

**Town of Groveland
Planning Board**

Meeting – April 28, 2014

Present: Chairman Seth Burnette, Mtije Raschi, Kathy Gurak, Randy Clymo, Fred Ingalls and Roxanne Adamson, Alt.

Absent: Dan Rossborough, Alt

Also Present: CEO Ron Maxwell and Robert Presutti, Esq.

Chairman opened the meeting at 7:30 PM.

Review of March meeting minutes: Motion by Kathy Gurak to approve the minutes as submitted, seconded by Mitje Raschi. All in favor.

Wadsworth 2-Lot Subdivision: Attorney, Robert Presutti was representing Harry and Helen Wadsworth at the meeting. He said the buyer is the same for both parcels. All of the lenders stipulated that the house and lot should be a separate parcel from the farm land and that is the sole reason for the subdivision. Mr. Presutti said that a new map of the two parcels is being drawn up and should be completed in approximately a week. No other changes will be made to the two lots. CEO has no issues with the proposed subdivision.

Motion by Fred Ingalls for preliminary and conceptual approval of the 2-lot subdivision, seconded by Kathy Gurak. All in favor.

A public hearing date will be set for Tuesday, May 27, 2014.

Lockhart 5-Lot Subdivision: Attorney, Robert Presutti was representing John Lockhart at the meeting. He presented a survey map of the subdivision and said that one lot of 13 acres is on the north side of Maple Beach Road and the remaining 4 are on the south side and west side of West Lake Road. There are offers on lots 1, 2 and 4. There are existing houses with water and septic systems on lots 3 & 4. The long driveway will go with Lot 4 (63 acres), lot 3 will have a right of way to the driveway. Lot 2 will have use of the driveway for a year and be required to put in their own within that time frame.

Motion by Kathy Gurak for preliminary and conceptual approval of the 5-lot subdivision, seconded by Fred Ingalls. All in favor.

A public hearing date will be set for Tuesday, May 27, 2014.

American Rock Salt update: The only correspondence the Chairman received is a letter from NYS DOT approving the Board as lead agency.

Planning Board Meeting 4/28/2014
Page 2 of 2 pages

CEO report: He has one fire inspection to go and all will be completed. Beachcomber got variance approval to rebuild their cabana and Woodworth variance was denied. He attended the last Town Board meeting and they said they want the Zoning and Planning Boards to review and update the current Junk Law.

Old Business: none
New Business: none

Motion by Kathy Gurak to adjourn the meeting at 8:55 PM, seconded by Fred Ingalls.
All in favor.

Submitted by
Karol Thomas