

**Town of Groveland  
4955 Aten Rd.  
Planning Board Minutes  
May 29, 2018  
7:30 to 8:30PM**

Members Present:	Code Officer:
Seth Burnette, Chair	Ron Maxwell
Mitje Raschi	Applicant:
Roxanne Adamson, Alternate	Karen Miceli

Absent: Kathy Gurak, Randy Clymo, and Frederick Ingalls, Jr.

**1. CALL TO ORDER:**

The regularly scheduled Planning Board meeting was opened at 7:30 PM by the Chair, Seth Burnette. He called Randy Clymo, now absent for two meetings, but there was no answer. However, it was noted that there was a quorum for the meeting. Roxanne Adamson served as alternate for Kathy Gurak.

**2. APPROVAL OF MINUTES:**

Chair Burnette requested that board members review the April 23, 2018 minutes. He noted a spelling error; the secretary will correct.

**Mitje Raschi made the MOTION to accept the April 23, 2018 Planning Board Minutes as corrected.**

**Roxanne Adamson seconded the Motion.**

**All in favor: Seth Burnette, Mitje Raschi, and Roxanne Adamson.**

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

**3. CODE OFFICE REPORT:**

Chair Burnette then asked Ron Maxwell for his monthly report. CEO Maxwell reported on the Truth and Grace Church which has recently been renovated. Projects such as blacktopping the driveway, designating handicapped parking, as well as other aspects have been completed without problems by the current contractor. Stripes are to be painted in the parking lot this week and the project will be done.

CEO Maxwell continued and explained several subdivision and variance applications which are to be presented to the Planning Board and Zoning Board this June. These projects result from the recent sale of the Hans Tanner Estate. Four parcels were auctioned off and the new owners have various plans for each. Planning Board members examined the sketch that R. Maxwell provided.

That some dairy farms might consider and tie into municipal water was also discussed briefly by CEO Maxwell.

**4. OLD BUSINESS:**

Chair Burnette referred to the Town Zoning Ordinance draft which remains under consideration. No further discussion occurred.

**5. NEW BUSINESS: Conceptual Review of the Yantachka Two-Lot Subdivision, Barber Hill Rd., Tax Map#136-1.-17.11.**

Chair Burnette began the discussion of this subdivision, owned by Thomas Yantachka. Karen Miceli, who is buying one of the subdivided parcels, was present at the meeting and presented the survey maps to Planning Board members. Chair Burnette noted the location of an older house at the corner of Barber Hill Road and Bath Road. The Miceli purchase will have a Barber Hill Road address.

CEO Maxwell said it is a straight-forward two-lot subdivision, necessary because the original land has portions in two different school districts (Livonia and Geneseo). This fact precluded a parcel combination. The history of the different school districts was briefly discussed.

Of the original 177.5-acre parcel, 42.5 acres is to be divided out for K. Miceli. The balance remaining is ± 134.9 acres. CEO Maxwell said that the land is currently planted in hay but there are some woods.

Planning Board members examined the survey map provided and briefly discussed the subdivision. Chair Burnette then requested a motion.

**Mitje Raschi made the MOTION for CONCEPT/PRELIMINARY APPROVAL for the TWO-LOT YANTACHKA/MICELI SUBDIVISION, located on Barber Hill Rd., Tax Map#136-1.-17.11.**

**Roxanne Adamson SECONDED the Motion.**

**All in Favor: Seth Burnette, Mitje Raschi, and Roxanne Adamson.**

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

Chair Burnette announced that the Public Hearing will be set for the next Planning Board Meeting, June 25 at 7:30 PM. The subdivision application/maps will be sent to the County Planning Board for review.

K. Miceli asked for an earlier Public Hearing date as she had planned to be married and make changes on the land. Chair Burnette explained the time frame necessary for a Public Hearing county referral, and the legal time requirements for a newspaper ad. CEO Maxwell added that the subdivision may very well be considered "local option" by the County.

**6. ANNOUNCEMENTS:**

M. Raschi announced that on May 14 she had attended the second Solar Workshop on Guidelines/Considerations for Solar Siting on Ag Lands. It was also held at the York Central School. The presenters were Mike Saviola from Department of Ag & Markets, and Rob Townsley who was an attorney from Coligan Law, LLP. The workshop also featured solar installers. It was important to note that the NYSERDA Amendments, articles 7 and 10, specifically, were amended April 11 of this year.

M. Raschi continued to speak about the above training. Of note, the Abbey of the Genesee in Piffard is considering solar power. There are 500 acres there. (10K solar occupies about 5 acres.) There was an article not too long ago in the newspaper insert explaining that pigs and a garden were to be raised this year at the Abbey; shares would be available for purchase by the community. The small number of pigs will be fed leftover Monks Bread. CEO Maxwell continued the discussion and added that various farms had rented and planted monastery land previously.

**7. ADJOURNMENT:**

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

**Mitje Raschi made the MOTION to adjourn the meeting at 8:30 PM.**

**Roxanne SECONDED the Motion.**

**All in favor: Seth Burnette, Mitje Raschi, and Roxanne Adamson.**

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

Respectfully submitted,

Diane McMullan, Secretary  
Planning Board

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