

TOWN OF GROTON PLANNING BOARD
Minutes of Public Hearing & Regular Meeting
Thursday, 16 February 2006 - 7:30 PM
Town Hall – 101 Conger Boulevard – Groton, NY

Members, Groton Planning Board

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

(*Absent)

Others Present

Joan Fitch, Recording Secretary
Gary Coats, Town CEO
Glenn Morey, Town Supervisor

Applicants & Public in Attendance

Thomas & Karel Jackson, Applicants; Donald Nichol, Applicant; Jim Marland, Applicant; Heather Nichol, Mike O'Hara, Sheldon Leonard, John Fitch.

PUBLIC HEARING

Donald Kirby Nichol, Applicant/RO – 589 Salt Road – TM #27.-1-13 – Site Plan Review – Proposed Woodworking Shop in Home

Chairperson Monica Carey opened the Public Hearing at 7:30 PM. Board Secretary Fitch read aloud the Legal Notice as published. Proof of Publication has been placed on file for the record.

Chair Carey recognized the applicant who explained that he was seeking Site Plan Approval to open a small woodworking business in his home. Mr. Nichol brought samples of his product, custom-made cutting boards (and chess boards) of an extremely high quality. He stated that there would be no showroom, retail sales, or employees. Noise would be inside the shop. His product line would be sold over the Internet or through distributors; the website will be up soon. Mr. Nichol personally purchased raw materials locally for these boards in small quantities and brought it back, so there would be no lumber deliveries; the wood was stored within his shop. Orders were received online, filled, and shipped. There would be no increase in traffic in the area, except for perhaps a weekly UPS truck to pick up orders for shipping, if needed. He stated that he had received his tax ID number.

Mrs. Nichol stated that she hoped in the future they could manufacture countertops and islands.

When asked by Chair Carey if there were any comments regarding this proposed business, Karel Jackson remarked that the boards were “beautiful.” Everyone present agreed. Jim Marland stated that he was in support of approving the Site Plan as requested.

With everyone being heard who wished to be heard, Chairperson Carey closed the Public Hearing at 7:38 p.m.

OLD BUSINESS

Donald Kirby Nichol, Applicant/RO - 589 Salt Road - TM #27.-1-13 - Site Plan Review - Proposed Woodworking Shop in Home

With no further comments or questions, a motion was made by Member Janice Haines to approve the Site Plan, as requested. The motion was seconded by Member Brad Albro, with the vote recorded as follows:

Ayes: Member Albro	Nays: None
Member Clark	
Member Gloster	Absent: Member Baxendell
Member Haines	
Member Neuhauser	

Motion carried.

This becomes Action #7 of 2006.

NEW BUSINESS

James Marland, Applicant/Daniel J. Carey, RO - 935 South Main Street - TM #31.-1-17 - Site Plan Review - Proposed Woodworking Shop

Chair Carey recognized the applicant who explained that after about a year of searching, he found a suitable place to rent for a proposed woodworking shop, where he would makes furniture, decorative boxes, and do some turnings. Samples and photos were displayed for those present to review. Mr. Marland stated that he had been a woodworker/furniture maker for about 35 years.

The proposed site, owned by Dan Carey, is an existing farmhouse in "rough shape" which the applicant would covert into a woodworking shop; no space would be utilized for living purposes. The shop, containing 1500 square feet plus a small loft, would not be open to the public, as he sells through contacts made over the years. He also will be marketing his products at the Ithaca Farmers' Market and in some other retail stores. Wood would be stored inside on an as-needed basis. There would be no employees, and no flammables would be onsite.

At the conclusion of the discussion, Chair Carey 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 made by Member Albro to give Preliminary Approval of the Site Plan, as requested. The motion was seconded by Member Mary Gloster, with the vote recorded as follows:

Ayes: Member Albro	Nays: None
Member Clark	
Member Gloster	Absent: Member Baxendell
Member Haines	
Member Neuhauser	

Motion carried.

This becomes Action #8 of 2006.

