

MINUTES
TOWN OF GORHAM PLANNING BOARD
November 22, 2021

PRESENT: Mrs. Rasmussen Mr. Dailey
 Mr. Hoover Mr. Kestler
 Mr. Perry-Alternate

EXCUSED: Chairman Harvey Mr. Farmer
 Mrs. Harris

Mrs. Rasmussen called the meeting to order at 7:30 PM. Mr. Perry-Alternate will participate and vote on all applications tonight. Mr. Dailey made a motion to approve the October 25, 2021, minutes as submitted. Mr. Kestler seconded the motion, which carried unanimously.

PUBLIC HEARINGS:

Application #27-2021, JLD Canandaigua Holdings LLC, owner of property at 3820 State Rt. 364, requests site plan approval to build a single family home. Public Hearing time: 7:30PM to 7:45PM.

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

Anthony Venezia, Venezia & Associates and John DiMarco II were present and presented the application to the board.

Mr. Venezia stated that they are proposing to tear down the existing home and build a two story home. The new home will meet all setback requirements and lot coverage requirement. Most of the storm water will go into infiltration trenches that wrap around the house. This is 18 inch perforated pipe that will be in a bed of gravel. This will take care of the water coming off of the driveway and the downspouts. If there is a large event and this system gets overwhelmed there will be a couple of drywells.

Mrs. Rasmussen questioned how many trees were being removed.

Mr. Venezia stated that there are two ash trees on the north that will be removed and replaced with a London Plane Sycamore tree. A birch tree on the south will be removed and a 24" Locust on the north will also be removed and will be replaced with a Maple.

Mr. Dailey asked what the texture of the neighborhood was.

Mr. Venezia stated that there are large homes in this area and as you go further south there is rebuilt cottages.

Mr. Dailey asked if they designed the handling of the stormwater at a 25 year event.

Mr. Venezia stated that they did not design it to a 25 year storm but can upgrade it to that if the board wishes.

Mr. Dailey stated that is what the board would like to see.

Mr. Venezia stated that they can upgrade the drainage and provide the calculations.

Mrs. Rasmussen stated that during the construction phase they want to make sure that the stormwater and erosion control is done. Diverting the surface flow and creating a sediment basin for construction flow. Make sure that there is silt fence and straw bales screened to catch any discharge from the basin. The board would like to see inspection of this.

Mrs. Rasmussen asked that there be a statement on the landscaping plans that the Town of Gorham Design Guidelines were complied with.

Mrs. Rasmussen asked if there were any comments from the public. Hearing none the public hearing was closed.

The application was not submitted to the New York Office of Parks, Recreation and Historic Preservation.

The decision on the application was postponed until December 13, 2021, to allow time for the New York Office of Parks, Recreation and Historic Preservation to comment.

Mr. Hoover made a motion to adjourn the meeting at 8:24PM. Mr. Dailey seconded the motion, which carried unanimously.

Application #28-2021, Noah Burkholder, owner of property at 3617 State Rt 245, requests subdivision approval to subdivide parcel into two lots. Lot 1 35.806 acres and Lot 2 140.789 acres. Public Hearing time: 7:50PM to 8:05PM.

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

Fred Shelly, BME Associates and Noah Burkholder were present and presented the application to the board.

Mr. Shelly stated that there are plans for a new home site development that will include access to Crowe Road from an existing farm lane near the northeast corner of the property. The development will include a private well and private septic system and the plan also includes layout for proposed dairy barn, heifer barn and mechanical shop. There is a drainage memo on the plan that indicates that they don't anticipate any noticeable increase in runoff from the development. They have submitted the proposal to the Canandaigua Lake Watershed Inspector for review and are waiting for any comments from them.

Mr. Dailey asked if the site is in the Canandaigua Lake Watershed.

Mr. Shelly stated that it is in the Canandaigua Lake Watershed.

Mr. Dailey asked what happens in a 25 year rain event.

Mr. Shelly stated that they analyzed it at a 10 year and a 100 year rain event. It is a porous soil that it takes in most of the runoff. They are looking at runoffs at less than 1 cubic feet per second in the 100 year storm.

Mrs. Rasmussen stated that she believed that the West River runs through the property somewhere.

Mr. Shelly stated that it dips into the property about three or four times.

Mr. Dailey asked if there would be construction within 100 feet of the West River.

Mr. Shelly stated no, the construction is beyond 100 feet from the West River.

Mrs. Rasmussen stated that she would like to see where the river is on the site plan.

Mr. Shelly stated that they could use an ariel overlay to get that grafted onto the subdivision plan.

Mrs. Rasmussen stated a note from Chairman Harvey that he is not looking for a whole parcel drainage analysis but they need to show change from pre-existing non-impervious conditions to new impervious and show change in stormwater runoff results.

Mr. Shelly stated that he can provide an addendum to the plan that will show the difference in the surface coverage.

Mrs. Rasmussen stated that Chairman Harvey questioned the TR-55 on the memorandum that was submitted with the application stating that the TR-55 is not suitable for a single site analysis of this type. Rational method for disturbances less than one acre would yield better results.

Mr. Shelly stated the TR-55 is generally accepted across the board for any New York State DEC storm water runoff calculations. The rational method is the method that people have been using forever, but the TR-55 tweak that and get it a little bit more refined. They can provide a rational method as well. He doesn't anticipate any change with this.

Mrs. Rasmussen asked what the distance was from the driveway location to the intersection of Crowe Road and State Rt. 245.

Mr. Shelly stated that he believes it is around 1300 feet.

Mrs. Rasmussen asked if the total disturbed area would be less than 2.5 acres in the County Agricultural District.

Mr. Shelly stated that they are disturbing approximately 1.6 acres, which includes the driveway.

Mrs. Rasmussen stated that Chairman Harvey has circled the 1 to 5 minutes per inch on the Wastewater Treatment System

Design Table and Notes. For lot two doesn't this require mitigation to slow down?

Mr. Shelly stated that there is a, which he doesn't have the exact part of the Towns code, but there is a code of when you have less than 5 minute per inch percolation test it is a suitable soil. It is recognized by the New York State Health Department as a suitable soil. They have provide additional leach line lengths and they have doubled the distance from the septic system to the private well. That is their proposed mitigation for that.

Mrs. Rasmussen 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. Mr. Kestler seconded the motion, which carried unanimously.

Mr. Hoover offered a resolution [attached hereto] to approve the subdivision with the following conditions: 1. Show the West River on the plan. 2. Show the change from pre-existing non-impervious conditions to the new impervious and show storm runoff results. 3. Provide the storm water calculations using the rational method. Mr. Kestler seconded the resolution, which carried unanimously.

Mr. Hoover made a motion to adjourn the meeting at 8:24PM. Mr. Dailey seconded the motion, which carried unanimously.

Lizabeth Rasmussen, Vice Chairman

Sue Yarger, Secretary