

Town of Groveland  
Zoning Board of Appeals  
July 20, 2009

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

Also present: CEO Ron Maxwell and Randy Meyer, Town Attorney, Gretchen Ippolito and Bruce Dehm.

Chairman Steve Willison opened the public hearing and read the notice for an interpretation of a building permit application by Charles & Gretchen Ippolito to install a 45 x 8 Trailer unit located at 5988 Barber Hill Road in the Town of Groveland to be used as an accessory structure.

The Chairman asked the Town Attorney for his comments. Town attorney explained the procedure that should be followed for a building permit. An application should be submitted for the project. The Code Enforcement Officer then makes a decision to approve or deny the application stating the Zoning violation. A denial will set into motion the action to go before the Zoning Board of Appeals for interpretation of the application. If the applicant disagrees they can ask for an appellate review.

Motion by Tim Sullivan to close the Ippolito public hearing at 7:25 PM., seconded by Ron Merrick, motion carried.

Chairman opened the public hearing for Bruce Dehm and read the first notice for the application of a conditional use permit by Bruce Dehm of the Genesee Valley Farm Discovery Center, Inc. to operate an Agricultural Education Center at 4376 East Groveland Road within the existing barns and outdoor property.

The Chairman explained to Mr. Dehm that part of the application process is requesting a referral to the County Planning Board. The Zoning Board of Appeals will reserve decision on his applications until they receive the comments from the County Planning Board.

Mr. Dehm explained his plans. He has 25 acres and barns that he leases to Farm Discovery Center (a non profit organization). He handed out a pamphlet for the Farm Discovery Center which explains their mission statement and an overview of the educational programs they provide. He gave a brief description of what will take place and the people that will be working there. The program will be open to the Rochester and Genesee Valley area schools and on weekends open to the public for self tours of livestock and crops and be geared to modern agricultural practices. He handed out maps of the grounds and explained where the parking area would be and stated that if funding becomes available in the future there are plans for rest rooms and a picnic pavilion.

The Chairman read the hearing notice for the second application of a conditional use permit by Bruce Dehm of 4376 East Groveland Road to operate a haunted mansion the months of September and October within the residence to help support of the Discovery Center.

Mr. Dehm explained that the mansion would be used as the haunted house creating a story about the Ford mansion. Groups of 6-8 people would be guided thru the mansion using volunteers and 3 paid actors with around 5 performances this year. He has purchased Haunted House insurance and all floors are equipped with fire extinguishers. He has also contacted law enforcement so they are aware of the events going on. They are in the process of meeting NYS Building and Fire code compliancy for the barns.

Comments from the public: A neighbor commented that she was delighted with the improvements made so far and Gretchen Ippolito commented that it was a great experience for her child last year.

Motion by Tim Sullivan to close the hearing at 7:40 PM seconded by Ron Merrick. Motion carried.

Submitted by,  
Karol Thomas  
Recording Secretary