

**Town of Groveland**  
**Planning Board**  
**Meeting – November 26, 2012**

Planning Board members present: Chairman Randy Clymo, Seth Burnette, Dan Rossborough, Kathy Gurak and Roxanne Adamson, Alt. Absent: Ted Miskell and Mitje Raschi

Also present: CEO Ron Maxwell and Harold Stewart

The Chairman opened the Public hearing at 7:30 PM and read the public notice for approval of the subdivision applications of Harold Stewart & WCME Properties, LLC to convey three parcels of land on Route 63 adjacent to ARC property for the purpose of providing acreage for future development both in buildings, parking lots, and roadways. No one from the public was present at the hearing and no communications for or against the subdivision has been received.

Harold Stewart said that ARC may extend Crabapple drive along the edge of the property they are acquiring and showed the location on the survey map. The Board addressed the following comments they received from the County Planning Board:

Comment 1: Mr. Stewart submitted an Agricultural Data Statement prior to the meeting.

Comment 2: The acreage of parcel C is 1.807 acres and is shown on the survey map. The original application listed the acreage for parcel C as 1.62 acres.

Comment 3: The responsibilities and maintenance of the retention pond were discussed. Mr. Stewart said the DEC told him that the developer, the town, the owner or other designated mechanism can bear the responsibility of the retention pond and a clause should be contained in the deed with regard to responsibility and maintenance. The Board concluded that the attorney representing the ARC will address this issue before or at the time of closing. Mr. Stewart said that he had a written statement acknowledging that the retention pond needs to be maintained.

Ron Maxwell recommended that the ARC combine the parcels they acquire with the existing land they own. Mr. Stewart said the total acreage after the conveyances should total 13.295 acres.

The Board completed the short form SEQR. Kathy Gurak made a motion to approve a negative declaration of SEQR, seconded by Roxanne Adamson. All in favor.

Mr. Stewart was directed to provide a Mylar survey map of the property. He said he would bring the map to the Town Clerk's Office for the Chairman to sign with the next two weeks.

Motion by Dan Rossborough to approve the proposed subdivision of Parcels A, B & C with the condition that the parcels are combined with the existing land owned by ARC. Motion was seconded by Roxanne Adamson. All in favor.

The Chairman closed the public hearing at 8:05 PM and opened the Planning Board meeting.

Review of the 10/22/2012 meeting minutes: Motion by Seth Burnette to approve the minutes as submitted, seconded by Roxanne Adamson. All in favor.

Review of the 9/24/2012 Joint meeting minutes: Motion by Seth Burnette to approve the minutes as submitted, seconded by Roxanne Adamson. All in favor.

Hydrofracking discussion: Seth asked if the Chairman had received any more information determining what regulations the State will control. Randy said that the Town Board has not received any information yet.

Motion by Seth Burnette to table further discussion of hydrofracking regulations until the Town Board receives information regarding what the State will regulate, seconded by Roxanne Adamson. All in favor.

Discussion of County Planning Board Comments to Zoning Ordinance Draft.

Comment 1: Section 2-2, Boundaries of Zoning Districts: Walt Kalina of Clough Harbour and Heather Ferraro of the County Planning Department will update maps and verbiage.

Comment 2: Section 3-2 (O) Camping: Discussed time limits to permit camping. It was decided to first come up with a definition of camping before settling time limitations. Will research definition for meeting in January.

Comment 3: Section 3-3, Sign Regulations: Move to appendix A

Motion by Seth Burnette to stop at # 3 of the County Planning Board comments of the Zoning Ordinance draft and continue the discussion at the January meeting, seconded by Roxanne Adamson. All in favor.

Motion by Seth Burnette to adjourn the meeting at 9:50 PM, seconded by Dan Rossborough. All in favor.

Submitted by  
Karol Thomas, Secretary