

**Town of Groveland
4955 Aten Rd.
Zoning Board Minutes
September 17, 2018
7:00 to 8:05 PM**

Members Present:

Courtney Burnette, Chair
Rick Sleggs
Pattie Johnston
Peter Dolan
Phil Livingston, Jr.
William Magee (late)

Code Officer:

Ron Maxwell

Applicants/Representatives/Public:

Dean Macauley of Merrimac Farms (CUP)
Bruce Dehm of Genesee Farm Discovery Center (CUP)

1. CALL TO ORDER:

The scheduled Zoning Board meeting was opened at 7:02 PM by the Chair, Courtney Burnette. Phil Livingston, Jr. explained a recent problem with getting emails; this has now been corrected. There was a quorum for the meeting.

2. PUBLIC HEARINGS:

Chair Burnette read aloud the Public Hearing Notice (attachment) for both Dean Macauley and Bruce Dehm. Both are applications for Conditional Use Permits as follow:

Bruce Dehm, for the Genesee Farm Discovery Center, Inc., 4376 (Ford Mansion) and 4380 (barns, sheds, house) East Groveland Rd., Tax Map# 99.-1-7.2.

Chair Burnette invited the applicant to come forward and speak about this permit application.

Bruce Dehm came forward to discuss his Genesee Valley Farm Discovery Center. He showed several illustrations which he had brought in preparation for tonight's meeting. The plan is to build a small structure (30' x 80') out in the field shown to welcome visitors. An existing barn will not be used; it has not yet been reviewed for Change of Use.

The new center will have a pavilion and at the lower level, a slide enabling kids to get "hands in the dirt." B. Dehm also pointed out bathrooms on the diagram, which will be handicap accessible. Tables and chairs will be set up for classes, etc. as well as other venues set up outside. The overall appearance will be one of agriculture and wildlife.

The Ford Mansion and Conference Center is adjacent to the parking lot. The parking lot will hold an anticipated 20 cars and/or school buses per week. The entrance will be located off Logan Road.

Board members read the letter from the County Planning Board, noting their recent guideline for LED lights which conform to AMA recommendations for human and environmental health.

A discussion ensued as members were not aware of this new lighting guideline. The Secretary said she had heard of the AMA guidelines at a meeting earlier this month. More information regarding these guidelines was requested by Chair Burnette. B. Dehm said he is not planning activities where lights would be needed. The closest neighbor is downhill from the site. Chair Burnette and Zoning Board members then completed the SEQR form.

Rick Sleggs made the SEQR MOTION for negative declaration for this Conditional Use Permit. Based upon information and analysis, and supporting documentation, the Bruce Dehm proposed action will not result in any potentially large or significant adverse impacts.

Pattie Johnston SECONDED the motion.

All in favor: Pattie Johnston, Phil Livingston, Jr., Rick Sleggs, Peter Dolan, and Courtney Burnette.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Burnette then requested a final motion.

Peter Dolan made the MOTION for approval of Bruce Dehm's Genesee Valley Discovery Center, Tax Map# 99.-1.-7.2, to consist of a Welcome Center, 30' x 80' with a pavilion and bathrooms, and a parking lot. This Conditional Use Permit shall be granted in perpetuity unless an issue arises that is unable to be resolved between the applicant (Bruce Dehm) and the Code Office.

Phil Livingston, Jr. SECONDED the motion.

All in favor: Pattie Johnston, Phil Livingston, Jr., Rick Sleggs, Peter Dolan, and Courtney Burnette.

Opposed: None.

Abstained: None.

MOTION CARRIED.

CEO Maxwell reminded B. Dehm of the need to return next Monday at 7:30 PM for Planning Board Site Plan approval consideration.

Dean Macauley, 3920 East Groveland Rd., Tax Map#99.-1-3 for a single-wide manufactured home to be used for farm help.

The next Conditional Use Permit to be considered was announced by Chair Burnette. Dean Macauley (Merrimac Farms) came forward with a drawing he had constructed of approximate measurements of the manufactured home and site. It showed the location where he wished to place the single-wide manufactured home on his property. The expected location of the 14' x 70' manufactured home will be 40 feet behind his house. His house is 30' from the existing driveway off East Groveland Road.

