

**Town of Groveland  
4955 Aten Rd.  
Planning Board Minutes  
February 25, 2019  
7:30 to 8:50 PM**

Members Present:

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

Code Enforcement:

Ron Maxwell

**1. CALL TO ORDER:**

The regularly scheduled February Planning Board meeting was opened at 7:30 PM by Seth Burnette, Chair. All members were present for a quorum. Roxanne Adamson (alternate) was present but will not vote.

**2. REVIEW OF JANUARY 28, 2019, UNAPPROVED MINUTES.**

Chair Burnette asked members to review and consider the above minutes presented. He requested comments. Members that had been excused for the January meeting confirmed that they had read and understood the emailed information and could, therefore, vote.

**Frederick Ingalls, Jr., made the MOTION to APPROVE the January 28, 2019, Planning Board minutes as presented.**

**Kathleen Gurak SECONDED the Motion.**

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

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

**3. CEO REPORT.**

Ron Maxwell reported that fire inspections have begun. A set of plans that have come in is being reviewed. He has also been helping the new Groveland assessor.

Of interest, the salt mine is operational seven days/per week. There is a final report for underground expansion, but this does not affect the Planning Board.

Randy Clymo asked about any news on solar. CEO Maxwell said that Supervisor Carman had attended the Mt. Morris Solar Open House which largely featured the solar company. Planning Board members discussed several other solar farms, both large and some smaller, in the area. CEO Maxwell said to-date no solar applications have been received in Groveland.

There will be manufactured home training next month which CEO Maxwell will attend. Among topics, it will deal with the New York State Municipal Regulation of Mobile Homes which states, "No municipality may purposely prohibit mobile homes." This will certainly cover single-wide homes.

**4. REVIEW of the TOWN ZONING ORDINANCE.**

As all Planning Board members were present, Chair Burnette referred to the above Planning Board project. He asked if there were any further changes in preparation for referral to the Town Board. Kathleen Gurak asked about accessory structures and camping. In view of past meeting revisions, the secretary was also asked to ensure that the phrase "for 30 days per parcel per year. . ." was deleted under the Camping section. The important point is that one cannot use camp as a permanent residence.

Board members also reviewed the subdivision section and how it applied to primary undivided parcels not yet split. It was decided to keep the wording previously decided upon.

Chair Burnette asked if there were further comments or changes. There were none. He then requested a motion.

**Kathleen Gurak made the MOTION to forward this Zoning Ordinance as prepared by the Planning Board to the Town Board for consideration and comment.**

**Mitje Raschi SECONDED the Motion.**

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

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

The Secretary will forward it to the Town Clerk for the Town Board.

CEO Maxwell said there may be additional changes to the sign regulations in the future.

**5. NEW BUSINESS/ANNOUNCEMENTS.**

Chair Burnette requested announcements, new business, or further discussions.

Planning Board members discussed a recent Conservancy presentation dealing with the Highgrove Farm. In reading the Groveland Agricultural and Farmland Protection Plan, the Conservancy had decided to approach the Planning Board for their support.

The protection of a very large amount of farmland and its influence on municipal development, planning and zoning were discussed among members. It was also clarified that the deed for the land continues to reside with the owner. However, development rights rest with the Conservancy.

**6. ADJOURNMENT.**

There being no other business or discussion, Chair Burnette called for adjournment.

**Kathleen Gurak made the MOTION to adjourn at 8:50 PM.**

**Frederick Ingalls SECONDED the Motion.**

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

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

Respectfully submitted,

Diane McMullan, Secretary  
Planning Board

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