

# **Town of Groveland Planning Board**

**Meeting  
January 26, 2015**

Present: Chairman Seth Burnette, Randy Clymo, Kathy Gurak, Mitje Raschi and Roxanne Adamson, Alt.. Absent: Dan Rossborough, Alt

Also present: CEO Ron Maxwell, Dennis Bradford and Peter and Jeanette VanArsdale

Chairman opened the meeting at 7:30 PM.

Review and approval of 11/24/14 meeting minutes: Motion by Kathy Gurak to approve the minutes as submitted, seconded by Mitje Raschi. All in favor.

Bradford 2-lot minor Subdivision: Chairman opened the public hearing at 7:35 PM to hear the application of Dennis Bradford for a 2-lot subdivision at 5699 Sutton Point North. Mr. Bradford said he went before the Zoning Board of Appeals in November 2014 requesting a north setback variance for one of the lots created by the subdivision. The Zoning Board of Appeals granted the variance. Mr. Bradford had a new survey map showing the changes that the Zoning Board of Appeals requested at the November meeting. Kevin Slattery, the next door neighbor, called Ron Maxwell and wanted to know if the subdivision would create more people and traffic. Ron told him that it should not because the rental house has been converted from two families to a one family home. Mr. Slattery had no other issues.

The Board completed the short form SEQR. Motion by Kathy Gurak to declare a negative declaration, seconded by Mitje Raschi. All in favor.

Motion by Mitje Raschi to close the public hearing at 7:55 PM, seconded by Kathy Gurak. All in favor.

Motion by Mitje Raschi to approve the 2-lot minor subdivision at 5699 Sutton Point North as shown on the survey map, seconded by Randy Clymo. All in favor.

Sparta Farms LP condition use permit review: Jeanette VanArsdale was representing Sparta Farms. She said they are requesting a permit to install a 13'4"x72' manufactured home at 7462 State Route 36 on a 3 acre parcel of land. They would be installing it over a one foot stone base and concrete pad. There is an existing driveway going to the lot. In 1990 a house was located on the lot but has subsequently collapsed. There is not a well on the lot. The water will come from a well on Pioneer Road. The home will be installed approximately 100-150 feet back about the same distance as the house that previously existed.

Motion by Randy Clymo to recommend approval of the conditional use permit to the Zoning Board of Appeals, seconded by Kathy Gurak. All in favor.

Planning Board meeting 1/26/15

Page 2 of 2 pages

CEO Report: He anticipates a building permit for a home at 5079 West Lake Road.

Old Business: The Board needs to clarify what concerns the Town Board has regarding the Junk Law changes. Chairman will call the Town Clerk for clarification to be discussed at the February meeting. Randy Clymo asked about the Zoning Law changes. Ron Maxwell said he Town is waiting until the Junk Law concerns are addressed and will deal with both laws at the same time.

New Business: American Rock Salt has announced that they will be receiving grant money.

Motion by Kathy Gurak to adjourn the meeting at 8:45 PM, seconded by Randy Clymo.  
All in favor.

Submitted by,  
Karol Thomas  
Recording Secretary