

Town of Groveland
Planning Board and Zoning Board of Appeals

Joint Meeting, April 27, 2009

Planning Board members present: Chairman John Driscoll, Jim DeCamp and Roger Haich. Absent: Randy Clymo and Roxanne Adamson, Alt.

Zoning Board of Appeals members present: Chairman Steve Willison, Tim Sullivan, David Doty and Phil Livingston. Absent: Ron Merrick

Also present CEO Ron Maxwell, Councilman Burt Lyon, Harold Stewart and Mr. Wallin

Chairman John Driscoll called the meeting to order at 7:30 PM.

Harold Stewart had some questions and concerns he wanted to discuss with the Board members as a result of the Public Hearing for the re-zoning of Hampton Corners, held on April 9, 2009. He handed out two pages of land coverage scenarios to help explain the following concerns:

He feels that the overall lot coverage of no more than 50% of a 100,000 sq. ft. lot is too restrictive.

He requested that the depth of the lots be reduced from 500' to 400' stating that a lot 500' extends beyond the trees.

He requested that the width of lots be increased from 200' to 250' to fit the drainage pattern of the land better.

The Town Board was concerned about restricting the parking to the side and rear of the buildings on the West side of Route 63.

Motion by David Doty to add number 3 to Section 3.5, F (page 2) and Section 3.6, E (page 3) to read : "parking to the side and rear of buildings is encouraged", seconded by Steve Willison. All in favor, motion carried.

Motion by Steve Willison to change the east boundary description of the Agricultural Limited Business Use District to read "on the east by a line 400' parallel to the State Road 63 right of way", seconded by John Driscoll. All in favor, motion carried.

Motion by Steve Willison to change the lot width in Section D, line 1 on page 29 of the Zoning Ordinance Draft Revised March, 2009 from 200' to 250', seconded by Tim Sullivan. All in favor, motion carried.

Motion by Steve Willison to change Section E, 3 on page 29 of the Zoning Ordinance Draft Revised March, 2009 to read "Building footprint not to exceed ten (10) percent of the total lot size", seconded by Tim Sullivan. All in favor, motion carried.

Motion by Steve Willison to change Section C on page 28 of the Zoning Ordinance Draft Revised March, 2009 by deleting the words "as they deem necessary" at the end of the sentence, seconded by Tim Sullivan. All in favor, motion carried.

Motion by Steve Willison to change Section C on page 31 of the Zoning Ordinance Draft Revised March, 2009 by deleting the words “as they deem necessary, for the purpose of this Ordinance, for health, safety and general welfare of the people”, seconded by Tim Sullivan. All in favor, motion carried.

Motion by Tim Sullivan to delete the words “of industrial areas through the variance process” at the end of the sentence in Section F, 4 on page 29 of the Zoning Ordinance Draft Revised March, 2009, seconded by Jim DeCamp. All in favor, motion carried.

Motion by Tim Sullivan to delete the words “which do not involve manufacturing of any type (as their primary use) from line 1 and 2 of Section B, on page 30 of the Zoning Ordinance Draft Revised March, 2009, seconded by Jim DeCamp. All in favor, motion carried.

There will be joint meeting of the Planning Board and the Zoning Board of Appeals on Monday, May 18 at 7:00 PM and Tuesday, May 26 at 7:30 PM.

Motion by Jim DeCamp to adjourn the meeting, seconded by Phil Livingston. Motion carried.
Meeting adjourned at 9:30 PM.