

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
Monday April 26, 2021, 2021 at the Town Hall**

Members Present:	Code Officer, Ron Maxwell
Kathleen Gurak	Others:
Randy Clymo	Janet Barber
Mitje Raschi	Ron and Katie Kosmider
Roxanne Adamson, Alt.	

Excused: Seth Burnette, Chair: Fred Ingalls Jr.

1. CALL TO ORDER:

Randy Clymo opened the regular Planning Board meeting at 7:31 PM. There was a quorum.

2. PUBLIC HEARING for the Barber, 2-LOT SUBDIVISION, 6917 Groveland Hill Rd., Groveland, tax map #126-1-22.1. Randy Clymo read the public hearing legal notice aloud.

Ron Kosmider spoke about the proposed home on the subdivision with the hopes if the board approved the subdivision to be living there by November/ December 2021. It was also discussed that the driveway would be a roundabout driveway with two entrances for safety purposes and that the perk test went well.

Code Officer Maxwell inquired as to how many bedrooms? It was stated 3 for now with the potential to expand if necessary in the future.

As there were no comments from the public, a motion to close the hearing was requested. Roxanne Adamson made a motion to close the Barber 2-Lot Subdivision Public Hearing at 7:58 PM. Mitje Raschi seconded the motion.

AYES in favor: Randy Clymo, Kathleen Gurak, Mitje Raschi and Roxanne Adamson

Opposed: None.

Abstained: None.

MOTION CARRIED.

CEO Maxwell reported no calls regarding the subdivision, County Planning considered this project "local option." The necessary notifications to nearby farms and the Livingston County News have been completed

SEQR Short Form was then done by Planning Board members. All answers were "no."

Kathy Gurak made the SEQR motion for negative declaration. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts. Mitje Raschi seconded the Motion.

AYES in favor: Randy Clymo, Kathleen Gurak, Mitje Raschi and Roxanne Adamson

Opposed: None.

Abstained: None.

MOTION CARRIED.

Randy Clymo asked members to consider a final approval motion.

Kathy Gurak made the motion for Final Approval of the Barber, 2-LOT SUBDIVISION as presented, 6917 Groveland Hill Rd., Groveland, tax map #126-1-22.1. Roxanne Adamson seconded the Motion.

AYES in favor: Randy Clymo, Kathleen Gurak, Mitje Raschi and Roxanne Adamson

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Burnette will sign the subdivision maps and CEO Maxwell explained the County Clerk filing procedure to the Barber's.

3. REVIEW OF March 22, 2021, UNAPPROVED minutes

Kathy Gurak made the MOTION to APPROVE the March 22, 2021 Planning Board minutes Mitje Raschi seconded the motion as presented.

AYES in favor: Randy Clymo, Kathleen Gurak, Mitje Raschi and Roxanne Adamson

Opposed: None.

Abstained: None.

MOTION CARRIED.

- 4. REVIEW OF TOWN SOLAR LAW:** Planning Board members continued their review of the Solar Law from the highlighted area in red of previous month's discussion beginning on Page #3 and ending on Page #4 at line item #6 to continue next month.

Prior to the discussion of the Town Solar Law review Planning Member Gurak stated that she attended the webinar on the update to the 94 C law and felt it really opened her eyes on the update they are currently working on. A few key points that were made in the webinar were be as specific in the law the town wants as the State can override town law and the only recourse the town would have would be is in appellate court. The developer is responsible for any necessary road improvements if it is in the law so need to be forward thinking as these are large projects that are out there and are our town roads prepared for that potentially. The 94c law timelines are very strict the town needs to regulate what they can within the constraints of such timelines. Kathy Spencer from

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LaBella gave her contact information if necessary as a point of contact to assist a town for solar during the webinar.

Code Officer Maxwell attended the webinar as well and it was stated that preconstruction meetings are recommended to have with the Town's PB, ZBA, Highway Superintendent, Code Officer, and Engineer to make sure the project begins properly with everyone understanding the regulations set for the proposed solar project.

5. **CEO REPORT:** Code Officer Maxwell has had a few permits requesting to use rough cut lumber due to the cost of lumber following the pandemic. There is a section of NYS Building Code that he has been able to provide to the applicant's outlining what is necessary if rough cut lumber is being used.

6. **ADJOURNMENT:** Kathy Gurak stated that she will not be available at next month's meeting, Roxanne Adamson said she could be available for her. There was no other business or announcements and Randy Clymo called for adjournment.

Mitje Raschi made the motion to adjourn the meeting at 9:34 PM. Kathy Gurak seconded the motion.

AYES in favor: Randy Clymo, Kathleen Gurak, Mitje Raschi and Roxanne Adamson

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Kimberly Burgess
Town Clerk