

**TOWN OF GROTON PLANNING BOARD**  
**Minutes of Regular Meeting - Thursday, 19 January 2012 - 7:30 PM**  
**Town Hall Court Room – 101 Conger Boulevard – Groton, NY**

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

Edward Neuhauser, Chairperson  
Monica Carey, Vice Chair  
Barbara Clark  
Mark Baxendell  
Mary K. Gloster  
John Morey  
Bret Wyllie

**Others Present**

\*Gary Coats, Town CEO  
Joan Fitch, Recording Secretary

**Applicants & Public in Attendance**

Pete Yunger, Applicant; Stephen Haines, Applicant; Lady Who Came w/Stephen Haines; Town Supervisor Glenn Morey, Town Councilman Sheldon Clark.

<b>REGULAR MEETING</b>
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**ORGANIZATIONAL MATTERS FOR 2012**

**Selection of Board Chair**

A motion was made by Member Barbara Clark to select Edwin Neuhauser as Town of Groton Planning Board Chairman for 2012. The motion was seconded by Member Mark Baxendell, with the vote recorded as follows:

<b>Ayes:</b>	<b>Chairman Neuhauser</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Baxendell</b>		
	<b>Member Carey</b>		
	<b>Member Clark</b>		
	<b>Member Gloster</b>		
	<b>Member Morey</b>		
	<b>Member Wyllie</b>		

Motion carried.

**This becomes Action #1 of 2012.**

**Selection of Board Vice-Chair**

A motion was made by Member Baxendell to select Member Monica Carey as Town of Groton Planning Board Vice Chair for 2012. The motion was seconded by Chairman Neuhauser, with the vote recorded as follows:

<b>Ayes:</b>	<b>Chairman Neuhauser</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Baxendell</b>		
	<b>Member Carey</b>		
	<b>Member Clark</b>		
	<b>Member Gloster</b>		
	<b>Member Morey</b>		
	<b>Member Wyllie</b>		

Motion carried.

**This becomes Action #2 of 2012.**

**Selection of Meeting Day/Time**

**A motion was made by Member Clark to set the Town of Groton Planning Board meetings for the third Thursday of each month at 7:30 p.m., as needed. The motion was seconded by Member Mary Gloster, with the vote recorded as follows:**

**Ayes: Chairman Neuhauser      Nays:    None**  
**Member Baxendell**  
**Member Carey**  
**Member Clark**  
**Member Gloster**  
**Member Morey**  
**Member Wyllie**

**Motion carried.**

**This becomes Action #3 of 2012.**

**APPROVAL OF MINUTES – 15 DECEMBER 2011**

**A motion was made by Member Carey to approve the Minutes of the 15 December 2011 Planning Board meeting, as submitted. The motion was seconded by Member John Morey, with the vote recorded as follows:**

**Ayes: Chairman Neuhauser      Nays:    None**  
**Member Baxendell**  
**Member Carey**  
**Member Clark**  
**Member Gloster**  
**Member Morey**  
**Member Wyllie**

**Motion carried.**

**This becomes Action #4 of 2012.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

**Stephen Haines, Applicant/Reputed Owner – 176 McLean Road – TM #s 39.-1-19 & 20.2 – Boundary Line Change**

(It is noted for the record that Board Member John Morey recused himself from this application as he is related to the applicant).

Chairman Neuhauser recognized Steve Haines who explained to those present that he had purchased the 4± acre parcel next door to him and he simply wanted to combine it with his primary parcel into one tax map number, all as shown on the sketch accompanying the application. He further stated that he wants the newly purchased land put into the Ag District.

