

**Town of Groveland
Planning Board**

Meeting – February 24, 2014

Present: Chairman Seth Burnette, Randy Clymo, Mitje Raschi, Fred Ingalls and Dan Rossborough

Absent: Kathy Gurak and Roxanne Adamson, Alt.

Also present: CEO Ron Maxwell, Mae McCauley and Barry Carestio

Chairman read the public notice to review the application of Mae McCauley for a 3-lot minor subdivision at 6495 Groveland Hill Road and opened the public hearing at 7:30 PM. The purpose of the subdivision is to sell the storage units and approximately 3.5 acres of land fronting on Dennison Road. There has been no opposition from the public in writing and no one present at the meeting to oppose the subdivision. A SEQR was completed.

Motion by Mitje Raschi to approve a negative declaration of the SEQR, seconded by Fred Ingalls. All in favor.

Motion by Randy Clymo to close the public hearing at 8:00 PM and a for final approval of the McCauley 3 lot subdivision, seconded by Fred Ingalls. All in favor.

Boyd Ross Subdivision: Surveyor Barry Carestio spoke on behalf of Boyd Ross. The owner wants to divide the land into a 2.8 acre parcel of land that includes the house and a 1.5 acre vacant lot located at 5048 Maple Beach Road. There is a well and septic system on the 2.8 acre parcel.

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

Motion by Mitje Raschi to schedule a public hearing for the Ross 2 lot subdivision on 3/24/2014, seconded by Dan Rossborough. All in favor.

Site Plan modification at American Rock Salt: ARS has submitted a proposal for an additional salt storage pad at the current facility. A document describing the project is available for viewing at the Town Clerks Office. The project is subject to review and approval of the Town Engineer. Motion by Randy Clymo to name the Town Planning Board as lead agency for the proposed ARS project, seconded by Fred Ingalls. All in favor.

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Motion by Fred Ingalls for preliminary and conceptual approval of the proposed ARS salt storage project and to schedule a public hearing for March 24, 2014, seconded by Mitje Raschi. All in favor. Any questions the Planning Board members may have prior to the public hearing can be emailed to Karol Thomas to be forwarded to the town engineer.

Review and Approval of minutes: Motion by Mitje Raschi to approve the November 2013 minutes as submitted, seconded by Randy Clymo. All in favor.

Motion by Fred Ingalls to approve the January 2014 minutes with the following addition: the description of projection into yards was amended by deleting the words “not more than 3 feet” from #1 of the description, seconded by Mitje Raschi. All in favor.

CEO Report: Ron Maxwell said the 2005 town junk law has never been submitted to the NYS Codes Division for review so it is unenforceable when challenged. He said he currently refers to the property maintenance code when needed for the following two reasons: there is not an exclusion for inoperable farm equipment used for parts and the junk law is more restrictive. He is going to suggest to the Town Board that they rescind the 2005 Junk Law. The Planning Board members had no objections.

Motion by Dan Rossborough to adjourn the meeting at 9:20 PM, seconded by Mitje Raschi. All in favor.

Submitted by
Karol Thomas
Recording Secretary