvert.

Mrs. Rasmussen stated that it appears that the deck, covered porch area goes into the sewer easement.

Mr. Marks stated that this has been corrected and the deck, covered porch is up to the sewer easement.

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. 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.

Mrs. Rasmussen made a motion to approve the site plan with the following conditions: 1. Modify the grading slightly to insure that there is positive drainage away from the house. 2. Modify the grading plan to show all grading outside the County Road right of way. 3. Capture drainage uphill off the driveway and direct it into the culvert so that there is no sheet flow over the driveway. 4. Propose an infiltration system to deal with the storm drains. 5. Modify drawings to show deck, porch area not intruding into the sewer easement. Mr. Hoover seconded the motion, which carried unanimously.

Mr. Zimmerman made a motion to adjourn the meeting at 7:49. Mr. Hoover seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary