

**TOWN OF GROTON PLANNING BOARD**  
**Minutes of Regular Meeting - Thursday, 16 August 2007 - 7:30 PM**  
**Town Hall – 101 Conger Boulevard – Groton, NY**

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

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

**Others Present**

Joan Fitch, Recording Secretary  
Gary Coats, Town CEO

**Applicants & Public in Attendance**

Sam Rose, Applicant; Jay & Carol Engles & Malcolm & Eleanor Hunter, Applicants; Town Councilman Rick Gamel.

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

**NEW BUSINESS**

**Samuel C. Rose, Applicant/Reputed Owner – Chipman Corners Road – TM #16.-1-32.42 – Proposed Cemetery**

Chairperson Clark recognized the applicant who distributed a map to four Board members. Mr. Rose stated he was seeking a Special Permit for a not-for-profit public cemetery, and also that he had been in touch with Michael Seelman, NYS Director of Cemeteries, who had been very helpful, and had suggested that Mr. Rose contact this Board. As a part of donating this 1.085 A. parcel to the cemetery, the Rose family could keep some lots for his own family; the applicant stated that the subject parcel would accommodate 850± gravesites which would all comply with State and Federal regulations. A tax-exempt corporation will be formed (501C3). CEO Gary Coats advised that the applicant could “go ahead without a subdivision, as it’s one lot out of his property.”

**A motion was then made by Member Monica Carey to set a Public Hearing on the proposed not-for-profit public cemetery for 7:30 p.m. on 20 September 2007 The motion was seconded by Member Mark Baxendell, with the vote recorded as follows:**

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

**Motion carried.**

**This becomes Action #26 of 2007.**

**A motion was then made by Member Ed Neuhauser to forward the application to the Tompkins County Department of Planning for their review. The motion was seconded by Member Janice Haines, with the vote recorded as follows:**

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

**Motion carried.**

**This becomes Action #27 of 2007.**

**Jay & Carol Engels, Malcolm & Eleanor Hunter, Applicants/Reputed Owners – 522 & 554 Scofield Road – TM #34.-1-3.22 – Subdivision of Land**

Chairperson Barbara Clark recognized Carol Engels who stated that the owners of this 29.39± acre parcel were seeking the Board’s approval to subdivide three 2± acre parcels out of the subject property. They would retain the remaining acreage. The family raises alpacas and needs to sell off some land to continue doing so. It is noted for the record that an additional fee was paid.

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 questions or comments, **a motion was made by Member Haines to approve the Subdivision, 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 Baxendell</b>	
<b>Member Carey</b>	
<b>Member Haines</b>	<b>Absent: Member Albro</b>
<b>Member Neuhauser</b>	<b>Member Gloster</b>

**Motion carried.**

**This becomes Action #28 of 2007.**

**APPROVAL OF MINUTES – 19 JULY 2007**

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

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

**Motion carried.**

**This becomes Action #29 of 2007.**

**OTHER MATTERS**

- o Chair Clark noted that all Planning Board members had received their copy of the Draft Land Use Regulations, as revised. Member Carey, who is on the review committee, stated that there will be a Public Hearing. Various code issues were discussed, especially landlocked parcels. She asked the Board members to bring up any of their concerns. Also, Town Attorney Vicki Monty should receive a copy of the revised Code. Rick Gamel commented on changing the height limit for a secondary building.
- o Board members discussed the cemetery application that came before them at this meeting. One concern to remembers is what the Town’s responsibilities will be if it the Town becomes owner, one way or another. Mr. Case should be at the Public Hearing next month.

**ADJOURNMENT**

At 8:15 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 Clerk, Town Attorney, Chair Clark &  
Board Members Albro, Gloster, Carey, & Neuhauser on 8/7/07.  
Originals mailed w/tape.