

MINUTES
TOWN OF GORHAM PLANNING BOARD
December 28, 2020

PRESENT: Chairman Harvey Mr. Farmer
 Mr. Kestler Mrs. Harris
 Mrs. Rasmussen Mr. Dailey
 Mr. Thomas-Alternate

EXCUSED: Mr. Hoover

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Thomas-Alternate will be voting on all decisions tonight. Mr. Thomas made a motion to approve the November 23, 2020, minutes as submitted. Mrs. Harris seconded the motion. Dailey abstained all others voted to approve the minutes as submitted.

PUBLIC HEARING:

Application #24-2020, Generic Properties LLC, owner of property at 5228 County Road 11, requests site plan approval to build a residential addition. Public Hearing time: 8:20 to 8:45PM.

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

Greg McMahon, Engineer & Chuck Smith, Architect were present and presented the application to the board.

Mr. Smith stated that they are taking down a small addition on the south side of the existing house and replacing it with a larger addition. This will be a new kitchen, living room, library area with a new entrance.

Mr. McMahon explained that there is a French drain along the upper side of the existing house and the retaining wall for the driveway that accesses the front door in the garage. They are looking at intercepting any of the storm runoff that is coming down the front lawn from County Road 11.

Chairman Harvey asked if they were putting in a new sanitary sewer.

Mr. McMahon stated that the existing pump tank falls in the middle of the new addition on the south side of the house. They are putting a new tank with pumps over on the north side and will connect the existing house and the expansion into that tank, pump it up the north side and come over across the east side and tie into the existing force main that goes up to the sanitary sewer.

Chairman Harvey asked if there was a letter from the owner allowing the applicant to represent them.

James Morse, Code Enforcement Officer, stated that there was a letter on file and read it to the board. This letter will be kept on file.

Mr. McMahon stated that the electric is an existing underground service and will need to be relocated.

Mr. Smith stated that the locations for the lighting is on the architectural plans but have not specified the light fixtures yet. They do recognize that dark sky compliant is the specification.

Mr. Morse stated that this project does not require any variances.

Mrs. Harris asked if the roof drains were going to be directed to the storm water retention chambers.

Mr. McMahon stated yes and that there is a note on the plan.

Mr. Thomas asked if the shed on the plan is on the adjacent property.

Mr. Smith stated that it is on the adjacent property and they plan on tearing it down.

Mr. Dailey asked what type of rain event does the storm water retaining system anticipate.

Mr. McMahon stated 100 year storm.

Mrs. Harris questioned the grading with the drainage on the south side along the swale.

Mr. McMahon stated that that is where the drainage is going presently. They are not adding any additional water to that area. It was intended to replicate what's already there.

Chairman Harvey stated that once they concentrate it in a swale they need to show and provide rocks or something to sheet flow it if they are going to discharge it the way it originally was.

Mr. Dailey asked if the Design Guidelines were mentioned at the last meeting.

Mr. Smith stated that it was mentioned, and they have brought in a landscape plan that indicates ground plantings around the patio on the lakeside. They also show a lot of the existing trees between the lake and the house. They also show a number of new trees on the north side to buffer the house on the north.

Chairman Harvey asked what size are the trees being planned for the north side. His only concern is that they don't block the view to the neighboring property.

Mr. Smith showed the board on the plan where the neighboring home is located and stated that the trees are all ones that don't grow too large.

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.

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. Thomas seconded the motion, which carried unanimously.

Mr. Farmer made a motion to approve the site plan with the following conditions: 1. Add a note to the plan requiring all exterior lighting be dark sky compliant a cut sheet will be provided with the building permit application. 2. Engineer seal on the stormwater report. 3. Change all the notes and all the labels that say East Lake Road to County Road 11. 4. The swale on the south side of the property provide grading or anti erosion features to return the swale flow that's been produced to a sheet flow to prevent erosion as it's discharged to the main drainage swale on the adjacent property. 5. Demolish shed on adjacent property. 6. Relocate the underground utilities and show on final survey. Mr. Kestler seconded the motion, which carried unanimously.

MISCELLANEOUS:

Application #15-2020, Lee & Dianne Boorman, owners of property at 4616 Clover Road, requests site plan approval to build a single family home.

A letter dated November 25, 2020, 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. Thomas seconded the motion, which carried unanimously.