D. Macauley said he plans to put in a new septic. CEO Maxwell explained the process which begins with obtaining an engineer. There were other brief comments from board members, including the fact that the location was part of the conservancy. D. Macauley was asked to bring proof of the conservancy for his office file.

This Permit had been sent to the County Planning Board with feedback of “no significant county-wide impact.”

The SEQR short form was done by the Chair and Zoning Board members.

Phil Livingston, Jr., made the SEQR MOTION for negative declaration for this project. Based upon information and analysis, and supporting documentation, the proposed action will not result in any significant adverse environmental impacts.

Pattie Johnston SECONDED the motion.

All in favor: Pattie Johnston, Phil Livingston, Jr., Rick Sleggs, Peter Dolan, and Courtney Burnette.

Opposed: None.

Abstained: William Magee (late)

MOTION CARRIED.

Rick Sleggs then made the MOTION for Final Approval for the Conditional Use Permit submitted by Dean Macauley. This Permit is for a single-wide manufactured home (14' x 70'), to be located at 3920 East Groveland Rd., Tax Map# 99.-1.-3, to be used for farm help only.

The Permit is granted in perpetuity. (It is for a structure.)

Peter Dolan SECONDED the Motion.

All in favor: Pattie Johnston, Phil Livingston, Jr., Rick Sleggs, Peter Dolan, and Courtney Burnette.

Opposed: None.

Abstained: William Magee (late)

MOTION CARRIED.

3. REVIEW of the August 20, 2018 UNAPPROVED ZONING BOARD MINUTES.

Chair Burnette asked if there were any comments regarding the above minutes. There were none.

Rick Sleggs made the MOTION to approve the August 20, 2018 Zoning Board Minutes as presented.

Peter Dolan SECONDED the motion.

All in favor: Pattie Johnston, Phil Livingston, Jr., Rick Sleggs, Peter Dolan, and Courtney Burnette.

Opposed: None.

Abstained: William Magee (late)

MOTION CARRIED.

4. OTHER BUSINESS/ANNOUNCEMENTS.

Regarding the 4th of July injury at 5673 Sutton Pt. N., members discussed this situation and P. Livingston asked if a letter had been sent. Chair Burnette replied that her letter, along with the letters sent by the McLaughlin neighbors, had been sent to the Town Attorney for feedback. (The Town Council had also been informed as a courtesy.) The Chair had requested an answer from the attorney by the October 15th Zoning Board meeting.

Chair Burnette quoted parts of her letter and also the Dock and Moorings Law. After discussion, the Secretary was asked to forward a particularly confusing part of this Law ("*All such right-of-ways or parcel. . .*" under F on pg. 4) to the Town Council and request that it be deleted.

5. ADJOURNMENT.

There being no other business, the Chair called for a motion to adjourn.

**Phil Livingston, Jr., made the MOTION to adjourn the Zoning Board meeting at 8:05 PM.
MOTION CARRIED.**

William Magee SECONDED the motion.

All in favor: Pattie Johnston, Phil Livingston, Jr., Rick Sleggs, Peter Dolan, Courtney Burnette, and William Magee.

Opposed: None.

Abstained: None

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Zoning Board
Town of Groveland

dmm
Attachment

**PUBLIC HEARING NOTICE
TOWN OF GROVELAND**

Notice is hereby given that the Zoning Board of Appeals will hold a Public Hearing at the Town of Groveland Town Hall, 4955 Aten Road, on Monday, September 17, at 7:00 PM to consider the applications submitted by the following:

Bruce Dehm, 4376 East Groveland Rd, Tax Map#99.-1-7.2 for a conditional use permit for Genesee Valley Farm Discovery Center, Inc. The purpose is for agricultural education.

Dean Macauley, 3920 East Groveland Rd., Tax Map#99.-1-3, for a conditional use permit for a single-wide manufactured home to be used for farm help.

On the above Public Hearing date and time, the Zoning Board of Appeals will hear any person/s in support or opposition to the above applications for these conditional use permits. Anyone wishing to express an opinion in writing may also do so. The file may be viewed in the Town Clerk Office located at 4955 Aten Road, Groveland, 14462, during normal office hours.

Courtney Burnette, Chair
Zoning Board of Appeals
Run dates: Sept. 6 and 13, 2018