

**Town of Groveland  
4955 Aten Rd.  
Planning Board Minutes  
September 24, 2018  
7:30 to 9:15 PM**

Members Present:  
Seth Burnette, Chair  
Mitje Raschi  
Frederick Ingalls, Jr.  
Randy Clymo  
Roxanne Adamson

Code Officer:  
Ron Maxwell  
Applicants/Representatives/Public:  
Bruce Dehm (Genesee Valley Farm Discovery Center)

Excused: Kathleen Gurak

**1. CALL TO ORDER:**

The regularly scheduled September Planning Board meeting was opened at 7:30 PM by the Chair, Seth Burnette. He noted that Roxanne Adamson was attending this evening's meeting as alternate for Kathleen Gurak.

**2. REVIEW of the AUGUST 27, 2018 UNAPPROVED PLANNING BOARD MINUTES.**

Chair Burnette requested that board members consider the above minutes. These were reviewed briefly.

**Frederick Ingalls, Jr., made the MOTION for APPROVAL of the August 27, 2018 Planning Board minutes as presented.**

**Randy Clymo SECONDED the Motion.**

**All in favor: Randy Clymo, Roxanne Adamson, Mitje Raschi, Seth Burnette, and Frederick Ingalls, Jr.**

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

**3. SITE PLAN REVIEW for the GENESEE VALLEY FARM DISCOVERY CENTER SUBMITTED BY BRUCE DEHM, 4376 East Groveland Rd., Geneseo, Tax Map#99.-1-7.2.**

Bruce Dehm was asked to talk about this aspect of his application. He said his expanded Genesee Valley Farm Discovery Center (four acres) will be for agricultural education and recreation. He showed Planning Board members the most recent plans. They involved building a pole barn with a wood floor as a Welcome Center. The roof on the building and the new bathrooms will be the same. The bathrooms will be on the east side at ground level of the building. Teaching will occur outside in three seasons of the year.

B. Dehm was asked about plans for the building in the winter; he said he plans to use agricultural-type curtains on the outside of the pole barn.

Chair Burnette announced that the Public Hearing had already been held by the Zoning Board on September 17 as part of the Conditional Use Permit approval.

**Mitje Raschi made the Planning Board's MOTION accepting the SEQR negative declaration findings by the Zoning Board and also accepting their Public Hearing in which FINAL APPROVAL of the Conditional Use Permit was received.**

**Randy Clymo SECONDED the Motion.**

**All in favor: Randy Clymo, Roxanne Adamson, Mitje Raschi, Seth Burnette, and Frederick Ingalls, Jr.**

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

**4. CONCEPTUAL APPROVAL OF TWO-LOT SUBDIVISION submitted by DONALD BARBER, 4652 Lattimer Rd. (location, not residence), Tax Map# 126.-1-21.211.**

CEO Maxwell had met with Donald Barber earlier today as the applicant would be unable to attend tonight's meeting. D. Barber will plan to hire a surveyor after Concept Approval is received from the Planning Board.

**Mitje made the MOTION for Conceptual Approval of the Barber two-lot subdivision, tax map #126.-1-21.211.**

**Frederick Ingalls, Jr., SECONDED the Motion.**

**All in favor: Randy Clymo, Roxanne Adamson, Mitje Raschi, Seth Burnette, and Frederick Ingalls, Jr.**

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

**5. CEO REPORT.**

Chair Burnette requested a report from CEO Maxwell. R. Maxwell reported that the bids had been received for Ambuscade Park concrete work. The bid will be reviewed by the Town Council at their October meeting.

CEO Maxwell continued and said the American Legion is planning to expand cooking for fish fries in their kitchen. They have asked about hoods.

BOCES has begun the house on West Lake Road.

**6. REVIEW of the TOWN ZONING ORDINANCE.**

The Secretary brought up the wording in Article II about subdivisions.

CEO Maxwell explained the intent behind the 1987 subdivision law. Owners of a parcel were allowed one subdivision; they just had the maps signed at the Town Office.

After these resulting initial two lots were created, any subsequent subdivisions had to come before the Planning Board for approval.

There are only a few parcels not yet subdivided that CEO Maxwell knows about and, therefore, few owners entitled to one “free” subdivision without Planning Board review. Planning Board members discussed the requirement of documentation should anyone claim their first “free” subdivision after 1987. The number of times a parcel has been subdivided is reflected in tax map numbers on survey maps.

CEO Maxwell offered to work on the wording for this part of the code, so it will be more readable. The Secretary will assist.

**7. NEW BUSINESS/ANNOUNCEMENTS.**

There was no other business to conduct or announcements.

**8. ADJOURNMENT.**

Chair Burnette called for adjournment.

**Frederick Ingalls, Jr., made the MOTION to adjourn at 9:15 PM.**

**Mitje Raschi SECONDED the Motion.**

**All in favor: Randy Clymo, Roxanne Adamson, Mitje Raschi, Seth Burnette, and Frederick Ingalls, Jr.**

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

Respectfully submitted,

Diane McMullan, Secretary  
Planning Board

dmm