With no further questions from the Board, **a motion was made by Member Carey that for the purpose of the State Environmental Quality Review concerning this application, the Town of**

**Groton Planning Board hereby declares itself as Lead Agency. The motion was seconded by Member Bret Wyllie, with the vote recorded as follows:**

**Ayes: Chairman Neuhauser      Nays:      None**  
**Member Baxendell**  
**Member Carey**  
**Member Clark**  
**Member Gloster**  
**Member Wyllie                      Recused: Member Morey**

**Motion carried.**

**This becomes Action #5 of 2012.**

At the request of Chairman Neuhauser, the Board Secretary read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. **A motion was then made by Member Carey that, based on the information and analysis of the SEQR concerning this application, the Town of Groton Planning Board has determined that the proposed action will not result in any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Baxendell, with the vote recorded as follows:**

**Ayes: Chairman Neuhauser      Nays:      None**  
**Member Baxendell**  
**Member Carey**  
**Member Clark**  
**Member Gloster**  
**Member Wyllie                      Recused: Member Morey**

**Motion carried.**

**This becomes Action #6 of 2012.**

**With no further discussion, a motion was made by Member Carey to approve the Boundary Line Change as requested. The motion was seconded by Member Wyllie, with the vote recorded as follows:**

**Ayes: Chairman Neuhauser      Nays:      None**  
**Member Baxendell**  
**Member Carey**  
**Member Clark**  
**Member Gloster**  
**Member Wyllie                      Recused: Member Morey**

**Motion carried.**

**This becomes Action #7 of 2012.**

**Pete Yunger, Applicant/Reputed Owner - 71 Sharpsteen Road - TM #s 35.-1-24.212 & 213 - Boundary Line**

Chairman Neuhauser recognized the applicant who explained to the Board that he owned both of these adjoining tax map parcels and would like to consolidate them (13.13 A. plus 1.55 A.) into one parcel containing 14.68± acres, as shown on the maps accompanying the application.

With no further questions from the Board, **a motion was made by Member Morey that for the purpose of the State Environmental Quality Review concerning this application, the Town of**

Groton Planning Board hereby declares itself as Lead Agency. The motion was seconded by Member Wyllie, with the vote recorded as follows:

Ayes: Chairman Neuhauser  
Member Baxendell  
Member Carey  
Member Clark  
Member Gloster  
Member Morey  
Member Wyllie  
Nays: None

Motion carried.

This becomes Action #8 of 2012.

At the request of Chairman Neuhauser, the Board Secretary read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. A motion was then made by Member Clark that, based on the information and analysis of the SEQR concerning this application, the Town of Groton Planning Board has determined that the proposed action will not result in any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Gloster, with the vote recorded as follows:

Ayes: Chairman Neuhauser  
Member Baxendell  
Member Carey  
Member Clark  
Member Gloster  
Member Morey  
Member Wyllie  
Nays: None

Motion carried.

This becomes Action #9 of 2012.

With no further discussion, a motion was made by Member Clark to approve the Boundary Line Change as requested. The motion was seconded by Member Gloster, with the vote recorded as follows:

Ayes: Chairman Neuhauser  
Member Baxendell  
Member Carey  
Member Clark  
Member Gloster  
Member Morey  
Member Wyllie  
Nays: None

Motion carried.

This becomes Action #10 of 2012.

**OTHER BUSINESS**

- **John Beck** – Supervisor Glenn Morey reported that the Court had ruled in the Town’s favor and the non-conforming signage had to be removed by the 28<sup>th</sup> of this month; they should be gone by the Planning Board’s February meeting.
- **Hydrofracturing** – Supervisor Morey reported on this subject from the Town’s point of view. Town Board members have attended other meetings regarding this method of extracting

natural gas. Board will have speakers at their meeting; they need all the info they can obtain to make a correct decision for the Town. They will also be working on a road preservation law.

**ADJOURNMENT**

At 8:05 p.m., a motion was made by Member Carey to adjourn the meeting. The motion was seconded by Member Baxendell, with all members present voting in favor.



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Joan E. Fitch, Board Secretary

Emailed to Town/Deputy Clerks, CEO Coats,  
Chair Neuhauser & Board Members on 1/27/12.