

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
July 23, 2018
7:30 to 9:00 PM**

Members Present:

Seth Burnette, Chair
Mitje Raschi
Roxanne Adamson, Alternate
Frederick Ingalls, Jr.
Randy Clymo

Code Officer:

Ron Maxwell

Applicants/Representatives/Public:

John Putney, Esq. (Tanner)
Christie Jopson (CUP courtesy)
Rick & Anna Spencer (CUP courtesy)
Gail R. Riley

Absent: Kathy Gurak

1. CALL TO ORDER:

The regularly scheduled Planning Board meeting was opened at 7:30 PM by the Chair, Seth Burnette. It was noted that Roxanne Adamson would serve as an alternate for Kathy Gurak this evening. There was a quorum for the meeting.

2. PUBLIC HEARING: FINAL APPROVAL for HANS TANNER 4-LOT SUBDIVISION, 5990 Groveland Hill Rd., Tax Map#109-1.-21.

Seth Burnette, Chair, opened the Public Hearing at 7:30 PM. The Public Hearing Notice was read in its entirety (attachment). S. Burnette invited anyone present who wished to come forward and speak about this subdivision. During that time no one from the floor came forward and no one had submitted written comments to the Town Office. Board members examined the maps once more. (The maps had been redone due to the fact that the County Clerk now requires the printed name of the Town along with the name and signature of the official signing the maps.) Randy Clymo said that all lots had been sold and noted the buyers listed on the survey map.

SEQR short form was done by Planning Board members.

Mitje Raschi made the MOTION for SEQR MOTION for negative declaration for this project. Based upon information and analysis, and supporting documentation, the proposed action will not result in any significant adverse environmental impacts. Randy Clymo SECONDED the motion.

All in favor: Seth Burnette, Randy Clymo, Fred Ingalls, Mitje Raschi and Roxanne Adamson.

Opposed: None.

Abstained: None

MOTION CARRIED.

The hearing was held open until 7:50 PM when Chair Burnette announced it was closed.

CEO Maxwell said the public hearing sign has been displayed on the property. He had received no calls at the Town about the subdivision. The county had determined this "local option."

A final motion for approval was then requested by the Chair.

Fred Ingalls made the MOTION for Final Approval of the Hans Tanner 4-lot subdivision, 5990 Groveland Hill Rd., Tax Map#109-1.-21.

Randy Clymo SECONDED the Motion.

All in favor: Seth Burnette, Randy Clymo, Fred Ingalls, Mitje Raschi and Roxanne Adamson.

Opposed: None.

Abstained: None

MOTION CARRIED.

Survey maps were then signed by Chair Burnette and the appropriate number given to Attorney Putney who was handling the subdivision. Two copies will remain in the official file located in the Town Office.

3. CONDITIONAL USE PERMIT SUBMITTED BY RICHARD L. SPENCER, 7206 Route 36, to install a double-wide home on his property, Tax Map#125.-1-8.112.

CEO Maxwell said current Town Law requires a conditional use permit for double-wides. This action is referred to the Planning Board as a courtesy. Richard Spencer described the home. It is a Sanford Home that is placed on a concrete slab. It has three bedrooms and is \pm 1300 square feet in size. It will be located roughly in the center of the property and south of the existing pole barn. He hopes to eventually put on a porch and fiberglass steps. He has paid for public water and was told the wait to be approximately three weeks. There will be septic. The site is near Pioneer Road with an entrance from route 36 (Sonyea Road). The land had been subdivided two years ago. R. Spencer reported that he already spoken to his neighbors and there are no objections.

There was then some discussion among CEO Maxwell and board members about the promise of public water so soon. If there is an extended wait of perhaps a year or more then the Spencers said they would bring in water.

CEO Maxwell remarked on the quality of the double-wide as the only real difference from a normal stick house was the metal frame. He has no issues.

The Chair asked if there were any further comments. There were none; he requested a motion.

Mitje Raschi made the MOTION to refer this project to the Zoning Board without objections.

Randy Clymo SECONDED the Motion.

All in favor: Seth Burnette, Randy Clymo, Fred Ingalls, Mitje Raschi and Roxanne Adamson.

Opposed: None.
Abstained: None

MOTION CARRIED.

Chair Burnette told the Spencers that the ZBA would hold a Public Hearing on August 20 at 7 PM at the Town. The secretary will do the necessary notifications.

4. CONDITIONAL USE PERMIT/AMENDMENT SUBMITTED BY CHRISTIE JOPSON, 5678 Groveland Hill Road, to sell stone and mulch in addition to cars, equipment (retail), and storage, Tax Map#100-1-44.

