

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
August 26, 2019
7:45 –9:25 PM**

Members Present:

Seth Burnette, Chair
Randy Clymo
Mitje Raschi
Roxanne Adamson, alternate

Code Enforcement:

Ron Maxwell

Others:

Joshua Keiffer (Site Plan)
Andrew Keiffer
Kevin Niedermaier (Fire Dept. Site Plan)

Excused:

Frederick Ingalls
Kathleen Gurak

CALL TO ORDER:

1. CALL to ORDER.

The regularly scheduled August Planning Board meeting was opened at 7:45 PM. Seth Burnette, Chair, wished to wait for the Code Enforcement Officer who arrived at 8 PM.

Frederick Ingalls was excused, and Roxanne Adamson acted as his alternate. Kathleen Gurak had said last month that she might not be able to attend this meeting. There was a quorum present.

2. SITE PLAN APPLICATION: JOSHUA KEIFFER, Accessory 12' x 24' shed at 7172 Sonyea Rd., Groveland, tax map #125-1-6.

Chair Burnette asked the Keiffers to introduce the project. Andrew Keiffer (father) had accompanied his son to the meeting this evening.

Joshua Keiffer came forward and explained that his shed at Sonyea Road is not located at the Keiffer residence. J. Keiffer said there is no house at the location at all. (They live at 7686 Kysorville Road, 14437, West Sparta.) However, there is an older garage on the property which previously had many signs posted on it. The Keiffers have taken those down now. Board members were shown his cell phone photo of the shed's appearance. It was an Amish-built structure meant for storage. There was no electricity and no other amenities. The chair asked if it was set up for electricity at all, and Andrew Keiffer replied that he thought there was a plug but no connection. They had moved it from another location.

Chair Burnette told the Keiffers that he had observed a lot of activity around the shed property despite Joshua's claim that there is no business being conducted. J. Keiffer said he is not collecting any funds at the property. When asked about a "camper" at the location, he said that was there only for storage. He has spoken with both neighbors two houses down. There was another neighbor whom he considered a problem.

Additional details were requested from J. Keiffer about items there and the parcel itself.

He explained that the rear of the shed was about one hundred feet from the property line. When asked by Chair Burnette, he offered to draw the looped shape of the driveway. It was gravel; dirt had first been brought in. The shed itself is on a 6' x 6' wood skid but not a stone foundation. The existing garage measures 34' x 36' and J. Keiffer hopes to someday buy more adjoining land and build a house.

When CEO Maxwell arrived, he said the project does not need to go to the Zoning Board for a public hearing. The property in question had been cleaned up and the various signs removed from display. All shed measurements were satisfactory, and he has explained to the Keiffers that any house built must first meet setbacks and lot coverage before any construction begins.

Chair Burnette proceeded with SEQR short form parts 2 and 3 with members present. All answers were "no."

Mitje Raschi made the SEQR motion for negative declaration. Based upon information and analysis, and any supporting documentation, the proposed action will not result in any significant adverse environmental impacts.

Roxanne Adamson seconded the motion.

All in favor: Mitje Raschi, Roxanne Adamson, Seth Burnette, and Randy Clymo.

Opposed: None.

MOTION CARRIED.

The SEQR short form was signed by the Chair.

Mitje Raschi made the motion for site plan approval of an accessory 6'x6' shed at 7172 Sonyea Road, Groveland, tax map #125.-1-6. There is no further action by the Zoning Board or public hearing required.

Randy Clymo seconded the motion.

All in favor: Mitje Raschi, Roxanne Adamson, Seth Burnette, and Randy Clymo.

Opposed: None.

MOTION CARRIED.

The Keiffers left the meeting. The Secretary will send them the official notification of the Decision.

3. REVIEW of JULY 22, 2019 UNAPPROVED MINUTES.

Chair Burnette asked members to review and consider the above minutes presented.

Comments or questions were requested, and the Chair asked about a misstatement on page 1, line 3 in the minutes. This will be corrected by the Secretary.

Randy Clymo made the motion to accept the July 22, 2019 Planning Board minutes as corrected.

