

TOWN OF GROTON PLANNING BOARD
Minutes of Regular Meeting - Thursday, 18 May 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

Applicants & Public in Attendance

Robert Russell, Applicant; Cecil Twigg, Applicant; Alberto Maccou, Applicant; Michael Zhe, Applicant; Aaron White, Velma Twigg.

Chairperson Monica Carey opened the Regular Meeting at 7:30 p.m.

OLD BUSINESS

Alberto Maccou, Applicant/RO – Lick Street – TM #16.-1-18.12 – Minor Subdivision of Land

(Note: This application was presented at the 20 April 2006 Planning Board meeting by Attorney James Henry who was representing the applicant. At that time, after an extensive discussion, the Board postponed any action on the Minor Subdivision until this meeting as the application was not complete. Reference is made to those Minutes for details).

Chair Carey recognized Mr. Maccou who explained that he had revised his application since the last meeting, and now was seeking approval for a three-lot subdivision of his 4.5± acre parcel, two lots facing Lick Street, and one flag lot of 2.3 ± acres at the rear, as shown on the sketch accompanying the application. The “pole” of the flag lot was shown as 25 feet in width. Road frontages for the lot were discussed; accurate measurements would be provided on the official survey, Mr. Maccou stated. CEO Gary Coats advised the applicant that there could be no buildings located within the “pole.”

Chair Carey stated that at the last Planning Board meeting, Randy Morey, the adjacent landowner, stated he was concerned about drainage in the area. Mr. Maccou explained that there was an existing tile there when he purchased the property which was plugged, and he replaced it. The tile then became plugged once again, and when this is unplugged, it will take care of the problem. CEO Coats then stated that Mr. Morey was also concerned that the first application had four lots, etc. This has now been remedied by the revised application.

With no further 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 Barbara Clark approve the Minor Subdivision of land, as requested, contingent upon submittal of the required subdivision maps. The motion was seconded by Member Janice Haines, with the vote recorded as follows:

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

Motion carried.

This becomes Action #32 of 2006.

Carol & Michael Zhe, Applicants/ROs – Bossard Road – TM #15.-1-43.4 & 43.5 – Boundary Line Change

Chair Carey recognized Mr. Zhe who apologized for not being present at the April meeting. He then explained that he was seeking a Boundary Line Change to combine the two tax map parcels he owns into one parcel, as shown on a portion of the tax map accompanying the application; TM #15.-1-43.4, containing 12.69± acres, and TM #15.-1-43.5, containing 12.82± acres, would be combined to make a 25.5± acre parcel.

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

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

Motion carried.

This becomes Action #33 of 2006.

NEW BUSINESS

Cecil Twigg, Applicant/RO – 615 West Groton Road – TM #23.-1-09 & 26 – Boundary Line Change

Chair Carey recognized Mr. Twigg who explained that he was seeking a Boundary Line Change to combine the two tax map parcels he owns into one parcel, as shown on a portion of the tax map accompanying the application; TM #23.-1-09, containing 42± acres, and TM #23.-1-26, containing 19.26± acres, would be combined to make a 59.26± acre parcel.

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

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

Motion carried.

This becomes Action #34 of 2006.

Robert L. Russell, Jr., Applicant/RO – 930 Peru Road – TM #36.-1-24.4 – Site Plan Review for Proposed Bait Shop

Chair Carey recognized Mr. Russell who explained that Aaron White would like to open a Live Bait Shop in the existing building on his property, as shown on the rough sketch accompanying the application. Mr. Russell stated that the license for the bait shop had been received, and all the equipment purchased; there was also a sign there. The building was quite a ways off the road, with a large driveway and a turnaround. CEO Coats advised Mr. Russell and Mr. White to check with him regarding signage.

Chairperson Carey advised that the application had already been forwarded to the Tompkins County Department of Planning (no response had been received at this time), and a Public Hearing would be required. CEO Coats explained the public hearing process, and that a Special Permit for the bait shop would be issued only he had completed a Fire Safety Inspection.

Chair Carey asked the Board Secretary to read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. Therefore, a motion was made by Member Clark 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 Neuhauser, with the vote recorded as follows:

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

Motion carried.

This becomes Action #36 of 2006.

Chair Carey advised the applicant that a Public Hearing needed to be held. Member Baxendell stated that the Board would like to have a detailed, to-scale Sketch Plan by then with all dimensions and measurements shown, as required on the checklist. CEO Coats stated he would ascertain this information.

A motion was then made by Member Gloster to set the Public Hearing for the proposed Bait Shop for 15 June 2006 at 7:30 p.m. The motion was seconded by Member Neuhauser, with the vote recorded as follows:

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

Motion carried.

This becomes Action #37 of 2006.

A motion was then made by Member Haines to approve the Preliminary Site Plan to open the proposed Bait Shop. The motion was seconded by Member Clark, with the vote recorded as follows:

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

Motion carried.

This becomes Action #38 of 2006.

APPROVAL OF MINUTES – 20 APRIL 2006

A motion was made by Member Clark to approve the 20 April 2006 Minutes, as submitted. The motion was seconded by Member Neuhauser, with the vote recorded as follows:

Ayes:	Chair Carey	Nays:	None
	Member Baxendell		
	Member Clark		

Member Gloster
Member Haines
Member Neuhauser

Absent: Member Albro

Motion carried.

This becomes Action #39 of 2006.

OTHER BUSINESS

Code Enforcement Officer Coats reported that:

- He has at least two applications for the June meeting.
- He is very impressed with the Elm Tree Inn; building across from Elm Tree Inn is being worked on.
- He is presently performing Life Safety Inspections.
- He was in school last week in Syracuse for his annual required training (3 days).

ADJOURNMENT

At 8:10 p.m., a motion was made by Member Gloster to adjourn the meeting. The motion was seconded by Member Neuhauser, with all members present voting in favor.

Joan E. Fitch, Board Secretary

Emailed to Town Clerk, Chair Carey &
Board Members Gloster, Clark, & Neuhauser on 6/7/06.
Originals mailed w/tape.