

MINUTES
TOWN OF GORHAM PLANNING BOARD
January 22, 2018

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

Chairman Harvey called the meeting to order at 7:30 PM. Mrs. Rasmussen made a motion to approve the December 18, 2017, minutes as presented. Mr. Hoover seconded the motion. Harvey, Rasmussen, Harris, Zimmerman, Farmer and Hoover voted AYE. Dailey abstained. Motion carried.

PUBLIC HEARINGS:

Application #01-2018, Lawrence & Cynthia Lovejoy owners of property at 3798 State Rt. 364, requests site plan approval to build a single family home & attached garage.

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

The applicant has not received any of the variances that were requested from the Zoning Board of Appeals at this time.

Chairman Harvey asked if there was any comments from the public on this application. Hearing none, the public hearing was adjourned to be re-opened on February 26, 2018, at 7:30PM.

Application #02-2018, John & Deborah Tschiderer, owners of property at 5094 County Road 11, requests site plan approval to a 20 x 24 residential addition.

On January 18, 2018 the Zoning Board of Appeals granted a 3' variance for a south side yard setback of 12', a 2.94' variance for a 12.06' north side yard setback, the lot coverage of 40.49% can't be exceeded granting a 15.49% lot coverage variance. The frame shed must be removed as well as part of the driveway.

Brennon Marks, Marks Engineering, & John and Deborah were present and presented the application to the board.

Mr. Marks presented an updated plan to the Planning Board with all the changes approved by the Zoning Board of Appeals.

Mr. Marks stated that the application is for a 20 x 25 addition. There was a slight change after the application was submitted because of the floor plan lay out. The addition is for a master bedroom, bathroom and closet. They are maintaining the three bedroom cottage but are changing the footprint to increase the size of the kitchen and add a master bedroom. There will be a couple steps up from the existing to the new addition. The roof line will remain the same. The water line that runs where the addition is being proposed will be re-routed and coordinated with the Town of Gorham Water Department. The existing sanitary sewer will be maintained. The overhead electric will be re-run to the home. Where they are removing some of the existing driveway will be a swale which they will take around the north side of the house. Under the swale will be a curtain drain, exposed aggregate to the surface with a 4" drain pipe underneath it. That will help promote infiltration and treatment of storm water before it discharges to Canandaigua Lake. It will also catch the water coming down the driveway and cut it off before it goes down the existing sidewalk in between the building and fence.

Chairman Harvey asked if they were going to maintain the overhead electric, and asked if they had thought of putting it underground.

Mr. Tschiderer stated that he would just as soon keep the electric overhead to keep the cost down.

The electric was discussed. It was decided that the applicant would put the electric underground.

Mrs. Rasmussen stated that it would be nice if the Planning Board could see the breakdown of the lot coverage.

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

Dave Mclane, neighbor to the north, asked if they were diverting the water that comes from the south to the north. "Right now we get flooded when the water comes off of the driveway where the sanitary sewer is on the top. Right now when it's raining everything that is underneath that blacktop is ending up in our backyard."

Chairman Harvey stated that the board as well as the neighbor should be concerned with the carrying capacity of the swale and what kind of insurance are the neighbor and the applicant going to have that the swale is not going to get overwhelmed.

Mr. McLane stated that they also have a row of arborvitaes that go straight down the line and with a flood of water coming through it will weaken the root system and either kill the plants or tip them over. "I just want to be careful with the amount of water flow that is going to go between the two properties."

Mr. Marks stated that there is a low area south of the northern boundary of John's lot, they are proposing to deepen that by approximately 12 inches and also adding a french drain or curtain drain which will help transport that surface water underground and through a pipe. The depressed area on top of the curtain drain is a minimum of 12 inches will also convey that water safely on John's property.

Chairman Harvey asked how close the arborvitaes were to the property line.

Mr. Marks stated that they are just north of the property line on the neighboring property. The swale will be approximately 5 feet south of the line.

Chairman Harvey suggested that the drainage under the trench drain be kiltered or put further away from the property line to make sure that root system of the arborvitaes are not damaged.

Mr. Marks stated that they can safely go 6 to 7 feet off of the property line.

Mr. Dailey asked will there be more or less water going into the lake when the swale is complete.

Mr. Marks stated that there will be less because they are promoting infiltration through the french drain.

Chairman Harvey asked if the County or Mr. Marks did any calculation of how much water was coming of that area of East Lake Road.

Mr. Marks stated that they did not study the County drainage system for County Road 11 area.

Greg Gula, neighbor to the south, brought up the water issue on the south side at the ZBA meeting. His issue was if you just had grass with the way the water runs down their driveways during the heavy storms and down John's sidewalk, if the sidewalk was taken out the soil would be over saturated. That was his concern at the ZBA meeting.

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 SEQOR that

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

Mr. Zimmerman 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.

Mr. Hoover made a motion to approve the site plan with the following conditions: 1. Location of water line to be determined at time of construction and added to the plan. 2. Move trench drain on the north 6 to 7 feet from property line and farther away to the west of the house. 3. Show underground electric on plan. 4. Submit finish swale and topography line details with the site plan. 5. Submit a detailed breakdown of the lot coverage at 40.5% with the site plan. 6 Submit the trench underdrain and curtain drain details with the site plan. Mrs. Harris seconded the motion, which carried unanimously.

MISCELLANEOUS:

Mrs. Rasmussen asked what the status of the laundromat and the re-zoning of the Church on South Street was.

Mr. Freida stated that the owner of the laundromat had to get converters on all of the machines. The machine company had to come back and calibrate all of the machines. They are hoping to open within two weeks. As far as the church the owner has to come in to the Planning Board for a special use permit.

Mrs. Rasmussen stated that he has already started construction without an approved plan.

Chairman Harvey stated that he may want to come and get his special use permit before he gets too much further into the project.

Mr. Dailey asked what was happening with the fence at Thendara.

Mr. Freida stated that he talked to Bill a week ago and he stated that he is still in litigation with the neighbor about the right of way.

Chairman Harvey asked if the Marina is any closer with coming up with a site plan for the re-zoning that they received. They should get this done before spring gets here.

Gordy stated that he will have a talk with them this week.

Mrs. Rasmussen brought up the Wager property on Yautzy Road across from the transfer station. There are many unlicensed vehicles on that property.

Chairman Harvey made a motion to adjourn the meeting at 8:10. Mrs. Rasmussen seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary