

# **Town of Groveland Planning Board**

## **March 22, 2010 Meeting**

Members present: Chairman Randy Clymo, Roger Haich and Daniel Rossborough, Alt.  
Absent: Jim DeCamp and Roxanne Adamson, Alt.

The Chairman asked Dan Rossborough to sit in as a member.

The Chairman opened the public hearing for the application of Jason and Tracy Welch for a 2 lot minor subdivision on property located on the north side of Church Street. Mr. Kimerly was present to represent his interest in the lot he is purchasing and Jason and Tracy Welch who asked him to act on their behalf. As requested by the Planning Board at the February meeting he presented a map with the location of the new construction and also indicated the location of the driveway. His goal was to get approval of the minor subdivision so he can proceed with the closing on the land. He would like to have the house completed by the end of the year. He was asked about the possibility of runoff. He said he will make sure not to create runoff issues with the neighbors.

There was no comment from the public in person or in writing. The Chairman stated that the County Planning Board reviewed the subdivision and had no advisory comments. A SEQOR of the property was completed.

Motion by Daniel Rossborough to declare a negative declaration of SEQOR, seconded by Roger Haich. Motion carried.

Motion by Roger Haich to approve the 2 lot minor subdivision on property owned by Jason and Tracy Welch located on the north side of Church Street, seconded by Daniel Rossborough. Motion carried.

The Planning Board reviewed the conditional use permit application of Eric Rasmussen to operate a used car business. Eric was present and explained that he was applying for a dealer license to sell cars at his parents residence at 3624 East Groveland Road. He has written permission from his parents to use the location and needs the conditional use permit to show on the NYS permit for the license that he has an approval location to set up a lot. He stated he would like to sell cars online thru sites such as Craig's list. For the license, the State requires proof of available land for showing 3 cars. He stated that he does not want to set up a car lot but to possibly will show one car at a time.

A Zoning Board of Appeals hearing date will be set for 4.19.2010 at 7:00 PM. The Planning Board will make the following recommendations to the Zoning Board of Appeals:

- An office with a separate entrance from the residence.
- Compliance with signage required by NYS for the license.

The Planning Board reviewed the conditional use permit application of Christie Jopson to operate a retail business for the sale of equipment and for storage at 5670 Groveland Hill Road. Jamie Jopson, her husband, was present and explained that he wanted to end all the complaints that have been made against the property and apply for a conditional use permit. He stated that they will rent out the apartment/shop together. Dan Rossborough asked him about the safety of having the shop attached to the apartment and he replied that there is a firewall between the apartment and shop. He said they will be selling construction equipment and up to ten cars a year on the premises and stated that they do not want to have a car dealership. He also said all of the cars for sale on the property would be licensed. He said they would no longer have a scrap yard on the premises.

A Zoning Board of Appeals hearing date will be set for 4.19.2010 at 7:00 PM. The Planning Board will make the following recommendations to the Zoning Board of Appeals:

- Require them to obtain a NYS dealers license;
- No unplated cars on the property.
- No junk/scrap yard allowed.

Review and approval of Planning Board minutes for the 2.22.10 meeting. Motion by Dan Rossborough to approve the minutes as submitted, seconded by Roger Haich. Motion carried.

Motion by Dan Rossborough to adjourn at 8:55 PM, seconded by Roger Haich. Carried.

Submitted by



Karol Thomas  
Recording Secretary