

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
July 22, 2019
7:45 –9:30 PM**

Members Present:

Seth Burnette, Chair
Randy Clymo
Frederick Ingalls
Mitje Raschi
Kathleen Gurak

Code Enforcement:

Ron Maxwell

Others:

Jacob Wengerd (Site Plan/CUP)
Jeremy Lane

1. CALL TO ORDER:

The regularly scheduled July Planning Board meeting was opened at 7:45 PM by Chair, Seth Burnette. There was a quorum present.

2. REVIEW of JUNE 24, 2019 UNAPPROVED MINUTES.

Chair Burnette asked members to review and consider the above minutes presented. He requested comments or questions. The Secretary requested that a final approval motion for the Wachholder subdivision be added to the June 24, 2019 minutes since it had been omitted when minutes were recorded.

Kathleen Gurak made the Motion to amend the June 24, 2019 minutes.

Randy Clymo seconded the motion.

All in favor: Seth Burnette, Randy Clymo, Frederick Ingalls, Mitje Raschi, and Kathleen Gurak.

Opposed: None

Abstained: None

MOTION CARRIED.

3. SITE PLAN/CONDITIONAL USE PERMIT for JACOB WENGERD, 5130 Bath Rd., Tax Map #136.-1-8.11.

Jacob Wengerd came forward to present his wish to open up an Amish furniture and cabinet retail business. He had just purchased the property less than 30 days ago. He is now applying for approval of a pole barn with lean-to for a retail business.

Measurements are as follows: pole barn 34 ft. x 68 ft. with a lean-to 12 ft. x 16 ft. Signage would be 4 ft. x 4 ft. Parking will be provided for two cars and the retail shop will be open 8 AM to 5 PM with no Sunday hours. J. Wengerd showed some photos of furniture which he had built.

CEO Maxwell said that this retail business is permitted conditionally per zoning Agricultural section 23 (#3.) and Residential section 24, B. (#6).

Chair Burnette asked about traffic and J. Wengerd said he doesn't expect a lot – perhaps two customers/month. Advertising will be word of mouth as there will be no actual storefront but furniture can be displayed under the lean-to.

Members then asked about the type of wood (kiln dried, low humidity, rough cut) and the source of heat. The pole barn will be insulated with a wood stove. The shop will have the appearance of an agricultural building. It will be red with a white roof. There will be no electricity but J. Wengerd said he uses a diesel motor similar in sound to a 50 hp tractor. He has met his neighbors and one had come with him to the meeting. The neighbor said the motor was not very loud.

A cabin is on the property already, but the applicant would like to build a house. CEO Maxwell told him the Health Department will require an outhouse permit. He also suggested that since the conditional use permit must go before the Zoning Board, the Planning Board could waive the public hearing until then. SEQR would be done then.

Kathleen Gurak made the Motion to conditionally approve the Jacob Wengerd site plan pending conditional use approval by the Zoning Board. Public Hearing and SEQR are waived until then.

Frederick Ingalls seconded the motion.

All in favor: Seth Burnette, Randy Clymo, Frederick Ingalls, Mitje Raschi, and Kathleen Gurak.

Opposed: None

Abstained: None

MOTION CARRIED.

Chair Burnette announced that the ZBA Public Hearing would be August 19, 2019 at 7:00 PM. The Secretary will do the notifications.

4. CONTINUED REVIEW OF THE TOWN ZONING ORDINANCE.

The Planning Board reviewed the changes/additions suggested by the Town Clerk. Chair Burnette requested that the Secretary do these this week so that they may be considered for the Town Board August agenda. The Secretary will first email the changes to Planning Board members for confirmation and then to the Town Clerk.

5. CEO REPORT.

CEO Maxwell said there is no real news. However, the violation on Turner Road has been taken care of. Also, the ice cream shop at Groveland Station is open.

6. NEW BUSINESS/ANNOUNCEMENTS.

The Secretary will inquire about the Conservancy Farm Tour this year for the Planning

Board members.

Kathleen Gurak said she may be unable to attend the August meeting.

7. **ADJOURNMENT.**

There being no other business or announcements for discussion, Chair Burnette called for adjournment.

Mitje Raschi made the Motion to adjourn at 9:30 PM.

Kathleen Gurak seconded the motion.

All in favor: Seth Burnette, Randy Clymo, Frederick Ingalls, Kathleen Gurak and Mitje Raschi.

Opposed: none.

Abstained: none.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning and Zoning Board

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