

**TOWN OF GROTON PLANNING BOARD**  
**Minutes of Regular Meeting - Thursday, 21 June 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  
Gary Coats, Town CEO

**Applicants & Public in Attendance**

Robert Walpole for LuAnn Hora Estate, Applicant; Patrick DeLucia, Applicant; Charles Volbrecht III, Applicant; Peter Carr, Applicant; Attorney Jim Henry, Town Supervisor Glenn Morey.

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

**OLD BUSINESS**

None.

**NEW BUSINESS**

**LuAnn Hora Estate, Applicant/Reputed Owner – 431 Cobb Street – TM #33.-1-3.2 – Rural Subdivision**

Chairperson Barbara Clark recognized Bob Walpole, representing the applicant who was seeking approval for a three-lot Rural Subdivision from this 63.81± acre parcel as shown on a copy of the tax map accompanying the application. Lot 2, he stated, will eventually be combined with Lot 1 within the Hora family. All lots exceed five acres and meet the subdivision regulations. Lot 3 will be sold.

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 approve the Rural Subdivision as requested, and waive the Public Hearing. The motion was seconded by Member Brad Albro, with the vote recorded as follows:**

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

**Motion carried.**

**This becomes Action #15 of 2007.**

**Peter Carr, Applicant/Reputed Owner – 497 Clark Street Ext. – TM #20.-1-1.1 – Boundary Line Change**

Chairperson Barbara Clark recognized the applicant who was seeking a Boundary Line Change as he had purchased about one acre of land from his neighbor (TM #20.-1-1.2) and wants to attach it to his property, as shown on the sketch accompanying the application.

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

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

**Motion carried.**

**This becomes Action #16 of 2007.**

**Charles F. Volbecht III, Applicant/Shawn Jensen, Reputed Owner – 205 Chipman Corners Road – TM #16.-1-9.2 – Proposed Motor Vehicle Repair Shop**

Chairperson Barbara Clark recognized the applicant who explained that he wanted to re-open his motor vehicle repair shop in the existing 80 ft. by 40 ft. building which has been closed for a “long time.” The Board reviewed the applicant’s last permit, issued 12/31/99, which contained conditions: No Sunday hours; Open 7 a.m. to 7 p.m. weekdays, and from 8 a.m. to 3 p.m. on Saturdays; no more than five customer cars; and no junk cars.

Mr. Volbrecht affirmed that he has had no problem with any junk vehicles in the past, and he was okay with the same conditions as before. Chair Clark noted that the Planning Board has not heard from the Tompkins County Department of Planning who will also review the application; a response is expected.

With no further discussion, **a motion was made by Member Albro to accept the Preliminary Site Plan for the proposed Motor Vehicle Repair Shop, and set a public hearing for 19 July 2007 at 7:30 p.m. The motion was seconded by Member Neuhauser, with the vote recorded as follows:**

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

**Motion carried.**

**This becomes Action #17 of 2007.**

**Patrick J. & Denise DeLucia, Applicants/Reputed Owners – 960 Sovocool Hill Road – TM #s 25.-1-39.1 & 37 – Boundary Line Change**

Chairperson Barbara Clark recognized Attorney Jim Henry, representing the applicants who were acquiring a small .06± A. parcel from TM #25.-1-39.1 to add to their parcel to eliminate the encroachment of their driveway on the adjacent parcel, as shown on the “Preliminary” survey map accompanying the application.

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 Neuhauser, with the vote recorded as follows:**

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

**Motion carried.**

**This becomes Action #18 of 2007.**

**APPROVAL OF MINUTES – 19 APRIL 2007**

**A motion was made by Member Carey to approve the Minutes of the 19 April 2007 Town of Groton Planning Board meeting, as submitted. The motion was seconded by Member Baxendell, with the vote recorded as follows:**

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

**Motion carried.**

**This becomes Action #19 of 2007.**

**OTHER MATTERS**

- o Supervisor Glenn Morey reported that a draft of the new Code map will be ready soon for public comment.
- o Chair Clark asked the Board members if they had received a copy of the letter from the Tompkins Co. Department of Planning regarding the draft of the Comprehensive Plan. Those members present stated they had not received a copy; Member Baxendell agreed to contact the County and request copies for the Board members.
- o Chair Clark noted the planning and zoning summer schools that are offered out-of-town. She stated that she hasn't heard anything from ZBA Member Tom Tylutki regarding the scheduling of any in-house continuing ed as previously discussed.
- o CEO Coats reported that there will be more items on next month's agenda. He also introduced an intern who will be assisting him this summer.

**ADJOURNMENT**

At 8 p.m., a motion was made by Member Albro 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 Clerk, Town Attorney, Chair Clark &  
Board Members Albro, Gloster, Carey, & Neuhauser on 7/9/07.  
Originals mailed w/tape.