

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
February 24, 2020
7:30 to 9:20 PM**

Members Present:

Seth Burnette, Chair
Mitje Raschi
Frederick Ingalls, Jr.
Randy Clymo
Roxanne Adamson, alternate

Code Enforcement:

Ron Maxwell

Others:

Ron Niedermaier, Town Board

Excused:

Kathleen Gurak

1. CALL TO ORDER:

The regularly scheduled February Planning Board meeting was opened at 7:30 PM by Seth Burnette, Chair. Kathleen Gurak was excused, and Roxanne Adamson was present as alternate. There was a quorum present.

2. REVIEW OF JANUARY 27, 2020 UNAPPROVED MINUTES.

Chair Burnette asked members to review and consider the above minutes presented. He requested comments and corrections. The Secretary added the solar battery motion.

Frederick Ingalls, Jr. made the MOTION to APPROVE the January 27, 2020, Planning Board minutes as amended.

Mitje Raschi SECONDED the motion.

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

Opposed: None.

Abstained: Roxanne Adamson.

MOTION CARRIED.

Ron Niedermaier, Town Board member, was present at the meeting and he began a discussion of the Conservancy and the Farmland Protection Plan (listed as item #4 on the agenda).

3. LARGE SCALE BATTERY STORAGE.

Regarding this agenda item, Ron Niedermaier reported that he had learned that the Monroe County Airport feared they do not have enough fire equipment to extinguish a solar battery storage fire. This communication came as a result of Supervisor Carman attending a recent supervisors' meeting. At the next Groveland Town Board meeting, the Board will discuss a this and a possible moratorium for six months.

Randy Clymo made a motion that the Secretary obtain a model law for large-scale battery storage units from the County, if one exists.

Frederick Ingalls, Jr. seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Burnette suggested that this item be tabled until next month's meeting when the discussion can be continued.

Frederick Ingalls, Jr. made the motion to table the large-scale solar battery storage discussion until next month's Planning Board meeting on March 23, 2020.

Randy Clymo seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

4. TOWN MASTER PLAN and FARMLAND PROTECTION PLAN.

Town Board member, Ron Niedermaier, opened the discussion by saying he was present to further discuss the above topic. He explained that he had spoken with Matt Halladay regarding Groveland farmland in the Conservancy. R. Niedermaier had brought a document entitled "Guidance Document Series and Farmland Protection Grant." This was provided for Planning Board members in the evening's handouts. Members were asked to read through the document and write down any questions or concerns that they had for discussion. R. Niedermaier would then take these to the Conservancy and bring back the answers or explanations. Matt Halladay was also willing to attend a Planning Board meeting and/or could refer questions to an attorney if answers were not available from the Conservancy.

R. Niedermaier next referred members to map handouts of various farms. Those diagrams from Highgrove Farms were entitled "FPIG Site Plan Maps and Narratives." He mentioned a small "light industrial area." There were also areas of five acres or more in the Highgrove description that could remain agricultural but if ever reverted to the Conservancy could be mowed if the owner did not farm it. There were "Designated Farmstead Areas" (FSAs) of 5 to 10-acre parcels outlined in red on the maps provided. A "Rural Enterprise Area" with one mile of road frontage on Groveland Hill Road is shown as well as others designated on the maps.

Regarding the question of solar on land where development rights have been sold, 2% of land in the Conservancy can be devoted to solar. CEO Maxwell said that any commercial solar farms have to come to the Planning Board for review.

Chair Burnette said he would like additional details and further explanation from Highgrove regarding the five acres for a house and farm (FSA) along Groveland Hill Road.

Several other questions are, "Is there an explanation of how deep it is in the deed description?" "What is allowable in a commercial area?" and "What is a REA as shown on the map?" "What about the light industrial area in Highgrove?"

Town Board member Niedermaier said that 29% of land in Groveland is in the Conservancy. He was told that Towns do not need to worry about the effect on future development until the percentage reaches 50%. However, farms do have the opportunity to grow and add additional acreage. Chair Burnette and other Planning Board members want to look to the future and not leave residential or other development planning until the last minute. The Planning Board and the Conservancy should work together and the definitions of what is "agricultural" should agree. Various Groveland farms not in the Conservancy were named. Mitje Raschi also brought up the question whether to preserve environmentally sensitive land although it may not be in the ag district.

Chair Burnette brought up possibly updating the Town Master Plan. He asked members to write their questions down so that these can be discussed at the March 23 Planning Board meeting. At that meeting it can be decided which ones will be submitted to Matt Halladay at the Conservancy. Until then, the Chair requested a motion to table further discussion until the next meeting.

Roxanne Adamson made the motion to table discussion of the Town Master Plan and the Farmland Protection Plan until the March 23, 2020 Planning Board meeting.

Frederick Ingalls, Jr. seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. CEO REPORT.

CEO Maxwell is currently doing fire inspections and working on plans for several houses. Among these are Partridge's modular house, and Charles Connor's house. Tanner's house was purchased by Callan Construction.

New York State will have a new building code this May.

6. NEW BUSINESS/ANNOUNCEMENTS.

There is no news on the pole barn for the new fire truck.

There was then discussion among members present on the recent water line survey that some have received. R. Niedermaier said that there is to be one water district rather than five different ones. The County wants all houses in Groveland to have public water by 2022. The Town will be putting in a coin-operated filling station at the Town Hall this year.

7. ADJOURNMENT.

There being no further news or business to conduct, Chair Burnette called for adjournment.

Frederick Ingalls made the MOTION to adjourn at 9:20 PM.

Randy Clymo SECONDED the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning and Zoning Board

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