

**TOWN OF GROTON PLANNING BOARD**  
**Minutes of Regular Meeting - Thursday, 16 November 2006 - 7:30 PM**  
**Town Hall – 101 Conger Boulevard – Groton, NY**

**Members, Groton Planning Board**

(\*Absent)

**Others Present**

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

Joan Fitch, Recording Secretary  
Gary Coats, CEO

**Applicants & Public in Attendance**

Dawn Little, Applicant; Robert Walpole, Applicant; Mary Decker, representing Harold & Ruth Bernhardt, Applicants; Chris Dempsey, Applicant; Town Board Members Sheldon Clark & Rick Gamel; Alex Nemeth, Wanda Kuhn, Corrine Little.

**PUBLIC HEARING**

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

Chairperson Carey opened the Public Hearing at 7:33 p.m. Board Secretary Fitch read aloud the Public Hearing Notice as duly published; Proof of Publication has been placed on file for the record.

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. (Reference is made to Minutes of last month's Planning Board meeting for details.)

Chair Carey asked if there was anyone present who wished to speak on the subject application.

Alex Nemeth – 16 Old Peruville Road – Asked what exactly was going in on the property; Chair Carey/applicant answered his question. He stated that the neighbors wanted to know where the driveways will be. Response was one entrance from each side of the property as per the County. Hours of operation were given to Mr. Nemeth. He was concerned with the traffic patterns and difficulty with salt trucks coming down the road and possible accidents caused by traffic exiting onto the roads from the site.

Wanda Kuhn – Remarked that coming off McLean Road “you can't see what's way up.” She also remarked that “there's not that much space.” Also concerned about increase in traffic and possible accidents.

**With everyone having been heard who wished to be heard, Chair Carey  
Closed the Public Hearing at 7:37 p.m.**

**OLD BUSINESS**

**Chairperson Monica Carey opened the Regular Meeting of the Planning Board at 7:38 p.m.**

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

Chair Carey stated that she had received a letter from the Tompkins County Department of Planning, dated November 13, 2006. County Planning had reviewed the proposed project and offered three comments. A copy of this letter has been placed on file for the record. The Board had previously asked the applicant to provide a more detailed Site Plan containing more location details and all measurements/distances. No final site plan was submitted. In addition, nothing had been received from County Highway regarding the proposed drive-thru coffee shop.

At the conclusion of a brief discussion, the Planning Board decided that they needed more detailed information regarding the site, e.g., a detailed Site Plan, input from County Highway regarding ingress and egress, a letter from the landowner agreeing to what’s being proposed (including any signage and use of existing water/septic facilities.

**A motion was then made by Member Brad Albro to postpone final site plan review for the proposed drive-thru coffee shop until the 21 December 2006 meeting. The motion was seconded by Member Mark Baxendell, with the vote recorded as follows:**

**Ayes: Chair Carey  
Member Albro  
Member Baxendell  
Member Clark  
Member Gloster  
Member Haines  
Member Neuhauser**

**Nays: None**

**Motion carried.**

**This becomes Action #57 of 2006.**

**NEW BUSINESS**

**Walpole Real Estate, Applicant/Catherine Holden Estate, RO – 376 West Groton Road – TM #15.-1-37.2 – Minor Subdivision**

Chair Carey recognized Bob Walpole who explained that the Holden Estate wished to subdivide their property into three parcels as shown on the map accompanying the application. One parcel had been sold off to Ed Neuhauser in 2004 (59± A), with the remaining lands to be subdivided into Parcels A (68± A.), containing the house/barns, and B (98.9± A.), also as shown on the map.

With no further discussion, Chair Carey acknowledged that “under 6 NYCRR Part 617.5(c)(10), (12) or (13) of the State Environmental Quality Review Law, the proposed action is a Type II action and is determined not to have a significant impact on the environment, or is otherwise precluded from environmental review under the Environmental Conservation Law, Article 8.”

**A motion was then made by Member Baxendell to approve the Minor Subdivision, as requested. The motion was seconded by Member Janice Haines, with the vote recorded as follows:**

**Ayes: Chair Carey  
Member Albro  
Member Baxendell  
Member Clark  
Member Gloster  
Member Haines  
Member Neuhauser**

**Nays: None**

**Motion carried.**

**This becomes Action #58 of 2006.**

**Harold & Ruth Bernhardt, Applicants/ROs -West Groton & Wickham Roads - TM #22.-1-15.2 - Minor Subdivision**

Chair Carey recognized Mary Decker, Realtor, representing the owners of this property who were seeking a Minor Subdivision of five lots: the Home farm, three lots on West Groton Road, and one lot on Wickham Road, as shown on the sketch of the property accompanying the application. Parcels A and B, she stated were around 7± acres each, Parcel C would be on the “high side of 8 acres,” and D, 3.62 acres, and E would be the remainder of the farm (approximately 93.5 acres). All lots contained adequate road frontage and acreage.

