

TOWN OF GROTON PLANNING BOARD
Minutes of Regular Meeting - Thursday, 19 April 2007 - 7:30 PM
Town Hall – 101 Conger Boulevard – Groton, NY

Members, Groton Planning Board

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

(*Absent)

Others Present

Joan Fitch, Recording Secretary
Victoria Monty, Town Attorney

Applicants & Public in Attendance

Nicholas Brown & Lynnea Minor, Applicants; Town Board Member Rick Gamel.

Chairperson Barbara Clark called the meeting to order at 7:30 p.m.

OLD BUSINESS

None

NEW BUSINESS

Nicholas Brown & Lynnea Minor, Applicants/Reputed Owners – 221 Groton City Road – TM #s 18.-1-35.1, 33.1, and 34.0 – Boundary Line Change

Chairperson Barbara Clark recognized the applicants who explained that they own these three tax map parcels and would like to combine them to make one complete parcel containing .75± acre of land. CEO Coats explained that a Building Permit for an accessory building had been requested for one of the parcels. The permit was denied because (1) there was no primary structure on the parcel, (2) the proposed building (on 35.1) would not have met the Town's setback requirements and (3) the minimum lot size was too small. The easiest way to resolve the problem was to combine the three small parcels to make approximately .75 of an acre.

Chair Clark 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.”

With no further discussion, **a motion was made by Member Ed Neuhauser to accept the application and approve the Boundary Line Change as requested, with the three parcels to be combined into one by deed description. The motion was seconded by Member Monica Carey, with the vote recorded as follows:**

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

Motion carried.

This becomes Action #13 of 2007.

APPROVAL OF MINUTES – 15 MARCH 2007

A motion was made by Member Mary Gloster to approve the Minutes of the 15 March 2007 Town of Groton Planning Board meeting, as submitted. The motion was seconded by Member Janice Haines, with the vote recorded as follows:

Ayes: Chair Clark Member Carey Member Albro Member Baxendell Member Gloster Member Haines Member Neuhauser	Nays: None
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Motion carried.

This becomes Action #14 of 2007.

OTHER MATTERS

Code Enforcement Officer’s Report

- o CEO Gary Coats advised the Board that the Bernhardt(?) property would be on next month’s agenda.
- o The Bob Eckart home has received a Building Permit.
- o Citing many junk vehicles.
- o Nothing has occurred with regard to the proposed cell tower; file has been dead-filed.
- o Proposed drive-thru coffee shop has received a building permit, but nothing else has happened to date.

ADJOURNMENT

At 8:22 p.m., a motion was made by Member Carey to adjourn the meeting. The motion was seconded by Member Haines, with all members present voting in favor.

Joan E. Fitch, Board Secretary

Emailed to Town Clerk, Town Attorney, Chair Clark &
Board Members Albro, Gloster, Carey, & Neuhauser on 4/26/07.
Originals mailed w/tape.