

TOWN OF GROTON PLANNING BOARD
Minutes of Regular Meeting - Thursday, 18 January 2007 - 7:30 PM
Town Hall – 101 Conger Boulevard – Groton, NY

Members, Groton Planning Board

Monica Carey, Acting Chairperson
Barbara Clark
Mark Baxendell
Brad Albro
Mary K. Gloster
Janice Haines
Edward Neuhauser

(*Absent)

Others Present

Joan Fitch, Recording Secretary
Gary Coats, CEO
Victoria Monty, Town Attorney

Applicants & Public in Attendance

John Fiore, Applicant; Dawn Little, Applicant; Corrine Little, Linda Fiore; Town Board Member Sheldon Clark

PUBLIC HEARING

John Fiore, Applicant/Reputed Owner – 622 Cortland Road – TM #20.-1-29.2 – Preliminary Sketch Plan Review – Public Hearing on Proposed MVRS

Acting Chairperson Monica Carey opened the Public Hearing at 7:30 p.m. Board Secretary Fitch read aloud the Legal Notice as duly published, proof of which has been placed on file for the record.

Acting Chair Carey recognized the applicant who explained that he was seeking approval to construct a 30 ft. by 50 ft. pole barn on his property and move his existing motor vehicle repair shop there. A new site plan accompanied the application (locations shown on a copy of the property's tax map). Acting Chair Carey stated there was no area indicated on the plan that showed where cars would be parked. Member Brad Albro commented that the applicant had more than enough room for parking on his 17± acre parcel. He will utilize the existing driveway (gravel) and culvert. Acting Chair Carey asked if there was anyone present who wished to comment on the proposed motor vehicle repair shop; there was no one.

With everyone having been heard who wished to be heard, Acting Chair Carey closed the Public Hearing at 7:35 p.m.

REGULAR MEETING

OLD BUSINESS

John Fiore, Applicant/Reputed Owner – 622 Cortland Road – TM #20.-1-29.2 – Preliminary Sketch Plan Review – Final Site Plan Review for Proposed MVRS

Board Members discussed the number of vehicles to be allowed for the proposed business. Mr. Fiore stated he was the only person working in his shop, and there would be no more than 4-5 vehicles at one time, maximum. He also stated he would have no junk vehicles onsite, nothing would be disassembled outside. If there was to be any "scrap" metal, a scavenger would remove it within a week. Oil and antifreeze would be stored inside and waste fluids would be properly disposed of, hopefully by using the oil to heat the proposed shop. Hours of operation were discussed, and the applicant stated that from 8 a.m. to 8 p.m., Monday thru Saturday would be more than sufficient.

Board Member Barb Clark stated she had looked at the site and felt there was plenty of room on the site for parking and for vehicles to turnaround before exiting onto the road.

At the conclusion of their discussion, **a motion was made by Member Clark to approve the Final Site Plan for the proposed motor vehicle repair shop, as submitted, with the following conditions: (1) a maximum of six roadworthy vehicles to be on the site, (2) no outside storage of parts, and (3) operating hours to be 8 a.m. to 8 p.m., Monday thru Saturday. The motion was seconded by Member Mary Gloster, with the vote recorded as follows:**

Ayes:	Acting Chair Carey	Nays:	None
	Member Albro		
	Member Baxendell		
	Member Clark		
	Member Gloster		
	Member Haines		
	Member Neuhauser		

Motion carried.

This becomes Action #1 of 2007.

OLD BUSINESS

Dawn Little, Applicant/38-34 LLC, RO - 1410 Peruville Road - TM #36.-1-21.1 - Final Site Plan for Proposed Drive-Thru Coffee Shop

(Note: Dawn Little and her mother, Corrine, would like to place an 8' by 32' former job trailer on this property, as shown on the rough sketch accompanying the application. The structure would be converted into a drive-thru coffee shop. A Public Hearing on this application was held and closed on 16 November 2006. Reference is made to Minutes of the past two month's Planning Board meetings for details. Since that time, Town Attorney Victoria Monty has determined that the Board's procedures were incorrect, and the Site Plan process should be reinstated; the previous motion, #63 of 2006, was meaningless because there was no final site plan application submitted, according to Attorney Monty).

An application for final site plan review, dated 18 January 2007, was submitted to the Board for their review. Accompanying the application were: photos of the mobile unit, an agreement from the owner's representative, John Guo, signed by Dawn Little on 1/18/07, saying that she agrees to restore the property to its previous condition and remove the mobile unit once her business no longer has use for same, a copy of a Driveway Permit from the Tompkins County Highway Department (10/31/06), a letter from the Tompkins County Health Department (5/24/06) setting forth their concerns, information needed, and proper procedure for the water supply; they felt the existing sewage system on the site probably would handle the proposed use.

