

**Town of Groveland  
Zoning Board of Appeals  
Public Hearing  
April 19, 2010**

Zoning Board of Appeals members present: Ron Merrick, Chairman, David Doty, Phil Livingston

Also present: CEO Ron Maxwell

Chairman Ron Merrick opened the meeting at 7:00 PM and read the public hearing notice.

Diane Hainsworth was present for the renewal of a conditional use permit to operate a home occupation of massage and cold laser therapy home occupation at 5953 Logan Road. The Board has not heard any complaints and there has been no public comment or correspondence regarding her renewal request.

Motion by Phil Livingston to approve the renewal of Diane Hainsworth's conditional use permit to operate a massage and cold laser therapy home occupation at 5953 Logan Road for a term of three years, seconded by David Doty. All in favor.

Mark Ricotta was present for the renewal of a conditional use permit to operate a storage facility on Hilltop Drive off Turner Road. The Board has not heard any complaints and there has been no public comment or correspondence regarding his renewal request.

Motion by David Doty to approve the renewal of Mark Ricotta's conditional use permit to operate a storage facility on Hilltop Drive for a term of three years, seconded by Phil Livingston. All in favor.

W. Austin Wadsworth was present for the variance he requested to erect an 8' by 4' directional sign for the Geneseo Airplane Museum. Mr. Wadsworth stated that the sign will be similar to the standard DOT signs that are used along the highways. The Board looked at a photo of where the sign would be placed and the Chairman stated that he did not see a problem with the location. David Doty suggested that the sign should be maintained and taken down if it is no longer needed. The Board has not heard any complaints and there has been no public comment or correspondence regarding this variance.

Motion by David Doty to approve a variance to erect an 8' by 4' directional sign for the Geneseo Airplane Museum at the location specified in the photo submitted and that it be maintained and removed if it is no longer needed, seconded by Phil Livingston. All in favor.

Eric Rasmussen was present and explained his request for a conditional use permit to operate a used car business at 3624 East Groveland Road. Eric stated that he would only have 1 or 2 cars at a time on the lot and said that the State requires room for at least 3 cars for the dealership license he is requesting. He had a picture of the 3' by 2' sign that the state requires to be posted for a dealership license. He said that his office would be located in an upstairs room in the house on the premises and that he has no plans to make changes to the barn. Phil Livingston mentioned that the house number is not visible making it difficult for anyone to find the location. The Board has not heard any complaints and there has been no public comment or correspondence regarding his request.

Motion by David Doly to approve the conditional use permit to operate a used car business at 3624 East Groveland Road for a term of one year subject to the following conditions: Put up a more visible house number sign, cars will be located on the west side of the current driveway as highlighted on a survey map on file, cars on the lot are limited to no more than 3 at any given time, and placement of the 3' by 2' sign will be on the barn next to the lot or in a location pursuant to State regulations. Motion seconded by Phil Livingston, all in favor.

Christie Jopson was present and explained her request for a conditional use permit operate a retail business at 5678 Groveland Hill Road. She stated that the apartment and shop on the property will be rented out and probably the renter will use the shop to run his sign business. There is a fire wall between the apartment and the shop that meets the fire codes. Dave asked about a map with a site plan. They marked on a map an area between the two driveways where the vehicles and/or equipment would be displayed. There was a discussion about the renter putting up a sign for his business. They discussed locating the sign between the two driveways. The Board has not heard any complaints and there has been no public comment or correspondence regarding his request.

Motion by David Doly to approve a conditional use permit for a term of one year subject to the following conditions: The number of cars/equip displayed is limited to 3 and they will be located as shown on the map on file and the sign will be no larger than 16 sq ft and shall be located between the two driveways outside the County R-O-W. Motion seconded by Ron Merrick. All in favor.

Review and approval of minutes: The minutes of the ZBA public hearing on 11/16/2009 were reviewed. Motion by David Doly to approve the 11/16/2009 ZBA meeting minutes as submitted, seconded by Ron Merrick. Motion carried.

Motion to adjourn the meeting at 8:15 PM.

Respectfully submitted,

*Karol Thomas*

Karol Thomas

Recording Secretary