

Town of Groveland  
Zoning Board of Appeals  
August 17, 2009

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

Also present: CEO Ron Maxwell, Councilman Burt Lyon.

Acting Chairman David Doty opened the public hearing at 7:00 PM to review the conditional use permit application submitted by Bruce Dehm of Genesee Valley Farm Discovery Center, Inc. to operate an Agricultural Education Center at 4376 East Groveland Road within the existing barns and outdoor property and the conditional use permit application by Bruce Dehm to operate a haunted mansion for the months of September and October of each year at the residence located at 4376 East Groveland Road .

David Doty read the advisory comments rendered by the County Planning Board in a letter dated August 14, 2009. Item #1 of the advisory comments concerning the entrances, exits and driveways was discussed. It was recommended that one way driving during events be implemented and the emergency response agencies be notified of upcoming events. The lighting in the parking area was also discussed.

Bruce Dehm asked about sign regulations and was advised that one 4' by 4' sign is allowed.

There were no comments from the public.

Motion by Tim Sullivan to approve the conditional use permit to operate an Agricultural Education Center at 4376 East Groveland Road and to approve the conditional use permit to operate a haunted mansion for the months of September and October at 4376 East Groveland Road each for a term of one year with the following conditions: All existing and proposed entrances, exits and driveways meet the Town's access standards to provide for adequate and safe access for emergency vehicles; all signage meet the requirements of the Town Zoning Ordinance; and all parking meet the requirements of the Town Zoning Ordinance. Motion seconded by Phil Livingston. Motion carried.

Review and approval of ZBA minutes of the 6/15/09 meeting. Motion by Tim Sullivan to approve the minutes as submitted, seconded by Phil Livingston. Motion carried.

Review and approval of ZBA minutes of the 7/20/09 meeting. Motion by Phil Livingston to approve the minutes as submitted, seconded by Tim Sullivan. Motion carried.

Motion by Phil Livingston to adjourn the meeting, seconded by Tim Sullivan. Motion carried. Meeting adjourned at 7:30 PM.

Submitted by,  
Karol Thomas  
Recording Secretary