

**Town of Groveland  
Zoning Board of Appeals**

**Meeting – July 15, 2013**

Present: Ron Merrick, Chairman, Phil Livingston, William Magee and Courtney Burnette.

Absent: Patty Niedermaier, Alt. and Kevin Niedermaier

Also present: Ron Maxwell, CEO, Raymond Rossborough and Barb Dudley.

Review and approval of minutes:

The June 17, 2013 meeting minutes were reviewed. Motion by William Magee to approve the minutes as submitted, seconded by Phil Livingston. All in favor.

Chairman Ron Merrick opened the public hearing at 7:05 PM and read the public notice for the application of James Dudley to renew a conditional use permit to maintain a dealer's license for the sale of used cars at 5595 Barber Hill Road, pursuant to Article III, Sec. 22 (l) of the Zoning Ordinance.

No comments have been received from the public and no one appeared at the hearing to object to renewal of the permit. The code enforcement officer has not received any complaints. Discussed making the conditional use permit permanent.

Motion by Phil Livingston to grant renewal of the permit to sell cars at 5595 Barber Hill Road and to make the permit permanent as long as the terms of the original permit do not change, seconded by William Magee. All in favor.

Chairman read the public notice for the application of Ray Rossborough for a conditional use permit to operate an automotive service shop at 4846 Maple Beach Road, pursuant to Article III, Sec. 22 (l) of the Zoning Ordinance.

Mr Rossborough explained that he wanted to operate a small automotive repair business by appointment only. He stated that there would only be a few vehicles parked on the premises at any given time and that he had space for up to 7 vehicles behind and along the side of the building that would not be visible from the road. There is an existing spotlight on the building and had no plans for additional lighting. There is electricity to the building and a phone line but no bathroom facilities. Ron Maxwell and Ray both

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talked to the County Health Department regarding rest room facilities and they were told that

portable restrooms would be sufficient. Ray said he planned to use a small "A" frame type sign by the road only when the business is open. He was informed that he would have to display a NYS mandated sign on the building.

Motion by Courtney Burnette to approve the conditional use permit for an automotive repair shop at 4846 Maple Beach Road for a term of one year with the condition that none of the cars parked on the property are visible from the road, seconded by William Magee. All in favor.

Motion by Courtney Burnette to adjourn the meeting at 7:35 PM, seconded by Phil Livingston. All in favor.

Submitted by  
Karol Thomas  
Recording Secretary