

TOWN OF GROTON ZONING BOARD OF APPEALS
TOWN HALL, 7:00 PM
March 31, 2010

Attending: Members: Paul Fouts, Pat Gaines, Lyle Raymond, Steven Thane
Also attending: Glenn Morey ,Groton Town Supervisor, and Don Scheffler,
Town Board member

Absent: Carolann Darling

Meeting called to order at 7:05

- 1) Coffee and Donuts with the Town Board April 7, 10 AM at the Town Hall
Speaker is Michael Saviola – NYS Ag and Markets
Natural Gas Pipeline Construction Impact on Farm Land

- 2) Code for impact of gas drilling on Groton infrastructure
Lyle Raymond brought up the idea of increased construction traffic and its impact on Groton bridges and roads and cited a NY Assoc. of Towns training workshop given in Feb 2009.
Supervisor Glenn Morey outlined what the town and county are looking at to mitigate that impact. A local ordinance is more likely but is still in the planning stage. Members of the ZBA were appreciative of the proactive stance of the town and county.

- 3) Draft Land Use code review and input
After reviewing the Draft Land Use code, Chair Thane stated that while the new code is an upgrade to the old code and looks very workable, he still had reservations about the Land Use Table (pg 61) and in particular the column under Rural Ag. The table allows for increased development in the Rural Ag district with Site Plan review by the Planning Board in almost every category. Chair Thane felt that this was contrary to the Joint Comprehensive Plan for the Village and Town of Groton New York of Oct 2005 which states as Goal 2a to “Protect the diverse physical environment that provides the backdrop for Groton’s rural character” and as an objective to meet that goal to “Adopt clear and concise policies and regulations to better protect the significant open space... and that recognize the nature of contemporary agriculture and enhance the economic viability of agricultural enterprises.” The Comprehensive Plan goes on, under Goal 2c1, to “Encourage new commercial development to locate in the vicinity of already existing downtown areas and other nodes of retail and services activities.”

Supervisor Morey replied that the Draft Land Use Code was a living document and that he sees revisions coming over the next few years. Nearly half of all businesses in Groton are outside of the downtown area. Groton does not want to discourage viable development that may provide jobs and income to the town and the code provides for the oversight of that development through the Planning Board Site Plan review.

Meeting adjourned 8:55

Report submitted by Steven Thane 4/1/10