

**Town of Groveland Planning Board
Meeting Minutes
August 22, 2016
7:30 PM**

Present: Seth Burnette (Chair), Kathleen Gurak, Mitje Raschi members
Absent: Fred Ingalls, Randy Clymo, members
Other Officials: Ron Maxwell, Code Enforcement Officer (CEO)
Also present: Richard Spencer, Anna Spencer, Jan Rogers

Chair Burnette called to order at 7:37 PM -

Motion to approve the agenda with the right of the Chair to reorder
Gurak motioned
Raschi Seconded
No further discussion
3 Aye and 0 Nay - Motion Carried

Public Hearing:

Subdivision of 7192 Rt. 36, Dansville, NY – Gail Riley (Owner) - Richard and Anna Spencer present to speak on Riley's behalf.

Let the record show that Chair Burnette read out loud the public notice at 7:38 PM, which is included in the file. It was posted August 18th. The County has been notified and has responded with a "no significant countywide impact" decision. CEO noted that the new maps reflect a change from the concept approval and the record will have to be modified. Chair Burnette has asked again about the pole barn. Spencer has once again claimed that the barn is not in fact on the land in question. Take note that Chair Burnette read through every question of the SEQRA application and the board answered all the questions. Please see file.

Motion for a Negative Declaration on SEQRA
Gurak motioned
Raschi seconded
No further discussion
3 Aye 0 Nay - Motion Carried

Motion to approve preliminary and final subdivision plans to divide one property of 20.9 acres into 2 lots, (13.656 acres and 3.136 aches)
Raschi motioned
Gurak seconded
No further discussion
3 Aye 0 Nay - motioned carried

Motion to close the public hearing at 8:55 PM
Raschi Motioned
Gurak Seconded

No further discussion
3 Aye 0 Nay - Motion carried

New Business

Jan Rogers is present to answer any questions about the Site Plan for 5829 Hampton Cir. Rogers would like to build a barn on the site. Chair Burnette asked who the property owner was. Harold Stewart is the current property owner and has submitted a letter giving Rogers permission to speak on his behalf, which is included in the file and was read out loud during the meeting. A topography map is included in the file and was discussed. A 40x60 barn is purposed and was explained extensively. Gurak asked about the woodworking shop that is going to be in the barn. Rogers is not planning to ever run a business out of the barn. The barn will have heat, electric and natural gas. Utilities will be run from the house to the shop. Roger's plan is to start building as soon as he closes on the property and before winter. After very much discussion, Chair Burnette reviewed the outline for a less intensive review under section 6, page 38 of the Groveland zoning site plan law.

Motion was made the Groveland Town Planning Board to use a less intensive review on this request because it does not generate a significant amount of traffic and has little to no adverse impacts to neighboring properties.

Gurak motioned
Raschi seconded
No further discussion
3 Aye, 0 Nay - Motion carried

Let the record show that the Frediani subdivision for 5152 Maple Beach Rd. Geneseo, NY, hearing has tentatively been rescheduled for 9/26 pending submitted maps by 09/01.

Motion to set public hearing tentatively for Sept. 26th
Raschi motioned
Gurak seconded
No further discussion
3 aye 0 nay - motioned carried

"Alternate Members of County and Local Planning Boards and Zoning Boards of Appeal" and Survey Map and Subdivision Map Requirements were discussed at length.

Old Business

Solar Farms discussion - Raschi is attending a Solar Farms seminar this week and will report next meeting.

Approval of Meeting Minutes - July 27, 2016
Motion to table the approval of July meeting minutes
Gurak motioned
Raschi seconded
No further discussion

3 Aye 0 Nay - Motion carried

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CEO Report

The church has been started and another property on Hawthorne Rd and 2 new properties have been issued a temporary C of O.

Adjournment

Motion to adjourn at 9:54 PM

Raschi motioned

Gurak seconded

No further discussion

3 Aye 0 Nay - Motion Carried

Dated: August 22, 2016
Town of Groveland

Respectfully submitted by,
Jodi Beyer, Secretary to PB/ZBA Boards

(Official)