Mr. Thomas made a motion to approve the site plan as presented. Mrs. Harris seconded the motion, which carried unanimously.

Douglas Eldred was present to discuss a concept plan for a subdivision on State Rt 364 called Scenic Ridge Rise Subdivision, formally known as Springhill Subdivision.

Mr. Eldred introduced the builder Jake Harrington, from Build Your Own Homes to the board.

This property is just south of East Lake View Estates. They have a strong desire to build some two family homes. The first 25 buildings in the subdivision will be two family homes or 50 units. Then there is 55 single family homes proposed further up the hill.

Chairman Harvey stated that they are presenting this under the Town of Gorham's Conservation Subdivision provision. By formula they look at the property and come up with a maximum number of lots. That allows the town to reduce the lot sizes in exchange for some benefit.

Mr. Eldred discussed with the board where he plans on having the HOA properties, which include hiking trails and community areas.

Mr. Eldred stated that all the trails will interconnect down to State Rt. 364. There will be a divided access coming in and out of State Rt. 364.

There will be a stub to accommodate an access road out to Turner Road.

They will be doing a traffic study that will also look at the other intersection to the north.

The two family lots are 100' wide x 130' deep. The single family are 85' wide x 130' deep. He is proposing 10' side yard setbacks.

They are targeting the empty nester so most homes will be patio homes.

Mr. Thomas asked what size the stormwater management area was.

Mr. Eldred stated that it is not sized yet because he is not at that stage. He stated that it will be sized for one hundred year storm.

Mr. Dailey asked what will they see from the lake as far as roofs.

Mr. Eldred pointed out on the plan where houses would be seen and pointed out where they will see roofs.

Chairman Harvey stated that they need a minimum of 30% permanent open space which can't include any of the stormwater infrastructure.

Chairman Harvey stated that lot 101 will not be allowed a curb cut out onto State Rt. 364, unless the board is convinced otherwise.

Mr. Morse stated that he has noticed that the lots are quite small and wondered if there will be restrictions in the HOA as far as pools, sheds, fences, and patios.

Mr. Eldred stated that he will have to talk to Jake the builder further on this. He thinks there should be some sort of restrictions on the back yards so as not to block someone's view.

Mr. Morse stated that the town can't have everyone coming in for variances immediately after they build.

Chairman Harvey stated that the town will want to see some typical layouts on the lots to make sure it works.

Mr. Dailey asked if they have thought about less homes and bigger more expensive homes.

Mr. Eldred stated that they have come up with what the market wants and what the builder has suggested.

Mr. Eldred asked if the board and he could agree on the layout so that he could start working on the preliminary plan.

Chairman Harvey stated that there is some homework to be done with the Laviano property to the north. With the other property to the south where they put the right of way needs to be thought about in looking at the grading and other things. He likes the idea of preserving the woods at the top of the hill to respect the Town of Gorham's ridgeline.

Mr. Dailey stated that the town has some design guidelines and asked Mr. Eldred if he has taken a look at these.

Mr. Eldred stated that he has looked at the guidelines and has looked at the ridgeline guidelines and has tried to incorporate the guidelines in his proposal.

Mr. Thomas asked if they had any elevations of what the homes would look like.

Mr. Harrington stated that they are a little bit different than the conventional homebuilder. They are a true custom home builder. They allow people to be flexible.

Mr. Eldred asked if the duplexes could be built with the HOA owning the land around them instead of showing property lines for each duplex.

Chairman Harvey stated that common ownership is fine. There is a provision in the code that allows the Town Planning Board to approve multiple single family or multiple duplexes on a single lot, but that provision says they have to be able to be subdivided in a conforming manner.

Mr. Eldred stated that he had one more question. "The alternative to the common big open space is to actually subdivide these along the common property line. Which would require a variance. It still would be common maintenance. So, my question is would the Planning Board be able to support that with the Zoning Board."

Chairman Harvey asked if he is looking to divide the lots for the duplex.

Mr. Eldred stated that it is a little bit cleaner than doing condominiums.

Mr. Morse questioned if that would go to the Zoning Board of Appeals or would that go to the Town Board.

Chairman Harvey stated that he will have to think about this.

Mrs. Rasmussen made a motion to adjourn the meeting at 8:55PM. Mr. Thomas seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary