

MINUTES
TOWN OF GORHAM PLANNING BOARD
October 25, 2021

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

Chairman Harvey called the meeting to order at 7:30 PM. Mr. Hoover made a motion to approve the September 27, 2021, minutes as submitted. Mrs. Rasmussen seconded the motion, which carried unanimously.

PUBLIC HEARING:

Application #25-2021, Tanya Rogers, owner of property at 4529 White Way, requests site plan approval to build a 20' x 44' pole barn. Public Hearing time: 7:30PM to 7:45PM.

Chairman Harvey opened the public hearing.

James Morse explained that the applicant has decided to downsize the building and the size falls under the threshold for site plan review by the Planning Board in the Hamlet Residential.

Chairman Harvey stated that the application has then been withdrawn and he closed the public hearing.

MISCELLANEOUS:

Douglas Eldred Scenic Ridge Rise, request preliminary subdivision for 80 lots on 55.57 acres on State Rt. 364.

Douglas Eldred was present to represent the Scenic Ridge Rise subdivision.

Chairman Harvey explained that State law requires that they go through the environmental review process and make a determination of significance before the application is complete.

The Planning Board reviewed and discussed with the applicant Part 1 of the Full Environmental Assessment Form.

Chairman Harvey stated that the project does not meet any of the criteria for a TYPE I action under SEQR. It is less than 200 lots in a public sewer and water district, the town has zoning, its not in an AG district or actively farmed. There are several involved and interested agencies.

Chairman Harvey explained that the project is an unlisted action under SEQR and explained the process. He recommends that

the Town do a coordinated review. That involves the Town sending out notice to all involved and interested agencies asking them if they agree with the determination of the Town Planning Board being lead agency and ask for comments so that they can be incorporated into the Planning Board's determination of significance.

Mr. Dailey stated that the town is working on updating the Comprehensive Plan and was wondering if there was away to weave this project into the Comprehensive Plan.

Chairman Harvey explained that unless the Town Board has issued a moratorium the project is subject to the Zoning and Subdivision Regulations that are on file at this time. The Town Board would have to declare a moratorium by local law. Otherwise it is the Planning Boards duty to entertain the application under the existing laws.

Mr. Dailey asked if the Planning Board can make this recommendation to the Town Board or does the Town Board have to make that recommendation.

Chairman Harvey stated that the Planning Board can make a recommendation to the Town Board at any time. A moratorium requires Town Board action.

Mr. Dailey stated that he would like to hear what the rest of the Planning Board thinks about incorporating this project into the Comprehensive Plan. He heard Supervisor Fred Lightfoote, commit to the Comprehensive Plan being updated by September of this coming year. He thinks it is important that they way in the current view of the citizens of Gorham as to what they view development should be like in the town going forward.

Chairman Harvey explained that September may be the Comprehensive Plan adoption date, but it certainly is not going to be the adoption date for any zoning and subdivision regulation changes.

Mrs. Rasmussen stated that their timeline has not been on target for any of the meetings.

This continued to be discussed.

Chairman Harvey asked the Planning Board if they would like to have a public hearing before the Planning Board makes a determination of significance on the SEQR. There is no requirement that they have to have a public hearing before they make a determination of significance.

The Planning Board decided to not have a public hearing before they make their determination of significance on SEQR.

Chairman Harvey offered a resolution [attached hereto] SEQR-Intent to be lead agency for the Scenic Ridge Rise Subdivision Application 4035 State Rt. 364. Mrs. Rasmussen seconded the resolution, which carried unanimously.

The regular meeting in December was discussed and was scheduled to be held December 13, 2021.

Mrs. Rasmussen made a motion to adjourn the meeting at 9:07PM. Mrs. Harris seconded the motion, which carried unanimously.

Thomas P. Harvey, Chairman

Sue Yarger, Secretary