With no further discussion, Chair Carey acknowledged that “under 6 NYCRR Part 617.5(c)(10), (12) or (13) of the State Environmental Quality Review Law, the proposed action is a Type II action and is determined not to have a significant impact on the environment, or is otherwise precluded from environmental review under the Environmental Conservation Law, Article 8.”

**A motion was then made by Member Baxendell to approve the Minor Subdivision, as requested. The motion was seconded by Member Barbara Clark, with the vote recorded as follows:**

- |              |                         |              |             |
|--------------|-------------------------|--------------|-------------|
| <b>Ayes:</b> | <b>Chair Carey</b>      | <b>Nays:</b> | <b>None</b> |
|              | <b>Member Albro</b>     |              |             |
|              | <b>Member Baxendell</b> |              |             |
|              | <b>Member Clark</b>     |              |             |
|              | <b>Member Gloster</b>   |              |             |
|              | <b>Member Haines</b>    |              |             |
|              | <b>Member Neuhauser</b> |              |             |

**Motion carried.**

**This becomes Action #59 of 2006.**

**Christopher Dempsey, Applicant/RO - 520 West Groton Road - TM #14.-1-13 - Minor Subdivision**

Chair Carey recognized the applicant who explained he was seeking approval of a Minor Subdivision of his property (five lots) as shown on the preliminary survey map accompanying the application. The entire property, containing 50± acres, had frontage on West Groton Road and Bossard Road. Access to Lots 3, 4, and 5 would be from West Groton Road, and frontage for Lots 1 and 2 was on Bossard Road. He also stated that he when the lots were sold he would have it in the deeds that Lots 1, 2, and 3 would have no doublewides on them; first option to purchase would be given to his neighbors.

With no further discussion, Chair Carey acknowledged that “under 6 NYCRR Part 617.5(c)(10), (12) or (13) of the State Environmental Quality Review Law, the proposed action is a Type II action and is determined not to have a significant impact on the environment, or is otherwise precluded from environmental review under the Environmental Conservation Law, Article 8.”

**A motion was then made by Member Haines to approve the Minor Subdivision, as requested. The motion was seconded by Member Clark, with the vote recorded as follows:**

- |              |                         |              |             |
|--------------|-------------------------|--------------|-------------|
| <b>Ayes:</b> | <b>Chair Carey</b>      | <b>Nays:</b> | <b>None</b> |
|              | <b>Member Albro</b>     |              |             |
|              | <b>Member Baxendell</b> |              |             |
|              | <b>Member Clark</b>     |              |             |
|              | <b>Member Gloster</b>   |              |             |
|              | <b>Member Haines</b>    |              |             |
|              | <b>Member Neuhauser</b> |              |             |

**Motion carried.**

**This becomes Action #60 of 2006.**

**APPROVAL OF MINUTES – 19 OCTOBER 2006**

A motion was made by Member Clark to approve the 19 October 2006 Minutes, as submitted. The motion was seconded by Member Ed Neuhauser, with the vote recorded as follows:

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

Motion carried.

**This becomes Action #61 of 2006.**

**OTHER MATTERS**

- o **Open Meetings Law Statement**  
Chair Carey asked the Town Board reps present if the Town Board had reviewed the Open Meetings Law Statement that had been referred to them. As they had not, Member Baxendell requested that they address this at the next Town Board meeting.
- o CEO Coats stated that the Hollern property may come before the Planning Board in the near future.
- o CEO Coats reported on the Muka property on Lick Street. He has a building permit and will “rebuild it.” He is sticking to his construction schedule. Performance Bond has been posted.
- o Proposed drive-thru coffee shop was discussed. Traffic concerns were discussed. Applicant will have to come up with a site plan. Salt truck traffic was discussed. Board also concerned with possible traffic accidents. Concerns about the aesthetics of the site were also brought up. Board provided CEO Coats with a list of items they would like the applicants to provide: photos of proposed reefer unit, some sort of bond to provide removal of unit if business is established and then fails, a copy of their lease agreement with the owner of the parcel, especially with regard to water and septic facilities, a site plan showing everything, something from the Health Department agreeing water/septic are adequate for what’s proposed, location of curb cuts, etc. CEO Coats stated that he would consult with the applicants and assist them in what they needed to provide.
- o Planning training was discussed.

**ADJOURNMENT**

At 8:30 p.m., a motion was made by Member Albro to adjourn the meeting. The motion was seconded by Member Baxendell, with all members present voting in favor.

\_\_\_\_\_  
Joan E. Fitch, Board Secretary

Emailed to Town Clerk, Chair Carey &  
Board Members Albro, Gloster, Clark, & Neuhauser on 12/7/06.  
Originals mailed w/tape.