
Town of Groveland
Zoning Board Minutes
4955 Aten Rd.
Groveland, NY 14462
Monday, March 18, 2024

Members Present:
Pattie Johnston
Abigail Bean
David Tozier
Phil Livingston Jr.
Michael Musumeci

Code Officer: Ron Maxwell

Others:
William Przysinda III
Joni Langdon
Brian

Absent:
William Magee

1. Call to Order

Chair Pattie Johnston called the meeting to order at 7:08 PM. There was a quorum present. Chair Johnston began the meeting by reading aloud the Public Hearing Announcement for the variance application. The Public Hearing had appeared in the Livingston County News on March 8, 2024.

2. Public Hearing: William Przysinda III, 7051 Upper Bean Hill Rd, Groveland, Tax Map #127.-1-17.121

Chair Pattie Johnston invited Mr. Przysinda III up to explain what he is seeking. He explained that he is looking for identifying signs for Carman Electric, these signs will help with package deliveries and advertisements. Also, all three signs will not be on the same building.

It was confirmed that the public hearing sign was present at the property and visible to the public.

There have been no negative comments from the public in reference to the project.

Michael Musumeci asked about any other sign variances we have granted, CEO Maxwell stated that the only other ones he has dealt with has been the Groveland Federated Parish.

County Planning has also considered variance request as a matter of "local option."

The board reviewed the five questions and included in file:

1. Will an undesirable change be produced in the character or the neighborhood or will a detriment to nearby properties be created by granted the variance?
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance?
3. Is the requested variance substantial?

4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
5. Is the alleged difficulty self-created?

SEQR was completed since this failed to meet Section 22H.

Dave Tozier made a motion for a negative declaration for SEQR Part 2.

Abigail Bean seconded the motion.

Phil Livingston Jr made the motion to grant the approval for three (3) signs.

Michael Musumeci seconded the motion.

All in favor: Abigail Bean- AYE, Dave Tozier- AYE, and Phil Livingston Jr.- AYE

Opposed: None

Abstained: None

MOTION PASSED

The necessary form was signed and given to the Town Clerk to be processed.

All in favor: Abigail Bean- AYE, Dave Tozier- AYE, and Phil Livingston Jr.- AYE

Opposed: None

Abstained: None

MOTION PASSED

3. Public Hearing: Joni Langdon, 4622 Flats Rd, Groveland, Tax Map #135.-1-7

Chair Pattie Johnston invited Ms. Langdon up to explain what she is seeking. Ms. Langdon asked to table the variance for a future meeting, so she can have the property surveyed.

Michael Musumeci made a motion to table the variance to a future meeting.

Abigail Bean seconded the motion.

4. Public Hearing: Farrance General Contracting, 5182 Hunt Hill Rd, Groveland, Tax Map 100.-1-26.111

Chair Pattie Johnston invited Mr. Farrance to explain what he is seeking. Mr Farrance explained he is seeking to place a building on the existing concrete slab. He is restricted from going further back into the property because of the gully.

We received a letter from the highway superintendent stating he is not in opposition to this construction.

It was confirmed that the public hearing sign was present at the property and visible to the public.

There have been no negative comments from the public in reference to the project.

Michael Musumeci asked about any other sign variances we have granted, CEO Maxwell stated that the only other ones he has dealt with has been the Groveland Federated Parish.

County Planning has also considered variance request as a matter of "local option."

The board reviewed the five questions and included in file:

1. Will an undesirable change be produced in the character or the neighborhood or will a detriment to nearby properties be created by granted the variance?
No, the shed will be used to store items that would otherwise be left out in the yard.
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance?
No,
3. Is the requested variance substantial?
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
5. Is the alleged difficulty self-created?

Action number 12 is on the Type 2 list, so no other SEQR is required.

Abigail Bean made the motion to grant the front yard set back as presented.
Dave Tozier seconded the motion.

All in favor: Abigail Bean- AYE, Dave Tozier- AYE, and Phil Livingston Jr.- AYE
Opposed: None
Abstained: None
MOTION PASSED

The necessary form was signed and given to the Town Clerk to be processed.

Dave Tozier made a motion to close the public hearing. Michael Musumeci seconded the motion.

All in favor: Abigail Bean- AYE, Dave Tozier- AYE, and Phil Livingston Jr.- AYE
Opposed: None
Abstained: None
MOTION PASSED

5. Consider Zoning Board Past Minutes from February 20, 2024:

The above was next considered for approval/comments.

Abigail Bean made the motion to approve the minutes as presented, David Tozier seconded the motion.

All in favor: Abigail Bean- AYE, Dave Tozier- AYE, and Phil Livingston Jr.- AYE
Opposed: None
Abstained: None
MOTION PASSED

6. CEO Report

CEO Maxwell reported that he is half way done with spring fire inspections. He hasn't gotten any variance applications for next month either.

7. Other Business

None.

8. Adjournment:

There being no further business to conduct, chair Pattie Johnston adjourned the meeting at 8:07 PM.
Michael Musumeci made the motion to adjourn the meeting.
Abigail Bean seconded the motion.

All in favor: Abigail Bean- AYE, Dave Tozier- AYE, and Phil Livingston Jr.- AYE
Opposed: None
Abstained: None
MOTION PASSED

Submitted by,

Trista A Tozier
Zoning Board Secretary