Christie Jopson was asked to talk about her application. She said the stone listed consisted of large boulders in her backyard which she and her husband plan to sell for decorations. They also have mulch. The balance of the items listed will be renewals of her former permit. C. Jopson said she felt it was important to attend this evening's meeting as she is not able to come on August 20. CEO Maxwell said this is also presented to the Planning Board as a courtesy.

Fred Ingalls made the MOTION to refer this project to the Zoning Board without objections. The ZBA will meet August 20 at 7 PM.

Mitje Raschi SECONDED the Motion.

All in favor: Seth Burnette, Randy Clymo, Fred Ingalls, Mitje Raschi and Roxanne Adamson.

Opposed: None.
Abstained: None

MOTION CARRIED.

Christie Jopson said her husband may attend the August 20 Public Hearing as she is not available.

The secretary will do the necessary notifications.

5. REVIEW of the JUNE 25, 2018 UNAPPROVED PLANNING BOARD MINUTES.

Board members present considered the June 25 minutes.

Roxanne Adamson made the MOTION for APPROVAL of the June 25, 2018 Planning Board minutes.

Mitje Raschi SECONDED the Motion.

All in favor: Randy Clymo, Roxanne Adamson, Seth Burnette, Mitje Raschi, and Fred Ingalls.

Opposed: None.
Abstained: None.

MOTION CARRIED.

Planning Board members expressed their thanks and appreciation for the manner in which the new secretary was doing the minutes. Copies were requested to be available for board members at each meeting in the future.

6. CEO REPORT.

Seth Burnette asked CEO Maxwell for his report. CEO Maxwell brought up the request he had received for a cell tower co-location on Hagen Drive on the property of Mr. Hagen's sister.

There is a cell tower there at present and another company wants to co-locate on the same tower. The antenna will not be taller than what exists now - just another shorter antenna on the same tower. M. Raschi questioned exactly where the location was, and Chair Burnette explained. She brought up cell service issues. CEO Maxwell said he has issued similar permits for antennas to be added in the past. Groveland has no cell tower law. He was asked who the inquiring company was, and he said AT&T made the request. Members then discussed the poor cell service experienced generally lately. CEO Maxwell said Bill Carmen has already spoken to Verizon about this. R. Clymo said he has found the need for another antenna in cases of a metal roof.

Fred Ingalls made the MOTION to approve the above co-location of an additional antenna by AT&T on an existing cell tower on Hagen Drive; site plan is not necessary as long as the addition is not taller than what exists presently.

Mitje Raschi SECONDED the Motion.

All in favor: Randy Clymo, Roxanne Adamson, Seth Burnette, Mitje Raschi, and Fred Ingalls.

Opposed: None.

Abstained: None.

MOTION CARRIED.

7. OLD BUSINESS: REVIEW OF TOWN ZONING ORDINANCE.

Chair Burnette said the above will remain tabled until the next meeting. (This includes discussion of subdivision minor/major wording in Article II which had been forwarded by the Town Clerk for clarification/rewording.)

8. NEW BUSINESS/ANNOUNCEMENTS.

Several other projects were discussed briefly but no action was taken. This included the public water for the prison. CEO Maxwell said it is unclear exactly when the prison can hook-up to the new water line. Several members relayed their own experiences with water pressure, etc.

9. ADJOURNMENT.

There being no more announcements or business, the Chair called for a motion to adjourn.

Fred Ingalls made the MOTION to adjourn the meeting at 9:00 PM.

Mitje Raschi SECONDED the Motion.

All in favor: Randy Clymo, Roxanne Adamson, Seth Burnette, Mitje Raschi, and Fred Ingalls.

Opposed: None.
Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

dmm
Attachment

**PUBLIC HEARING LEGAL NOTICE
TOWN OF GROVELAND**

Legal Notice is hereby given that the Planning Board will hold a public hearing in the Town of Groveland on Monday, July 23, 2018, starting at 7:30 p.m. Said hearing will be held at the Groveland Town Hall, 4955 Aten Road, Groveland NY to consider the Tanner Estate four-lot subdivision application. This subdivision will divide 82.69 acres into four parcels. The parcels consist of: parcel#1 is 9.237 acres; parcel#2 is 10.981 acres; parcel#3 is 33.954 acres; and parcel#4 is 33.303 acres. The property is located at 5990 Groveland Hill Rd, tax map#109.-1-21 in the Town of Groveland.

The Planning Board will hear any person or persons in support or opposition to this matter at the public hearing. Anyone wishing to express an opinion in writing may do so. The file can be viewed in the Town Clerk's office located at 4955 Aten Road, Groveland NY, 14462 during office hours.

Seth Burnette, Chair
Planning Board

Run Dates: July 5, 2018
July 12, 2018