

Town of Groveland Planning Board

Meeting Minutes

July 25, 2016

7:30 PM

Present: Seth Burnette (Chair), Fred Ingalls, Kathleen Gurak, Randy Clymo; members, Roxanne Adamson (Alternate representing Mitje Raschi)

Absent: Mitje Raschi, Member

Other Officials: Ron Maxwell, Code Enforcement Officer

- Motion to approve the agenda with the right of the Chair to reorder

Gurak motioned

Ingalls Seconded

No further discussion

5 Aye and 0 Nay - Motion Carried

New Business:

Subdivision of 7192 Rt. 36 - Gail Riley and Richard Spencer present

After all members reviewed survey maps, Riley was asked and questioned further about the property line and building. They are claiming the aerial shot makes it look wrong and that the line definitely runs along it. Grover & Bates from Perry is doing the survey this week. He is 90% sure it is not on her property. CEO Maxwell educated Riley about encroachment and asked if she ever signed off on it. CEO Maxwell says it is up to the property owner to determine whose property it is actually on but says the subdivision can still be done. Riley says that when everything was signed over, she does not remember ever signing any encroachment paperwork. Riley will have 5 acres and the remaining 15.9 will transfer. Riley will have 2 dwellings on the property. CEO Maxwell says there is a 30.1 foot access already exists. The access is just grass with a ditch at the roadway. A normal paved road is between 11 and 30 feet wide. This would give more than enough room for water. A 30x40 pole barn will go with the property. CEO Maxwell noted the wells and septic systems are on the 5 acres.

- Motion for a conceptual approval.

Gurak motioned

Clymo seconded

No further discussion

5 Aye 0 Nay - Motion Carried

- Motion for the public hearing to be set for August 22 at 7:30 PM pending the survey maps and will possibly include preliminary and final decision

Gurak motioned

Adamson seconded

Discussion:

Riley gives written permission for Richard Spencer to speak on her behalf at the August 22nd meeting; included in the subdivision folder.

CEO Maxwell reminded the parties that they need to provide a Mylar copy and two paper copies to the Town Clerk. He advised the parties to get copies for themselves as well. Chair Burnette stated that total of 5 paper copies of stamped subdivision maps are due by August 5th to be able to set public hearing date and Mylar.

5 Aye 0 Nay - Motion Carried

Solar Farms Discussion

There is a strong possibility that there will be a solar farm in Geneseo either on Wadsworth property or Crossett Rd, operated by SUNY College. Land owners gets compensated to have it. A presentation was given to the Geneseo Planning Board about the possibilities of solar farms. CEO Maxwell will receive the draft zoning regulations from the Geneseo Zoning Board secretary.

Old Business

James Frediani Subdivision June 2016

Public Hearing rescheduled to August 22nd due to applicant's need for more time with surveyor.

Approval of Meeting Minutes - June 27, 2016

Gurak made one amendment before approval of last meeting minutes. Should say "Randy Clymo (Acting Chair – Substitute for Seth Burnette)" and added "Mr. Burnette - absent".

- Motion to accept the minutes with the above amendments.

Ingalls motioned

Clymo seconded

No further discussion

5 Aye 0 Nay 0 - Motion Carried

Other Business:

Chair Burnette found most recent copy of the Zoning Ordinance and will have copies made for Board members to review and edit.

CEO Report:

Two houses, one on Groveland Rd and one Hampton Circle have been granted a temporary Certificate of Occupancy.

Adjournment:

- Motion to adjourn at 8:38 PM

Ingalls motioned
Gurak seconded
No further discussion
5 Aye 0 Nay - Motion Carried

Dated: July 25, 2016
Town of Groveland
(Official)

Respectfully submitted,

Jodi Beyer, Secretary to PB/ZBA Boards