

**Town of Groveland
Zoning Board of Appeals**

Public Hearing/Meeting

February 21, 2011

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

Also present: Mark Harrington

Chairman Ron Merrick opened the meeting at 7:00 PM and read the public notice for the application of Mark Harrington for the renewal of a conditional use permit to operate a garden center on property located at 7172 Sonyea Road. This application is required pursuant to Article III, Sec. 22 (I) of the Zoning Ordinance.

Ron asked Mr. Harrington to address the Board. Mr. Harrington handed out a description of their ongoing plans for their garden center. He said they had very few changes for the coming season and will be open from about May 1st to November 30th. He also had some before and after pictures of improvements they have made. Included in the description was a list of garden items etc. that have worked well for them in the past and will continue to offer for sale in the coming season. He talked about plans to put in another entrance for patrons to enter the building. Currently they enter the building thru an overhead garage door and are permitted to do so only if the door remains open. The Chairman stated that there has been no comment from the public either in favor of or against the renewal of the permit.

Motion by David Doty to approve the renewal of the application of Mark Harrington for a conditional use permit to operate a small garden center at 7172 Sonyea Road, subject to the same conditions previously set forth, for a term of 3 years, seconded by Phil Livingston. All in favor.

Ron mentioned training sessions coming up for any members interested. He also told the Board that since the last meeting the Town Board determined that, due to a conflict of interest, it is illegal to combine the Planning Board and Zoning Board of Appeals.

Review and approval of the 1/17/2011 ZBA meeting minutes. Motion by Phil Livingston to approve the minutes as submitted; seconded by David Doty. All in favor.

Motion by Phil Livingston to adjourn the meeting at 7:35 PM, seconded by David Doty. Motion carried.

Submitted by

Karol Thomas

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Recording Secretary