

Town of Groveland
Planning Board & Zoning Board of Appeals
Joint Meeting – February 18, 2013

Planning Board members present: Chairman Randy Clymo and Seth Burnette.

Absent: Kathy Gurak, Roxanne Adamson, Mitje Raschi and Dan Rossborough.

Zoning Board of Appeals: Ron Merrick, William Magee and Phil Livingston. Absent: Courtney Burnette, Kevin Niedermaier and Patricia Johnston, Alt.

Also present: Ron Maxwell, CEO

The joint meeting was called to order at 7:30 PM.

Review and approval of the 1/28/2013 joint meeting minutes: Motion by William Magee to approve the minutes as submitted, seconded by Seth Burnette. All in favor.

Discussion of County Planning Board's advisory comments of Zoning Ordinance Draft.

Comment 7: Ron Maxwell checked with the Town of Geneseo for the standards they have in place for apartment houses and multiple dwellings and that information (Geneseo Code, section 106-13) was distributed to the members prior to the meeting for review.

Motion by William Magee to adopt Section 106-13 of the Geneseo Code as the standard for apartments and multiple dwellings, seconded by Seth Burnette. All in favor.

Comment 9 - Section 3-12, F: Discussed the minimum front setback for structures on private lanes. Motion by Seth Burnette to omit setting a minimum front setback for structures on private lanes between West Lake Road and Conesus Lake because the private lanes are not clearly defined enough for accurate measurements to be made. Motion seconded by Ron Merrick. All in favor.

The Board discussed side setbacks listed in Section 3-12, F2. The setback in the current zoning ordinance is 6 feet. The draft proposes a 15 foot setback. Motion by Seth Burnette to keep the current side setback of 6 feet due to existing narrow properties. Motion seconded by Ron Merrick. All in favor.

Discussion of Section 3-14 - Non-conforming uses: Motion by Ron Merrick to add "re-building/" before the word strengthening in Section 3-14, D. Motion seconded by Seth Burnette. All in favor.

Comment 10 - Section 4-3E: Suggests adding Ag Data Statement and SEQR form to the list. Motion by Seth Burnette to add Ag Data Statement and SEQR forms to the list of required forms for site plan and subdivision applications. Motion seconded by Ron Merrick. All in favor.

Comment 11 – Section 4-3 F, Less Intensive Review: Motion by Randy Clymo to keep the existing zoning law as it is described in Section 41 D, 6 with the following change: Replace "section 5" with section 4.3, E. Motion seconded by William Magee. All in favor.

Comment 12 – Appendix A: Correct spelling errors on definitions of "Certificate of compliance and Certificate of Occupancy"

Comment 13 – Appendix B: General conditions. Motion by Seth Burnette to change the last bullet under general conditions to read as follows: “All applicants must complete Part 1 of the applicable SEQR form. The applicant must also complete an Agricultural Data Statement, when applicable. Motion seconded by Ron Merrick. All in favor.

Comment 14 – Regulations of Town Law, Section 264: Motion by William Magee that the Town ensures all notifications 10 days prior to public hearing for lands that are within 500 feet of surrounding Towns as required. Motion seconded by Phil Livingston. All if favor.

Comment 15 – Access standards: Motion by Randy Clymo to take no action because the Board does not feel it is the Town’s responsibility. Motion seconded by Seth Burnette. All in favor.

Comment 16 – Minimum standards for mobile homes and mobile home parks in the A and ARR districts: Motion by Ron Merrick to recommend the following minimum standards for mobile homes and mobile home parks: A mobile home must be a minimum of 980 square feet and no older than 10 years from the manufactured date. Motion seconded by Randy Clymo. All in favor.

Motion by Seth Burnette to adjourn the meeting at 9:40 PM, seconded by William Magee. All in favor.

Submitted by
Karol Thomas, Secretary