

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
April 22, 2019
7:37 to 9:20 PM**

Members Present:

Randy Clymo, Chair pro tem
Kathleen Gurak
Frederick Ingalls, Jr.
Mitje Raschi

Code Enforcement:

Ron Maxwell

Public (for subdivision):

Lawrence Wachholder

Excused: Seth Burnette

Roxanne Adamson (As alternate, is not required to attend unless needed.)

1. CALL TO ORDER:

The regularly scheduled April Planning Board meeting was opened at 7:37 PM by Randy Clymo, Acting Chair. There was a quorum present.

2. REVIEW OF MARCH 25, 2019, UNAPPROVED MINUTES.

Acting Chair Clymo asked members to review and consider the above minutes presented. He requested comments or questions. There were none. He then requested a motion.

Kathleen Gurak made the MOTION to APPROVE the March 25, 2019, Planning Board minutes as presented.

Frederick Ingalls, Jr., SECONDED the Motion.

All in favor: Randy Clymo, Kathleen Gurak, Mitje Raschi, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

3. WACHHOLDER SUBDIVISION (PARCEL COMBINATION/S), LOGAN ROAD, TAX MAPS #117.-1-6.1 and #117.-1-12:

CEO Maxwell began the discussion of this somewhat involved subdivision application. One of the parcels (#117.-1-12) has never been subdivided before and, therefore, would be a "free" subdivision. However, one parcel is in the Ag District; the other is not. Both parcels could be put into the Ag District in the future. Also, the action would create an illegal landlocked parcel.

Lawrence Wachholder, applicant, said the same person is interested in buying both parcels. He is selling it only for hunting and lumbering. Combining both parcels would give frontage on Logan Road but would require the cross easement.

Extensive discussion among members commenced as the survey map and the smaller sketched map (provided by L. Wachholder) were examined by board members.

Kathleen Gurak made the MOTION to give Preliminary Approval of the Wachholder two-lot subdivision subject to the following:

- **The Planning Board realizes that one parcel is in the Ag District and one is not.**
- **There must be a cross easement from tax map #117.-1-6.1 to tax map #117.-1-12 until they are combined and both parcels are either in or out of the Ag District.**
- **These parcels must be combined as soon as possible so as not to create one that is landlocked.**
- **Because of the above , this application is considered two 2-lot subdivisions.**
- **A Public Hearing is set for Tuesday, May 28, 2019, at 7:30 PM. The Secretary is to send this proposed action to the County Planning Department.**

Frederick Ingalls, Jr., SECONDED the Motion.

All in favor: Randy Clymo, Kathleen Gurak, Mitje Raschi, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

CEO Maxwell will phone Kevin O'Donoghue, the surveyor, and explain specifics. Property lines and easements must be on the final survey.

L. Wachholder thanked the Planning Board and left the meeting.

4. CEO REPORT.

Ron Maxwell reported that the Ambuscade pavilion has been staked out. BOCES plans to begin work in May. Church inspections are done. The Valentino house on West Lake Road is in process. There have been many permits requested for additions. Planning Board members spoke about the possibility of a new store planned at Groveland corners. Word has it that it is to be an ice cream stand and will also sell drinks and morning coffee.

Mitje Raschi brought up the questions of above-ground pools. CEO Maxwell said the height must be four foot above ground. Then a fence is not required, but there must be a pool alarm at the pool and in the house. A pool taller than that can have the site dug out, so the additional height is below ground level. However, there are additional requirements should a deck with a gate be built.

Kathleen Gurak announced that she had to leave at this point and was excused.

5. OLD BUSINESS/ANNOUNCEMENTS.

The water line to the prison is not yet hooked up. CEO Maxwell said the water tank will have three pumps and chlorine will probably be added up at the tank.

Maps of Monroe Community College were distributed to members attending the SEQR training.

6. ADJOURNMENT.

There being no other business or announcements for discussion, Acting Chair Clymo called for adjournment.

Mitje Raschi made the MOTION to adjourn at 9:20 PM.

Frederick Ingalls, Jr., SECONDED the Motion.

All in favor: Randy Clymo, Mitje Raschi, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

dmm