

**TOWN OF GROTON PLANNING BOARD**  
**Minutes of Regular Meeting - Thursday, 20 December 2007 - 7:30 PM**  
**Town Hall – 101 Conger Boulevard – Groton, NY**

**Members, Groton Planning Board** (\*Absent)

Barbara Clark, Chairperson  
Monica Carey  
Mark Baxendell  
Mary K. Gloster  
Janice Haines  
Edward Neuhauser

**Others Present**

Joan Fitch, Recording Secretary  
Gary Coats, Code Enforcement Officer

**Applicants & Public in Attendance**

Doug & Mary Newman, Applicants; Ronald Greschler, Applicant; Rachel Newman; Town Councilmen Ellard Sovocool & Sheldon Clark.

**At 7:30 p.m., Chairperson Barbara Clark called to order the Regular Meeting  
of the Town of Groton Planning Board.**

**NEW BUSINESS**

**Ronald Greschler, Applicant/Reputed Owner – 266 McLean Road – TM #39.-1-25.17 – Preliminary Site Plan for Proposed Motor Vehicle Sales**

Chair Clark recognized the applicant who explained that he would like to use the subject property for “car dealership offices.” It would be a “hobby” and he would use the internet for sales. He stated that he believed this would be “temporary” as the property (presently vacant) is for sale. He lives in Moravia. There would be no vehicle repairs and he would like to display two vehicles for sale; he needs to see at least five in one year to maintain his dealership registration. The only sign would be the NYS sign indicating him as a registered motor vehicles sales business. He would designate a room in the vacant house for use as a sales office.

As requested by Chair Clark, the Board Secretary read aloud Part II of the Short Environmental Assessment Form (SEQR). Negative responses were obtained to all questions.

**A motion was then made by Member Monica Carey that the action, based on the information submitted, will not cause any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Janice Haines, with the vote recorded as follows:**

<b>Ayes:</b>	<b>Chair Clark</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Baxendell</b>		
	<b>Member Carey</b>		
	<b>Member Gloster</b>		
	<b>Member Haines</b>		
	<b>Member Neuhauser</b>		

**Motion carried.**

**This becomes Action #37 of 2007.**

With no further discussion, a motion was made by Member Carey to accept the Preliminary Site Plan for the proposed motor vehicle sales with a maximum of two saleable vehicles as shown on the Site Plan, and set a Public Hearing on the Final Site Plan for 17 January 2008 at 7:30 p.m. The motion was seconded by Member Janice Haines, with the vote recorded as follows:

Ayes: Chair Clark  
Member Baxendell  
Member Carey  
Member Gloster  
Member Haines  
Member Neuhauser  
Nays: None

Motion carried.

This becomes Action #38 of 2007.

**Doug & Mary Newman, Applicants/Reputed Owners – 808 Clark Street Ext. – TM #s 17.-1-30.2 & 31.2 – Boundary Line Change**

Chair Clark recognized the applicants who explained that they would like to combine the two subject parcels, consisting of 92.14± acres and 18.52± acres, into one single parcel of approximately 110.66 acres.

Chair Clark then acknowledged that “under 6 NYCRR Part 617.5(c)(10), (12) or (13) of the State Environmental Quality Review Law, the proposed action is a Type II action and is determined not to have a significant impact on the environment, or is otherwise precluded from environmental review under the Environmental Conservation Law, Article 8.”

A motion was then made by Member Mary Gloster to approve the Boundary Line Change, as requested. The motion was seconded by Member Carey, with the vote recorded as follows:

Ayes: Chair Clark  
Member Baxendell  
Member Carey  
Member Gloster  
Member Haines  
Member Neuhauser  
Nays: None

Motion carried.

This becomes Action #39 of 2007.

**APPROVAL OF MINUTES – 15 NOVEMBER 2007**

A motion was made by Member Carey to approve the Minutes of the 15 November 2007 Town of Groton Planning Board meeting, as submitted. The motion was seconded by Member Ed Neuhauser, with the vote recorded as follows:

Ayes: Chair Clark  
Member Baxendell  
Member Carey  
Member Gloster  
Member Haines  
Member Neuhauser  
Nays: None

Motion carried.

This becomes Action #40 of 2007.

**OTHER BUSINESS**

- Chair Clark and the Board talked about potential candidates for the vacancy on the Planning Board.
- CEO Coats stated that there was a new Deputy Clerk, Debbie Lane.
- It was suggested that the Planning Board consider moving its meeting to 7 PM starting in January 2008; however, due to job commitments, it was decided to leave the meeting at its normal 7:30 p.m. start time.

**ADJOURNMENT**

At 8:07 p.m., a motion was made by Member Haines to adjourn the meeting. The motion was seconded by Member Gloster, with all members present voting in favor.

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Joan E. Fitch, Board Secretary

Emailed to Town Clerk, Town Attorney, CEO Coats, Chair Clark  
& Board Members Baxendell, Gloster, Carey, & Neuhauser on 12/10/08.  
Originals mailed w/tape.