

Town of Groveland
4955 Aten Rd.
Planning Board Minutes
June 25, 2018
7:30 to 9:00 PM

Members Present:

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

Code Officer:

Ron Maxwell

Applicants/Representatives:

Karen Miceli (Yantachka)
John Putney, Esq. (Tanner)

Absent: Seth Burnette, Chair; and Kathy Gurak

1. CALL TO ORDER:

The regularly scheduled Planning Board meeting was opened at 7:30 PM by the Acting Chair, Randy Clymo. It was noted that Seth Burnette was unable to attend due to a work commitment. It was noted that there was a quorum for the meeting. Roxanne Adamson arrived at 7:40 PM and served as alternate.

2. PUBLIC HEARING: FINAL APPROVAL for YANTACHKA/MICELI 2-LOT SUBDIVISION, Barber Hill Rd., Tax Map#136.-1-17.11.

Randy Clymo opened the Public Hearing at 7:30 PM. He invited Karen Miceli, the buyer, to come forward and speak about this subdivision. K. Miceli pointed out where the 177.5 acres belonging to Thomas Yantachka is being divided into two parcels. She is the buyer of the 42.5-acre parcel, leaving \pm 134.9 acres. The parcel would have joined to her existing 18 acres. It would have been considered a parcel combination by the Town but for the fact the land was in two different school districts; because of this it could not be combined. Board members examined the map. It was noted that the bottom of Barber Hill Road is seasonal. The land is partially farmed with hay in the front, but the rear is wooded.

CEO Maxwell said the public hearing sign has been displayed on the property. He had received no calls about the subdivision. There was only K. Miceli present for this subdivision.

R. Clymo, along with other board members, then proceeded with SEQR short form, part 2.

Mitje Raschi made the SEQR MOTION for negative declaration for this Subdivision. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Roxanne Adamson SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

The Public Hearing was closed at 7:48 PM. The Acting Chair proceeded with a request for a final motion.

Mitje Raschi made the MOTION for FINAL APPROVAL for Yantachka/Miceli 2-Lot Subdivision, Barber Hill Rd., Tax Map#136.-1-17.11.

Roxanne Adamson SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Karen Miceli had brought additional maps to the meeting. These were all signed and dated by Randy Clymo, Acting Chair. (Surveyor description is attached.)

3. CONCEPT APPROVAL for HANS TANNER ESTATE 4-LOT SUBDIVISION, 5990 Groveland Hill Rd., Tax Map#109-1-21.

Discussion was opened regarding the above. John Putney, Esq., spoke about the 82.69 acres which had been divided and sold at auction. He said there were three different buyers — W. Dempsey Jr., the Connors, and J. White. The attorney had a color diagram of the different parcels which he showed to board members. Part of the land, no doubt, will be farmed.

CEO Maxwell was asked to explain further about this application. He said he considered it a minor subdivision; board members agreed. There are no lots to be considered tonight that are in the ag district. Because survey maps were present at the meeting, both concept and preliminary approval could be given. SEQR was submitted by the attorney for consideration/approval at the future public hearing. CEO Maxwell noted a change made on the form; septic must be approved by the County Health Department. (The water line to the prison remains under construction also.)

Mitje Raschi made the MOTION for CONCEPT/PRELIMINARY APPROVAL for the Hans Tanner Estate 4-Lot Subdivision, 5990 Groveland Hill Rd., Tax Map#109-1-21.

The Public Hearing will take place on July 23 at 7:30 PM.

Fred Ingalls SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

The subdivision will be sent to the County Planning Board by their July 2nd agenda deadline. Attorney John Putney will receive the necessary public hearing information and agenda by email. He then left the meeting.

4. REVIEW of the MAY 29, 2018 UNAPPROVED PLANNING BOARD MINUTES.

Board members present then considered the May 29 minutes. Fred Ingalls said he had familiarized himself with the minutes (although he was not present for that particular meeting).

Mitje Raschi made the MOTION for APPROVAL of the May 29, 2018 Planning Board minutes.

Fred Ingalls SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. CEO REPORT.

