

TOWN OF GROTON PLANNING BOARD
Minutes of Regular Meeting - Thursday, 21 December 2006 - 7:30 PM
Town Hall – 101 Conger Boulevard – Groton, NY

Members, Groton Planning Board

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

(*Absent)

Others Present

Joan Fitch, Recording Secretary
Gary Coats, CEO

Applicants & Public in Attendance

John Fiore, Applicant; Linda Fiore; Town Board Members Sheldon Clark & Ellard Sovocool; Rusty (Sheldon's dog)

Chairperson Monica Carey called the meeting to order at 7:30 p.m. The Board agreed to hear the Fiore application first as there was no one present at this time to conduct the Old Business (Little).

NEW BUSINESS

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

Chairperson Monica 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. Member Brad Albro, who lives across the road from the subject property, stated he had no objections to Mr. Fiore's plans. When asked how many cars he planned to have on the site at one time for repair, Mr. Fiore responded "at least five." He would not be selling any vehicles, he added, just perform NYS inspections and repairs. The existing barn will be demolished (he has obtained a permit to do so).

Member Mark Baxendell commented that the applicant should have a more detailed site plan. Code Enforcement Officer Gary Coats stated that he would assist Mr. Fiore in preparing same before he returned before the Board for final review. The site plan should indicate ingress/egress from the site, location of parking spaces, existing buildings, proposed pole barn site, etc., including all measurements. Mr. Fiore stated there was enough room on the site to make a turnaround for vehicles so there would be no necessity to back out onto the State highway. Signage will be according to Code and arranged through the Code Office. Member Baxendell suggested a 40-foot culvert; Mr. Fiore stated he had talked with the State Highway Department and would abide by their requirements.

Chair Carey stated that the Board would establish a six-car maximum to have onsite for repair, and that all parts are to be kept inside the shop, i.e., no outside storage of parts. With respect to hours of operation, Mr. Fiore felt that standard operating hours of 8 a.m. to 8 p.m., Monday thru Saturday would be more than sufficient. Member Albro asked about waste oil, and the applicant stated that he utilized a waste oil disposal company who would visit the site on a regular basis and pick up any waste for offsite disposal as required.

At the conclusion of their discussion, a motion was made by Member Barbara Clark to approve the Preliminary Sketch Plan submitted and set the Public Hearing for 18 January 2007 at 7:30 p.m. The motion was seconded by Member Mary Gloster, 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 #62 of 2006.

OLD BUSINESS

Dawn Little, Applicant/38-34 LLC, RO – 1410 Peruville Road – TM #36.-1-21.1 – 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.)

Chair Carey acknowledged that there was no one present regarding this application. She also stated that she had been in touch with CEO Coats and Town Attorney Monty regarding what was proposed. CEO Coats had attempted to get in touch with the applicant, but the phone had been disconnected. CEO Coats advised that when he had talked with the applicant after the November meeting, the applicant had stated that they were not in a hurry, and that they had “medical issues” they were dealing with at the present, so they did not mind that their application was postponed until this meeting. However, as substantiated by Town Attorney Victoria Monty, once the Public Hearing was held and closed, the Board had a period of 62 days in which to make its decision, unless the applicant agreed to an extension of time. If no decision was made, then approval was automatic. CEO Coats stated that he had written a letter to the applicant on December 19th asking what were their intentions/plans regarding the application. He also stated that he had informed the applicant on November 30th what the Board needed and asked her to provide it at least ten days before the next meeting; he stated that Ms. Little responded she would work on it. That was the last date he had any contact with the applicant.

Chair Carey advised the Board that without (1) hearing from the applicant, (2) any of the requested information being provided, and with (3) the Public Hearing held and closed in November and (4) no applicant present to request an extension, the Planning Board needed to make a motion to either approve or deny the application.

A motion was then made by Member Mary Gloster to disapprove the Final Site Plan for the proposed drive-thru coffee shop due to a lack of requested information from the applicant. 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
Nays: None

Member Haines
Member Neuhauser

Motion carried.

This becomes Action #63 of 2006.

CEO Coats stated that he would advise the applicant, in writing, of the Board’s decision.

APPROVAL OF MINUTES – 16 NOVEMBER 2006

A motion was made by Member Gloster to approve the 16 November 2006 Minutes, as submitted. The motion was seconded by Member Albro, 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 #64 of 2006.

OTHER MATTERS

o **Open Meetings Law Statement**

Chair Carey stated that the Town Board had made a resolution regarding this statement, giving the Planning Board approval to read it, as needed, before their meetings.

o **Upcoming Applications**

CEO Coats stated that Jeff Snyder was going to build a house on the former junk yard property on West Groton Road.

o **Miscellaneous**

Member Gloster asked the CEO if the Town had any regulations regarding property maintenance. CEO Coats advised there was, under NYS Residential Code. Member Gloster was concerned with property on Lick Street that had a barn falling down and a house becoming overgrown with vegetation. CEO Coats stated he would get in touch with property owner.

o Junk mobile homes/disposal were discussed.

ADJOURNMENT

At 8:15 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 1/4/07.
Originals mailed w/tape.