

**Town of Groveland
Planning Board**

Meeting, July 25, 2011

Planning Board members present: Chairman Randy Clymo, Ted Miskell, Roger Haigh, Seth Burnette, Dan Rossborough, Alt. and Roxanne Adamson, Alt.

Absent: Kathy Gurak

Also present: CEO Ron Maxwell, Councilman Burt Lyon and Walt Kalina of Clough Harbour and Associates

The Chairman opened the meeting at 7:30 PM.

Review of the 6/27/2011 Planning Board meeting minutes. Motion by Ted Miskell to approve the minutes as submitted, seconded by Roxanne Adamson. All in favor.

CEO Report: He said he is currently busy with applications for decks and sunrooms.

WECS draft revisions: Randy cited a WECS located at Federal and Cleary Roads in the Town of Livonia that was installed too close to the boundary line and felt that a stand alone residential regulation would be better to regulate situations such as this. Due to limited time he recommended postponing the WECS revision discussion until the August meeting.

Motion by Ted Miskell to table item 5 until the August meeting, seconded by Roxanne Adamson. All in favor.

Walt Kalina, Representative of Clough Harbour and Associates, handed out the following copies to the Planning Board members: A preliminary draft of zoning ordinance revisions with updated information as of 7/25/2011; Guidelines for Review of Local laws affecting Nutrient Management Practices; Guidelines for review of Local Zoning and Planning Laws; and Local Laws and Agricultural Districts: How do they Relate? He explained that for this meeting he would go over the preliminary report and give the Board his comments and emphasize areas that the Board should give special attention.

He recommended that the Plan should be referred to NYS Ag and Markets for review prior to the public hearing and suggested revising the definition for "farm structure principal to farm operations" to read the same as the Ag & Markets definition. He emphasized that the Plan should protect farmland and put the burden on residences. He suggested that the Board members read thru all the information handed out to them for discussion at the August meeting. He also suggested that the Zoning Board of Appeals be invited to attend the next meeting.

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Seth asked what would happen to the farm land in the event of a death of the owner and if the heirs would have the right to subdivide the property. Mr. Kalina said that he would talk about different techniques for subdividing at the next meeting.

Randy mentioned that he will be asking the Town Board for money to develop Road Standards and Requirement for hydrofracking.

Motion by Ted Miskell to adjourn the meeting at 9:15 PM, seconded by Roxanne Adamson.
All in favor.

Submitted by
Karol Thomas
Recording Secretary

Karol Thomas