Mitje seconded the motion.

All in favor: Mitje Raschi, Roxanne Adamson, Seth Burnette, and Randy Clymo.

Opposed: None.

MOTION CARRIED.

ADDITIONAL SITE PLAN PROJECT: Volunteer Fire Department 40'x50' Pole Barn Building to be located at 6218 Groveland Hill Rd., Groveland, tax map # 118.-1-4.2.

At this point Chair Burnette asked Mr. Kevin Niedermaier, the President of the Groveland Volunteer Fire Department, if he could help him. President Niedermaier came forward and referred to the site plan listed above. (Submission had occurred that day.) He described the project and elaborated on plans to construct a pole barn type fire hall. It will house a fire truck and will be referred to as Fire Hall #2. The lot on which the building will be sited has 229 ft. road frontage and is 275 feet in depth. The land was purchased from Jerry W. Adamson. It is near Rosebrugh Road with a lot size of 1.22 acres. There will be only one truck stored there. The fire staff will not have a separate room but there will be room for expansion. The building itself will be 90 feet off the road with a driveway. It will be heated, and a sign will be posted. The main fire hall for Groveland will remain at its present location.

K. Niedermaier showed planning board members the location on the survey map. CEO Maxwell explained that he will need stamped plans. Mylar is not needed. The County Health Department must also be consulted about the plans for septic. A color chart must be provided. CEO Maxwell continued and said that the Town of Groveland will also need to be added to insurance papers.

Roxanne Adamson made the motion for concept approval for site plan for the Groveland Fire Department to construct a pole barn building for a fire truck at 6218 Groveland Hill Rd., Groveland, tax map # 118.-1-4.2.

Mitje Raschi seconded the motion.

All in favor: Mitje Raschi, Roxanne Adamson, Seth Burnette, and Randy Clymo.

Opposed: None.

MOTION CARRIED.

A Public Hearing will be held on Monday, September 23, 2019 at 7:30 PM.

The Secretary will do the necessary notifications.

4. OLD BUSINESS: CONTINUED REVIEW of TOWN CODE ORDINANCE

Chair Burnette had requested that the Secretary proofread the above code for grammar. This was done and a few remaining questions were discussed and answered.

Roxanne Adamson made the motion that the Town Code Ordinance with final corrections be emailed to the Town Clerk for submission to the Town Board for its consideration.

Randy Clymo seconded the motion.

**All in favor: Mitje Raschi, Roxanne Adamson, Seth Burnette, and Randy Clymo.
Opposed: None.**

MOTION CARRIED.

5. CEO REPORT.

Ron Maxwell gave the Code Office report for the month. He said he had been over to the Kieffer lot twice. The “camper” had no HUD stickers on it, but they did have a registration for it. Ron, together with the sheriff, were responsible for the cars being removed and the lot cleaned up. Various and numerous signs had been removed. There was a fence installed now.

Susan and Roy Teitsworth will be coming in for a subdivision for Roy’s son and daughter-in-law. It will be a free one as the property had never been subdivided before.

CEO Maxwell brought up whether the White’s 1,056 acres would actually become part of the conservancy. The question whether a house can be built there must be presented first to the conservancy, said Chair Burnette. Members asked where the dollars actually come from that are paid to the farmers. The source is the State Trust Fund earmarked for that purpose alone.

R. Clymo asked about the Wengerd Public Hearing last week. CEO Maxwell summarized the large number of people who had attended and their concern about excess traffic on the road. However, in a year there probably will be additional farm trucks. There was final approval of site plan/Conditional Use Permit.

6. NEW BUSINESS/ANNOUNCEMENTS.

There was no additional business or announcements.

7. ADJOURNMENT.

Chair Burnette called for adjournment.

Mitje Raschi made the Motion to adjourn at 9:25 PM.

Roxanne Adamson seconded the motion.

All in favor: Seth Burnette, Randy Clymo, Roxanne Adamson, and Mitje Raschi.

Opposed: none.

Abstained: none.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning and Zoning Board

dmm