In answer to the Board's questions, Ms. Little explained the proposed traffic patterns and also that she had taken into consideration the turning radius needed for large trucks. Cars, etc., would be served from one side of the unit, and large trucks from the opposite side. Windows would be at different heights on each side. Cars will "come up Old Peruville Road and exit onto McLean road." Signs will be provided. She stated that directional signs will be requested from the County. Exterior lights will be by the windows during operating hours, planned from 5:30 a.m. to 8 p.m., seven days per week. Water supply will be from an existing supply on the site and will be tested as required. Ms. Little added that they did not want to put a "permanent" structure there as there has been mention of an overpass being planned for 2009.

Board members then reviewed the checklist for the Final Site Plan and discussed the required permits.

At the conclusion of this extensive discussion, a motion was made by Member Brad Albro to accept the Final Site Plan as complete. The motion was seconded by Member Clark, with the vote recorded as follows:

Ayes: Acting Chair Carey
Member Albro
Member Baxendell
Member Clark
Member Gloster
Member Haines
Member Neuhauser
Nays: None

Motion carried.

This becomes Action #2 of 2007.

A motion was then made by Member Gloster to set the public hearing on the Final Site Plan for the proposed drive-thru coffee shop at 7:30 p.m. on 15 February 2007. The motion was seconded by Member Clark, with the vote recorded as follows:

Ayes: Acting Chair Carey
Member Albro
Member Baxendell
Member Clark
Member Gloster
Member Haines
Member Neuhauser
Nays: None

Motion carried.

This becomes Action #3 of 2007.

A motion was then made by Member Janice Haines to recommend to the Town Board that they waive the 15 February 2007 Public Hearing fees for this applicant. The motion was seconded by Member Gloster, with the vote recorded as follows:

Ayes: Acting Chair Carey
Member Albro
Member Baxendell
Member Clark
Member Gloster
Member Haines
Member Neuhauser
Nays: None

Motion carried.

This becomes Action #4 of 2007.

ORGANIZATIONAL MATTERS

Selection of Meeting Day/Time

A motion was made by Member Clark to set the meetings for the Town of Groton Planning Board at 7:30 p.m. on the third Thursday of each month. The motion was seconded by Member Janice Haines, with the vote recorded as follows:

Ayes: Acting Chair Carey
Member Albro
Nays: None

- Member Baxendell**
- Member Clark**
- Member Gloster**
- Member Haines**
- Member Neuhauser**

Motion carried.

This becomes Action #5 of 2007.

Selection of Board Chairperson

Acting Chair Carey advised everyone present that she no longer desired to be Chairperson of this Board; work/time constraints had put her in a position of not having time to do all of the pre-meeting work. Supervisor Glenn Morey thanked Monica for her many years of service to the Town, and especially as Chair of the Planning Board, and he understood the time constraints involved. He advised the Board that whoever was chosen as Planning Board Chair would have the complete support of the Town Board and Town officials. He reviewed the progress that had been made in the Town regarding planning issues. Acting Chair Carey complimented Code Enforcement Officer Gary Coats who has been invaluable to her as Planning Board Chair.

At the conclusion of the discussion, and after hearing from each Planning Board member, **a motion was made by Member Brad Albro to select Member Clark as Chairperson and Member Edward Neuhauser as Vice-Chair for 2007. The motion was seconded by Member Janice Haines, with the vote recorded as follows:**

Ayes:	Acting Chair Carey	Nays:	None
	Member Albro		
	Member Baxendell	Abstain:	Member Clark
	Member Gloster		Member Neuhauser
	Member Haines		

Motion carried.

This becomes Action #7 of 2007.

APPROVAL OF MINUTES – 21 DECEMBER 2006 (OUT OF AGENDA ORDER)

(Note: The Minutes were actually approved in the middle of the Organizational Matters; the Secretary elected to place the action under the appropriate heading for these Minutes.)

A motion was made by Member Gloster to approve the 21 December 2006 Minutes, as submitted. The motion was seconded by Member Neuhauser, with the vote recorded as follows:

Ayes:	Acting Chair Carey	Nays:	None
	Member Albro		
	Member Baxendell		
	Member Clark		
	Member Gloster		
	Member Haines		
	Member Neuhauser		

Motion carried.

This becomes Action #6 of 2007.

ADJOURNMENT

At 9 p.m., a motion was made by Member Mark Baxendell to adjourn the meeting. The motion was seconded by Member Albro, with all members present voting in favor.

Joan E. Fitch, Board Secretary

Emailed to Town Clerk, Town Attorney, Chair Clark &
Board Members Albro, Gloster, Carey, & Neuhauser on 2/8/07.
Originals mailed w/tape.