

Town of Groveland
Planning Board
Meeting, September 21, 2009

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

Absent: Roxanne Adamson, Alt.

Also present: Ron Maxwell, Enforcement Officer, Burt Lyon, Councilman, and Todd Ewell, Town Engineer.

Chairman John Driscoll called the public meeting to order at 6:30 PM and asked Daniel Rossborough to sit in as a member.

The Chairman read the public notice for the application of American Rock Salt for a Site Plan of 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.

The Chairman also read the advisory comments from the County Planning Board and asked ARS if they received the comments which they did. Chairman asked Greg Norris, Plant Manager to bring the Board up to date.

Greg Norris addressed the Board and stated that they would like to get started as soon as possible to dig the footer. He said the foundation is the only ground that will be dug and displaced. The dirt will be removed and the ground will be stabilized and seeded very quickly.

Todd Ewell, Town Engineer brought up for discussion item 1 of the County comments regarding the importance of confirming the total acreage disturbed by the project. If the proposed disturbs more than one acre of soil, it will be subject to the NYS Department of Environmental Conservation (DEC) Phase II Storm water Regulations and a Notice of Intent will need to be filed by the Applicant and submitted to the NYSDEC for review. He said American Rock Salt would have to submit something to address Phase II which is a State requirement and neither he nor the Chairman of the Planning Board can sign the plan without it and it can't go to the Enforcement Officer until it is signed. The Planning Board has to look at the whole as a comprehensive project and not just the ground that is being disturbed for the foundation. This project, combined with the other projects that have preceded it, is approaching the 1 acre threshold and he would like to see the County comments plus his comments addressed and asked if they will be submitting a plan.

Greg Norris stated that he has spoken to Steve Arme, Mine Reclamation Specialist and Nancy Rice of the DEC and they told him that since they were only digging the foundation and the pad and drainage are already there that the disturbance is not over the threshold. The Chairman told them that if the DEC was willing to sign off that would be acceptable to them and Todd added that would be an option. The Chairman asked if he could get a letter from the DEC signing off. Joe Bucci stepped forward and said that Steve Arme and Nancy Rice have been out to the site and it was his understanding that they would sign off on it and that they would like to talk to the Town Engineer and the Chairman and emphasized that they do not want to spend a lot of money on Phase II is nothing is going to change.

9.21.09

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They discussed the other requirements that need to be met such as the buffer and a stamped survey and report coming from Thomas Surveyors. The architectural plans have been submitted. The Town Engineer will call Steve Army and Nancy Rice at the DEC tomorrow to meet with them on site. The Chairman said he would be willing to give conditional approval tonight and finish up the paperwork and approve the site plan at the next meeting on 9.28.09 if the conditions are met and the DEC is willing to sign off.

No correspondence or public comment.

Motion by Jim DeCamp to close the public hearing at 6:50 PM, seconded by Randy Clymo. All in favor motion carried.

Chairman said they will meet one half hour earlier at 7:00 PM on 9/28 meeting to finish up the paperwork.

Motion by Jim DeCamp to allow Chairman John Driscoll to give American Rock Salt verbal approval contingent on DEC approval; submittal of a stamped copy of the final plans; and that the advisory comments of County Planning are met. Motion seconded by Randy Clymo. Motion carried.

Motion by Randy to adjourn the meeting at 7:00 PM, seconded by Roger Haich. Motion carried.

Submitted by,
Karol Thomas
Recording Secretary