Chair Carey advised the applicant that the Board would be scheduling a Public Hearing on his application for the March 16th meeting. Mr. Marland commented that he needed to get his shop up and running as soon as possible, and a few of the rooms were presently usable; he asked if the Board could call a special meeting to speed up the process. He needed to order inventory and have some work completed for the April 1st opening of the Farmers' Market. He stated that the electrical has

been inspected. Chair Carey stated that it was a plus that there were no closeby neighbors, and asked the Board members how they felt about giving him permission to go ahead with his plans, contingent upon the outcome of a public hearing. CEO Coats asked the applicant "if there was tremendous public outpour about this," would he be "willing to pack up and go" if the Board heard a lot of opposition? Mr. Marland stated he would not have any choice at that point. Member Gloster felt this was a reasonable solution to the problem. The other Board members agreed.

With no further discussion, a motion was then made by Member Gloster to approve the Site Plan, as requested, pending the outcome of a Public Hearing set for 16 March 2006 at 7:30 p.m. The motion was seconded by Member Ed Neuhauser, with the vote recorded as follows:

Ayes: Member Albro	Nays: None
Member Clark	
Member Gloster	Absent: Member Baxendell
Member Haines	
Member Neuhauser	

Motion carried.

This becomes Action #6 of 2006.

Thomas & Karel Jackson, Applicants/ROs - 118 Wood Road - TM #s 28.-1-29.3, 29.4 & 29.6 - Minor Subdivsion & Boundary Line Change

Chair Carey recognized Gary Coats, Town of Groton Code Enforcement Officer, who explained that the applicants were seeking approval to divide their existing house lot (4.30± A. which contains their home and an ECHO housing unit for Mrs. Jackson's mother), into two parcels, one containing the applicants' home, etc., and the other to contain the ECHO housing unit. They also wanted to eliminate the back line of the 4.30± A. parcel, adding a portion of the 5.377± A. lot to each of the newly subdivided lots. The remainder of this 5.377± acre lot (3± A.), will go to their son, Lamont; perhaps a flag lot as CEO Coats sketched on an easel sheet.

The Jacksons had been granted a variance the previous evening by the Town of Groton Zoning Board of Appeals for a lot with road frontage less than allowed which would result from subdividing the 4.30± acre parcel (reference is made to the ZBA Minutes of 2/15/06 for details).

During CEO Coats' explanation of what was being requested, it was brought to the Board's attention that if the requested minor subdivision and boundary line change was to be, it would leave TM #28.-1-29.4 a totally landlocked parcel of land. Options were discussed, such as receiving an easement or ROW from the Jackson's son, Randy, who owned an adjacent parcel, or not adjusting the boundary line on the "ECHO housing lot." Creating a landlocked parcel of land is not allowed in the Code. Mrs. Jackson was concerned about having another survey done. She stated they just wanted to divide off the 3± A. lot from the 5.377± A. lot and let their son, Lamont, do his "own flag lot deal." Perhaps Lamont and Randy could get together on the proposed flag lot and make a Purchase Agreement for a 20' strip off Randy's property for access to Lamont's to-be lot off Elm Street. Lamont plans to build a home on his to-be lot this summer, according to his mother. The Board advised that there should be an application submitted for the proposed flag lot.

At the end of this extensive discussion, a motion was made by Member Gloster to postpone any action on this application until the 16 March 2006 meeting. The motion was seconded by Member Haines, with the vote recorded as follows:

Ayes: Member Albro	Nays: None
Member Clark	
Member Gloster	Absent: Member Baxendell
Member Haines	
Member Neuhauser	

Motion carried.

This becomes Action #6 of 2006.

APPROVAL OF MINUTES

A motion was made by Member Clark to approve the 10 January 2006 Minutes, as submitted. The motion was seconded by Member Neuhauser, with the vote recorded as follows:

Ayes: Member Albro	Nays: None
Member Clark	
Member Gloster	Absent: Member Baxendell
Member Haines	
Member Neuhauser	

Motion carried.

This becomes Action #11 of 2006.

OTHER BUSINESS

- CEO Coats reported that there will be a boundary line change on Sovocool Hill coming before the Board next month.

ADJOURNMENT

At 8:53 p.m., a motion was made by Member Albro to adjourn the meeting. The motion was seconded by Member Gloster, with all members present voting in favor.

Joan E. Fitch, Board Secretary

Emailed to Town Clerk, Chair Carey &
Board Members Gloster, Clark, & Neuhauser on 3/3/06.
Originals mailed w/tape.