

**Town of Groveland  
Planning Board**

**Meeting, January 25, 2010**

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

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

The meeting was opened at 7:30 PM by Chairman Randy Clymo.

*John Driscoll*

Review and approval of the 11/23/09 Planning Board meeting minutes. Motion by Jim DeCamp to approve the meeting minutes, seconded by Roger Haich. Motion carried.

Harold Stewart introduced Chris Peterson Executive Director and Martin Miskell, Assoc. Executive Director of Community Integrated Services and Dave Waite an Engineer with Krog Corp to present the proposed school project. Mr. Peterson stated that they provide primary preschool services and early intervention for special needs children. They also provide a federally funded program called "Head Start". Day care is also integrated in their services. They employ approximately 100 employees and care for 200 children. They have to be out of their current building by July/2011 and want to build a new facility on land they are acquiring from Harold Stewart. A map of the building and area was provided. Dave Waite pointed out where the parking and drop off area will be for parents and school buses. He also pointed out that they are taking into consideration future needs and possible expansion in the future of an additional 6000 sq. ft. Currently the building will be 30,100 sq. ft. and one story; they considering adding a couple thousand more sq. ft. to that. They will do all the site work and grading and leave a pad for future expansion, which will probably be used for a playground in the mean time. The building will be 75 feet wide with wings approximately 100-120 feet for classrooms, offices and a physical therapy room. They are in the process of preparing the architectural plans.

The Chairman received a letter from Todd Ewell, Town Engineer, dated 1/18/10 with his comments after review of the Livingston-Wyoming ARC Facility project. The Town Engineer said he reviewed the SWPPP and the engineer's report that came later and noted only a few minor things. He would like to see an updated final set because the SWPPP was more detailed than what was presented to the Planning Board. He ran thru some of the 19 items he commented on in the letter which included the grading plan, off site drainage, hydro flow test, fencing around the pond and grading around the pond. He commented on the grading plans around the curve where the handicap spaces are located doesn't appear to be graded that way. He would like the 18 inch culvert in the SWPPP to show in the plans. He wanted to make sure the curve in the driveway and the turning radius was adequate for school busses and fire trucks. Lot coverage was discussed and it was determined that the building with the proposed future addition would be about 36,100 sq ft. and would exceed the lot coverage requirements. They only have 6.5 acres and would need ~~8.33~~<sup>8.35</sup> acres to meet code. Harold Stewart pointed out additional land that could be acquired to meet the acreage and he would get together with the applicant to determine lot lines. Drainage of the additional land needed and the other retention pond located on the property were discussed. Maintenance of the other pond is up to Mr. Stewart because it is not within the project. An area variance was

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discussed and Jim DeCamp stated that the Town would be sensitive to crowding given that it is a new construction with land available. Ron Maxwell felt it would be difficult to prove a hardship.

Motion by Jim DeCamp to grant conceptual approval of the project as long as the Town Engineer's conditions are met, seconded by Roger Haich. All in favor.

Dave Waite said he would have the final plans to the Town by 2/3/10.

The SEQR short form that was submitted will have to be amended and resubmitted with the final plans. A public hearing for the 3 lot minor subdivision and site plan approval of the building project will be held on Monday, February 22, 2010.

Motion by Jim DeCamp to adjourn the meeting at 8:40 PM, seconded by Roger Haich. Motion carried.

Respectfully submitted,



Karol Thomas  
Recording Secretary