
**Town of Groveland
Planning Board Minutes
4955 Aten Rd.
Groveland, NY 14462
Monday, August 28, 2023**

Members Present:
Fred Ingalls Jr.
Roxanne Adamson
Barbara Dantz
Charles Keenan

Excused:
Randy Clymo
Evelyn James

Code Officer:
Ron Maxwell
Others:
Lance Teitsworth
Timothy Paul
Charlie Corio
Joe Bucci Jr
Steve Army
Todd Ewell

1. Call to Order

Chair Charles Keenan opened the regular Planning Board meeting at 7:35 PM. There was a quorum.

2. Review of July 24, 2023, Unapproved Minutes:

Secretary Trista Tozier stated that the minutes were not updated and the board had received the minutes from the June meeting to review, she informed the board she will update the minutes for their review and approval for the next meeting.

3. Public Hearing: American Rock Salt Site Plan Modification,

Charles Keenan invited all representatives to explain what they are looking to do if the site plan is approved. They explained that they are mainly looking to update everything for safety reasons, manage storm water, and expand storage.

Roxanne Adamson asked where the new pad would be. They explained that the footprint itself is not changing, they will just be moving the conveyer belt (not seen from road) 15 feet to the east.

Barbara Dantz asked about the western road expansion, the AMR representatives explained that they will be widening existing roads to better handle truck traffic and maintenance and access to the rail tracks.

Charles Keenan asked about inspections, AMR representatives stated that they do nondestructive testing on all points of the structures.

Barbara Dantz made a motion to close the American Rock Salt Site Plan Modification public hearing at 7:56 PM.

Fred Ingalls Jr. seconded the motion.

AYES in favor: Fred Ingalls Jr., Barbara Dantz, Roxanne Adamson, and Charles Keenan

Opposed: None

Abstained: None

MOTION CARRIED

County Planning considered this project “local option.” The necessary notifications to nearby farms and the Livingston County News have been completed. The County Highway and Water Authority have also been notified.

SEQR short form was not required per DEC.

Roxanne Adamson made the SEQR motion for negative declaration. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Barbara Dantz seconded the Motion.

AYES in favor: Fred Ingalls Jr., Barbara Dantz, Roxanne Adamson, and Charles Keenan

Opposed: None

Abstained: None

MOTION CARRIED

Charles Keenan asked members to consider a final approval motion.

Fred Ingalls Jr. moved to approve the American Rock Salt Site Plan Modification.

Roxanne Adamson seconded the Motion.

AYES in favor: Fred Ingalls Jr., Barbara Dantz, Roxanne Adamson, and Charles Keenan

Opposed: None

Abstained: None

MOTION CARRIED

4. Liberty Balloon LLC,

Lance Teitsworth representing Liberty Balloon LLC explained what he is proposing. He is looking to subdivide property from property with existing homes. Explained that it will be used year round.

CEO Maxwell explained that he will need to be shown how it will meet building code. Also explained that the board can issue conditional use permit for the commercial use.

Motion by Barbara Dantz to approve conceptual approval for a 2 lot subdivision seconded by Fred Ingalls Jr. Public Hearing set for September 25, 2023.

AYES in favor: Fred Ingalls Jr., Barbara Dantz, Roxanne Adamson, and Charles Keenan

Opposed: None

Abstained: None

MOTION CARRIED

5. CEO Report

CEO Maxwell stated he has a court date in September for Jim Love, and a meeting with DEC and Mark Hamby in December.

All individuals who have received complaints have been making progress. Some have been closed out.

There are 4 houses on the lake that will be torn down and rebuilds going up.

6. Other Business

None.

7. Adjournment

There was no other business or announcements. Chair Charles Keenan called for adjournment. Fred Ingalls Jr. made the motion to adjourn the meeting at 8:53 PM.

Barbara Dantz seconded the motion.

AYES in favor: Fred Ingalls Jr., Barbara Dantz, Roxanne Adamson, and Charles Keenan

Opposed: None

Abstained: None

MOTION CARRIED

Submitted by,

Trista A Tozier
Planning Board Secretary