

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
August 27, 2018
7:30 to 8:35 PM**

Members Present:
Seth Burnette, Chair
Kathleen Gurak
Frederick Ingalls, Jr.
Randy Clymo

Code Officer:
Ron Maxwell
Applicants/Representatives/Public:
Bruce Dehm (CUP courtesy)
Dean Macauley (CUP courtesy)

Excused: Mitje Raschi

1. CALL TO ORDER:

The regularly scheduled August Planning Board meeting was opened at 7:30 PM by the Chair, Seth Burnette. It was noted that Mitje Raschi was unable to attend this evening's meeting; she had contacted the Chair.

2. CONDITIONAL USE PERMIT SUBMITTED BY DEAN MACAULEY, Merrimac Farms, 3920 East Groveland Rd., Mt. Morris, 14510, Tax Map#99.-1.-3.

Chair Burnette said this is presented to the Planning Board as a courtesy. CEO Maxwell said current Town Law requires a conditional use permit for single-wide manufactured homes.

Dean Macauley briefly described his application. He said he expects the single-wide to be roughly 14' x 70' and located behind the house. It will be for farm help and there are other homes for farm help also in the same location. He continued that it is a dry location and well off the road. His hope is to find a used one that will meet code.

CEO Maxwell said it will meet all setbacks, but a house number will be required for 911 addressing.

Chair Burnette asked board members for comments and discussion. There were no issues.

Frederick Ingalls made the MOTION to refer this conditional use permit application to the Zoning Board without objections.

Kathleen Gurak SECONDED the Motion.

All in favor: Seth Burnette, Randy Clymo, Frederick Ingalls, and Kathleen Gurak.

Opposed: None.

Abstained: None

MOTION CARRIED.

The Chair announced that the next Zoning Board Public Hearing would be September 17. D. Macauley thanked the board and left.

3. CONDITIONAL USE PERMIT MODIFICATION SUBMITTED BY BRUCE DEHM, 4376 East Groveland Rd., Geneseo, Tax Map#99.-1-7.2.

Bruce Dehm was asked to talk about his permit application. He said he plans to expand his Genesee Valley Farm Discovery Center (four acres). The center will be for agricultural education and recreation.

Chair Burnette invited comments and questions from board members. B. Dehm further explained his future plans. There will be a sign on the building but not on the road. However, there may be some directional signs. The building planned will be (roughly) a 30' x 80' pole barn. This new Welcome Center will be located south of the existing barn. Ray King from R&R Construction will be doing the project.

Planning Board members examined the drawings provided. B. Dehm continued to speak about his project and pointed out that the drawings are not yet final. He planned to have bathrooms located in a separate building on a concrete slab between the new building and the parking lot. Drawings show the bathrooms inside the new building. The pole barn is planned with open sides with a dirt floor for the slide area. There will be a place for kids to have lunch. Answering questions about parking, he said there will be blacktop for the ADA compliant parking area. Kathleen Gurak asked about using some sort of an electric eye for the side curtains to ensure safety. B. Dehm said he prefers an on/off switch. Chair Burnette asked about seasons of the year and was told three are planned with the stipulation of daylight hours. Randy Clymo questioned whether there will be weddings, etc. B. Dehm said, "Possibly in the future maybe." K. Gurak said she thought the project was a "fantastic idea" involving kids in agriculture. Other members agreed.

Lights outside were discussed and Chair Burnette stressed that any must be "dark sky compliant." B. Dehm said there are no neighbors and outside lights might be considered in the future, but not immediately. CEO Maxwell said one option should be to light the pathways. R. Clymo asked about admission to the general public, specifically, during the summer and B. Dehm said "yes."

Kathleen Gurak made the MOTION to refer this permit modification to the Zoning Board without objections.

Randy Clymo SECONDED the Motion.

All in favor: Seth Burnette, Randy Clymo, Frederick Ingalls, and Kathleen Gurak.

Opposed: None.

Abstained: None

MOTION CARRIED.

The ZBA will meet September 17, 2018 at 7 PM.

B. Dehm then left the meeting.

CEO Maxwell was asked about some additional details involving the above project. He said the poles may be 6 x 6 and laminated for the pole barn. B. Dehm had said he has a budget of \$100,000.

The Secretary will do the necessary notifications for both permits.

4. REVIEW of the JULY 23, 2018 UNAPPROVED PLANNING BOARD MINUTES.

Board members present considered the above minutes. Kathleen Gurak said she is familiar with the projects mentioned in these minutes; she has been reading online.

Frederick Ingalls made the MOTION for APPROVAL of the July 23, 2018 Planning Board minutes as presented.

Randy Clymo SECONDED the Motion.

All in favor: Randy Clymo, Kathleen Gurak, Seth Burnette, and Fred Ingalls.

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. CEO REPORT.

Seth Burnette asked CEO Maxwell for his report. CEO Maxwell said he has been working with Dean Macauley, and on Bruce Dehm's pole barn. The Spencer double-wide home, (which was approved at last week's Public Hearing), will have a crawl space, not a slab. Regarding the cell tower in last month's minutes, it is actually a mono-pole rather than a full cell tower. The Secretary questioned changing the July minutes, and CEO Maxwell said it was not necessary as a mono-pole was a type of cell tower. A generator is being put in at that mono-pole location.

Chair Burnette asked about future projects. CEO Maxwell said he is getting plans updated on the Ambuscade pavilion. As far as future houses, there may be one or two coming. Regarding the pump station on Maple Beach Road, the electricity is finally in and the generator is now outside the building.

6. OLD BUSINESS: REVIEW OF TOWN ZONING ORDINANCE.

Chair Burnette said the above will remain tabled until the next meeting. This includes discussion of subdivision minor/major wording in Article II which had been forwarded by the Town Clerk for clarification/rewording. CEO Maxwell explained the reasoning behind the Code wording, although it is confusing. At the same time, he also explained survey map numbering, and how it relates to the subdivision wording.

Chair Burnette requested that contact be made to ensure all members are present at the September 24, 2018 Planning Board meeting to discuss the Code. The Secretary was asked to make sure there are enough copies available.

7. NEW BUSINESS/ANNOUNCEMENTS.

Randy Clymo asked about farm tours sponsored by the Conservancy this year.

The Secretary will attempt to find out and email information to members.

8. ADJOURNMENT.

There being no more announcements or business, the Chair called for a motion to adjourn.

Kathleen Gurak made the MOTION to adjourn the meeting at 8:35 PM.

Frederick Ingalls SECONDED the Motion.

All in favor: Randy Clymo, Kathleen Gurak, Seth Burnette, and Frederick Ingalls.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

dmm