Randy Clymo asked CEO Maxwell for his report. The BOCES/Valentino project at 5720 West Lake Road has the footings started. A BOCES/pavilion is coming next year. Truth and Grace Church is now completely done. Fire inspection of Berean Bible Church was done, leaving only two inspections to finish this fall. He added that there is a single level house coming soon on Groveland Road near the end of Warner Road.

Discussions continued regarding the Tanner Subdivision sale. At some time, possibly August or September, a variance request will need to come before the ZBA. This will be to grant an easement on Dempsey land to provide access to Adamson land being subdivided. A motion will need to be passed granting Seth Burnette permission, as Planning Board chair, to sign the Tanner subdivision maps. Once a variance is granted and subdivision recorded, the same person will own both parcels.

Roxanne Adamson made the MOTION to grant Seth Burnette, as Planning Board chair, permission to sign the subdivision maps once the variance is granted.

Fred Ingalls SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

6. OLD BUSINESS: REVIEW OF TOWN ZONING ORDINANCE.

CEO Maxwell explained the question submitted by the Town Clerk regarding Article II in the subdivision zoning. He referred to the zoning from 1966 and the way subdivisions were considered at that time. The new secretary had discussed this part of the zoning code with the Town Clerk. CEO Maxwell remarked that the wording is difficult to understand regarding what is considered minor and/or major subdivisions. M. Raschi suggested this is a subject to be discussed when total membership of the Planning Board is in attendance.

Mitje Raschi made the MOTION to table this subdivision wording subject until total Planning Board membership is present.

Fred Ingalls SECONDED the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

7. NEW BUSINESS/ANNOUNCEMENTS:

Several other projects were discussed but no action was taken.

8. 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.

Roxanne Adamson SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

dmm

Attachment

YANTACHKA/MICELI

RECEIVED
JUN 27 2018
Town of Groveland

Proposed Legal Description

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Groveland, County of Livingston, State of New York, and being part of Town Lot 83, bounded and described as follows:

Commencing on the centerline of Barber Hill Road at a point approximately 0.6 mile northerly of the intersection of the centerline of Barber Hill Road with the centerline of Scottsburg Road, said point being a northwest corner of lands of Karen A. Miceli and Autumn Miceli by deed recorded in the Livingston County Clerk's Office at Liber 1271 of Deeds at Page 1422, said point being the POINT OF BEGINNING; thence the following three courses along the centerline of Barber Hill Road:

- (1) N 15°42'19" W, a distance of 158.40' to a point; thence
- (2) N 18°06'54" W, a distance of 215.51' to a point; thence
- (3) N 18°14'26" W, a distance of 861.96' to a point; thence the following two courses through lands of Joseph Yantachka, Anna Yantachka and Thomas Yantachka by deed recorded in the Livingston County Clerk's Office at Liber 605 of Deeds at Page 45:
- (4) N 83°30'22" E, a distance of 690.28' to a point; thence
- (5) S 87°18'15" E, a distance of 1043.82' to a point, said point being on a west line of lands of Sean L. and Mary E. Cirianni Callon by deed recorded in the Livingston County Clerk's Office at Liber 1285 of Deeds at Page 357; thence
- (6) S 2°01'26" W, along a west line of lands of said Callon, a distance of 1192.72' to a point, said point being a southwest corner of lands of said Callon, said point being on northeast corner of lands of said Miceli; thence
- (7) S 89°25'55" W, along a north line of lands of said Miceli, a distance of 1306.77' to the POINT OF BEGINNING.

Intending to describe a parcel of land, containing 42.561 Acres, more or less, according to an instrument survey map prepared May 20, 2018 by David M. Simolo, Licensed Land Surveyor No. 050330.

SUBJECT to covenants, easements and restrictions of record, if any, which may affect the herein-described premises and further subject to the rights of the public in and to the adjoining road.

BEING and hereby intending to describe a portion of the same premises conveyed to Joseph Yantachka, Anna Yantachka and Thomas Yantachka by deed recorded in the Livingston County Clerk's Office at Liber 605 of Deeds at Page 45.