

Town of Groveland  
Planning Board  
Meeting, July 27, 2009

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

Also present: Ron Maxwell, CEO.

Chairman John Driscoll called the meeting to order at 7:40 PM.

Minor site plan review for Bruce Dehm on property located on East Groveland Road and Logan Road. Mr. Dehm explained that he is leasing 25 acres and barns to the Farm Discovery Center (a non profit organization). He handed out a pamphlet and a map showing layout of the property. Approximately 3 acres and the existing barns will be used for the Farm Discovery Center for the educational programs they will be providing. The barns will not be used until they meet fire & building code approval. He gave a brief description of what will take place and the people that will be working there. The map showed the area to be used for car and bus parking and driveways and future plans for restrooms and a picnic pavilion. Plans for the site also include events such as small concerts and fund raising. Emergency vehicle passage was discussed and it was suggested that they consider having a separate entrance and exit.

Motion by Jim DeCamp to accept the minor site plan for the Farm Discovery Center as presented, seconded by Roger Haich. All in favor, motion carried.

Bruce Dehm explained that the mansion on the premises will be used as a haunted house for fund raising. Fire protection concerns were discussed. He was advised that he should have an emergency plan with a call down list of contacts and suggested that he talk to the Captain of the Ambulance Squad. Mr. Dehm stated that law enforcement has been made aware of the events that will take place.

Comments to the Zoning Board are in favor of the whole concept with considerations for emergency vehicles.

Review and approval of minutes: The 6/22/09 Planning Board meeting minutes were reviewed. Motion by Jim Decamp to approve the minutes as submitted, seconded by John Driscoll. Motion carried.

There was a short recess at 8:15 PM to conduct a Joint Planning Board and Zoning Board meeting.

Meeting reconvened at 8:35 PM.

Preliminary review of a major site plan for American Rock Salt to construct a 2 story office building on Route 63. Dennis Willey, Surveyor was present and provided maps of the site showing drainage and roadway loops and the parking area. He also provided a drawing of the proposed 2 story office structure and some of the landscape details. He explained the drainage and storm water details. Exterior lighting will match the existing type and security lighting will be provided in the front and back entrances.

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The Code Enforcement Officer requested that they check into the hydrant distance. Site plan distance was 508' and the maximum distance per NYS Fire Prevention Code is 400'. The Board requested that a planting schedule be provided including the size and species and building details (i.e. siding, roofing and floor plan). Chairman restated that site plan details need to match what is being used for construction of the new building. He also stated that the Town Engineer will need to review site plan and his comments would also need to be added.

Motion by Jim Decamp to accept the preliminary site plan for the office building as presented providing they furnish the additional information requested, seconded by Roger Haich. All in favor, motion carried.

Motion by Jim DeCamp to send a referral to the County Planning Board, seconded by Roger Haich. Motion carried.

A Public Hearing for the site plan review of the proposed office building will be scheduled for August 24, 2009 at 7:30 PM.

Motion by Roger Haich to adjourn the meeting at 9:20 PM, seconded by Jim DeCamp. Motion carried.

Submitted by,  
Karol Thomas  
Recording Secretary