

**TOWN OF GROVELAND
PLANNING BOARD
Meeting Minutes
May 23, 2016**

Present: Chairman Seth Burnette, Members: Randy Clymo, Mitje Raschi, Fred Ingalls; Alternate Member: Roxanne Adamson (sat in for Kathy)

Absent: Member: Kathy Gurak

Also present: CEO Ron Maxwell

Visitors: Mr. and Mrs. Jim Love, Mr. Dudek and guest from Grace and Truth Fellowship

Meeting opened at 7:30pm

Chair Burnette opened the first public hearing at 7:35p for Grace & Truth Church Site Plan Review.

- All necessary papers were given to Town Engineer for Site Plan Review
- Recommended approval with Agriculture data needed and for board to review

Chairman read the Livingston County Planning Board's recommendations

- Proposal did not include the Ag District #2 Statement that was completed and submitted to town
- Lighting will be dark sky compliant
- Town should complete SEQR before final action

The board made note to Grace & Truth that the 10' future expansion will need to be of the same materials and same color of siding.

Motion from board giving permission for Chairman Burnette to sign after Town Engineer reviews and approves.

Board completed the SEQR.

Motion by Mitje Raschi to approve a negative declaration of SEQR because the previous church that burned down was a larger footprint. Seconded by Randy Clymo Aye 5 Nay 0

Motion by Randy Clymo, second by Fred Ingalls to approve the updated plans incorporated in Site Plan from the Town Engineers letter of May 17th of his review and approval which includes the 10' expansion in the future.

Closed hearing at 8:15pm

Page 2 continued of 5/23/16 planning minutes:

Chair Burnette opened the second public hearing at 8:20pm for the application of Jim and Jenean Love for two lot subdivision.

Originally this was 2 separate lots, and then was combined into one, now separating back to 2 lots. Variance granted

The Board completed the SEQR.

Motion by Fred Ingalls to approve a negative declaration of SEQR. Seconded by Mitje Raschi
Aye 5 Nay 0

Motion to approve subdivision and maps made by Mitje Raschi and seconded by Randy Clymo
Aye 5 Nay 0

New Business:

1. Solar Farm Discussion: Chair Burnette read a memo from Jon White, Chairman of Livingston County Agriculture Farmland Protection Board that was sent to all town Supervisors. Supervisor Carmen would like the planning board to review letter. Chairman White is asking for the board to consider protection of prime farmlands etc.
Motion by Fred Ingalls, second by Randy Clymo to table solar farm discussion until next month (June) with everyone investigating more information into Solar Farms.

Old Business:

1. March meeting minutes were read and correction was made by striking the Conceptual Approval to just Approval for Jim and Jenean's Conditional Use Permit.
Motion by Mitje Raschi and second by Randy Clymo. This will be sent to ZB without any comments, just striking "conceptual". Aye 5 Nay 0
2. April meeting minutes were read and approved. Motion by Randy Clymo and second by Fred Ingalls. Aye 5 Nay 0

CEO Report: Mr. Maxwell reported that:

1. Property Maintenance Issues – 3 complaints followed up on
2. Fire Inspections – Beachcomber was completed and in June after the college students leave the Cottonwood Apartments will be done.

Motion made by Randy Clymo to adjourn meeting. Second by Mitje Raschi
Aye 5 Nay 0

Meeting adjourned at 9:55pm

Respectfully submitted,
Roxanne Adamson – Alternate, Recording Secretary