

**Town of Groveland
Planning Board**

Meeting – November 24, 2014

Present: Chairman Seth Burnette, Fred Ingalls, Mitju Raschi, Randy Clymo and Kathy Gurak. Absent: Roxanne Adamson and Dan Rossborough

Also present: CEO Ron Maxwell and Dennis Bradford

Chairman opened the meeting at 7:30.

Review and Approval of Minutes: Motion by Mitje Raschi to approve the October Planning Board meeting minutes as submitted, seconded by Randy Clymo. All in favor.

Bradford 2 lot subdivision review: Mr. Bradford told the Board that the lot he owns has two houses on it, one he resides at and the other one was rented. He wants to subdivide his lot because he can't get financing approval with two residences on the same lot and has letters to that effect. In order to apply for a subdivision he went before the Zoning Board of Appeals to request lot width and lot area variances (the lot area is 5519 sq. ft. and the minimum is 6000 sq. ft.) according to a survey map dated 2/5/2014. The variances were granted with the condition that the north side setback of the house and lot at the lake shore was amended to meet the minimum side setback requirement of 6 feet. Mr. Bradford submitted an updated survey map with the change.

A public hearing date is set for January 26, 2015.

Motion by Kathy Gurak to approve conceptual and preliminary approval of the 2-lot subdivision at 5699 Sutton Point North set forth in a survey map dated 11/21/2014, seconded by Fred Ingalls. All in favor.

Code Enforcement Report: The certificate of occupancy has not been issued yet for the trailer installations on Wilson Road but they have fixed the drainage problem.

Old Business: Randy Clymo inquired about the status of the proposed zoning law draft.

New Business: Kathy Gurak shared her experience attending training in Batavia and the new things she learned and said it was well worth it.

Motion by Fred Ingalls to adjourn the meeting at 8:40 PM, seconded by Mitje Raschi. All in favor

Submitted by
Karol Thomas
Recording Secretary