

Town of Groveland Planning Board

Meeting, February 22, 2010

**Planning Board members present: Chairman, Randy Clymo, Roger Haich, Daniel Rossborough, Alt.
Absent: Jim DeCamp**

Also present: Todd Ewell, Town Engineer, Councilmen Burt Lyon and John Driscoll

The meeting was opened at 7:30 PM by Chairman Randy Clymo. Dan Rossborough will sit in as a member.

The Chairman opened the public hearing for Harold Stewart's 3 lot minor subdivision and the Site Plan for the ARC building project. Mr. Stewart stated that the ARC will be purchasing Lots A & B shown on the survey map to meet the zoning requirements for area coverage. Lot A is 4.746 acres and Lot B is 3.029 acres. The proposed building will be a total of 33,220 sq. ft. The plans meet the zoning setback requirements. Todd Ewell, Town Engineer said that all comments to be corrected were done to his satisfaction.

The Livingston County Planning Board had one advisory comment for the three lot minor subdivision. They recommended that the Town require as a condition of the subdivision approval that parcels A & B be combined prior to the commencement of any site work.

The comments from the Livingston County Planning Board for the ARC Site Plan were reviewed. The Town Engineer said that all concerns were satisfactorily addressed. A map was presented at the hearing showing the storm sewers in the parking lot and the catch basins in answer to item #5 in the comments from County Planning.

There was no public comment at the hearing and no correspondence was received from the public. The public hearing was closed.

Motion by Roger Haich to approve the three lot subdivision subject to the condition that Lots A & B are combined prior to the commencement of any site work, seconded by Dan Rossborough. All in favor, motion carried.

Motion by Roger Haich to approve the Site Plan for the ARC building project on Route 63, seconded by Dan Rossborough. All in favor, motion carried.

The SEQR was amended to correct the acreage. Motion by Roger Haich to declare a negative declaration of the SEQR, seconded by Dan Rossborough. All in favor, motion carried.

William Kimerly addressed the Board on behalf of Jason & Tracy Welch regarding the proposed minor subdivision on Church Street. Mr. Kimerly explained that the Welch's live in New Jersey and authorized him to represent their interests in the proposed subdivision, in a letter to the Town of Groveland, dated 2.7.10. Mr. Kimerly stated that he would be purchasing a 1.446 acre lot from a 111.40 acre parcel on Church St. to build a residence. He said the survey has been done and handed out the survey map. He said the lot meets the zoning requirements and there is water & sewer across the front of the property.

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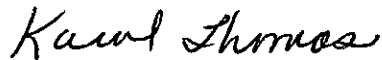
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The Chairman set a public hearing for the minor subdivision for Monday, March 22, 2010 and asked that Mr. Kimerly provide them with a map showing the location of the building he plans to construct and the location of the driveway.

Review and approval of the 1/25/2010 Planning Board meeting minutes. Motion by Dan Rossborough to approve the meeting minutes with 2 corrections as follows: add John Driscoll to "also present" in 2nd paragraph and change 8.33 acres in 6th paragraph, line 11 to 7.835 acres; seconded by Roger Haich. Motion carried.

Motion by Roger Haich to adjourn the meeting at 8:50 PM, seconded and carried.

Respectfully submitted,



Karol Thomas

Recording Secretary