

Town of Groveland
Planning Board
Meeting August 24, 2009

Planning Board members present: Chairman, John Driscoll, Jim DeCamp and Randy Clymo and Daniel Rossborough, Alt.

Absent: Roger Haich and Roxanne Adamson, Alt.

Also present: Todd Ewell, Town Engineer, CEO Ron Maxwell, and Councilman Burt Lyon

Chairman John Driscoll opened the public hearing at 7:30 PM and read the public notice for an application submitted by American Rock Salt for a site plan review for property located at 5520 Route 63. The applicant is proposing to build a 2 story office building of +/- 3160 sq. ft. including a parking lot of 16 spaces and a driveway.

Scott Harder, Dennis Willey, Surveyor and Greg Norris, Plant Manager were at the meeting to speak for American Rock Salt to present the site plan. They brought a sample of the roofing and siding material that will be used on the building. John said they were still waiting for comments from Livingston County Department of Public Works. He read the advisory comments from the County Planning Board. They stated that the lighting would be dark sky compliant. It was noted that the specifics of the shrubbery to be planted on the east side of the building have been added to the plan. Water pressures were discussed and Scott didn't know what they were. He stated that they requested a report from the County Health Department and are within range. He said they could do another pressure test if requested.

There was no public comment.

The Board completed a SEQR short environmental assessment form.

Motion by Jim DeCamp to declare a negative declaration of the SEQR, seconded by Randy Clymo. Motion carried.

Ron Maxwell requested a copy of the blueprints to review.

Motion by Jim DeCamp to conditionally approve the site plan as presented, pending comments from the County Department of Public Works, seconded by Randy Clymo. Motion carried.

The Board discussed the preliminary sketch plan of American Rock Salt for property located at 5520 NYS Route 63 in the Town of Groveland, Livingston County. Applicant is proposing to relocate an existing maintenance facility and build an addition to the existing offices.

Rich LeFrois represented American Rock Salt. He presented an unstamped plan of the proposed project. The office addition would be approximately 1200 sq. ft. +/- and there would not be sewer and water

to the addition. The existing maintenance building would be dismantled and replaced with a new building that would be approximately 20% larger than the existing one. There would be no change to the pre-existing storm drainage and utilities. He explained that the floor plan is similar to the current one, they just needed more space. He also stated that there was a membrane under the surface area of the mine.

Todd Ewell, Town Engineer requested a stamped copy of the plan with more detail to make it look more like a site plan and that the unstamped plan that was submitted is not up to par with past projects. Mr. LeFrois responded saying that a stamped plan would cost around \$15,000 and he didn't see why it was necessary since the site has already been developed.

CEO Ron Maxwell was concerned that this project will exceed the 1 acre threshold of disturbance and referred it to the Town Engineer. Ron advised them they can relocate the air lines as soon as they choose to but they need site plan approval before they can start work on the slab. He requested that they get their spot elevations located so he can inspect them. He added that a new oil separator will have to be detailed in the plans.

The Town Engineer said they will need at least the basic minimum before the Town can approve the site plan and the County Planning Board will also require a normal site plan. He requested that the site plan show spot elevations, grading, road, utilities, drainage and any impact on the retention pond.

Mr. LeFrois said the architectural plan will be complete in 2 days and he will drop off a set to the County Planning Board at the office in Geneseo, the Town Planning Board Chairman and CEO Ron Maxwell.

A Public Hearing will be scheduled for Monday, September 21, 2009 at 6:30 PM.

Motion by Randy Clymo to conditionally approve the preliminary sketch plan pending advisory comments from the County Planning Board and additional information requested by the Town Engineer, seconded by Jim DeCamp. Motion carried.

Review and approval of minutes: The 7/13/09 Planning Board meeting minutes were reviewed. Motion by Jim Decamp to approve the minutes as submitted, seconded by John Driscoll. Motion carried.

Review and approval of minutes: The 7/27/09 Planning Board meeting minutes were reviewed. Motion by Jim Decamp to approve the minutes as submitted, seconded by Randy Clymo. Motion carried.

Motion by Jim DeCamp to adjourn the meeting at 9:30 PM, seconded by Randy Clymo. Motion carried.

Submitted by,
Karol Thomas
Recording Secretary