
Town of Groveland
Zoning Board Minutes
4955 Aten Rd.
Groveland, NY 14462
Monday, October 16, 2023

Members Present:
Chair Pattie Johnston
David Tozier
Pete Dolan

Code Officer: Ron Maxwell

Others:
Lance Teitsworth
Miriam Teitsworth

Absent:
William Magee
Phil Livingston Jr.
Abigail Bean

1. Call to Order

Chair Pattie Johnston called the meeting to order at 7:02 PM. There was a quorum present. Chair Johnston began the meeting by having Secretary Tozier read aloud the Public Hearing Announcement for the Site Plan Review and Conditional Use Permit. The Public Hearing had appeared in the Livingston County News on October 4, 2023.

2. Public Hearing: Liberty Balloon Co, Lance Teitsworth,

Chair Johnston invited Lance Teitsworth to explain what they are looking to do. He stated that they are looking to subdivide a corner lot out of the main lot. They will be also adding a propane refueling station.

Pete Dolan asked about who needs to approve the propane part of the plans, CEO Maxwell stated that it's done in our office but nothing needs to be done here tonight.

CEO Maxwell stated that we do not have any design criteria for commercial buildings in our zoning law.

No objections have been made in person or in writing.

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

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

SEQR is not required as the Planning Board will do it for the subdivision.

Pete Dolan made the motion to grant the conditional use permit for 2 years.

Dave Tozier seconded the motion.

All in favor: Pattie Johnston-AYE, Pete Dolan-AYE, and David Tozier-AYE.

Opposed: None

Abstained: None

MOTION PASSED

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

David Tozier made the motion to close the public hearing, Pete Dolan seconded the motion.

All in favor: Pattie Johnston-AYE, Pete Dolan-AYE, and David Tozier-AYE.

Opposed: None

Abstained: None

MOTION PASSED

3. Consider Zoning Board Past Minutes from May 15, 2022:

The above was next considered for approval/comments.

Pete Dolan made the motion to approve the minutes as presented, David Tozier seconded the motion.

All in favor: Pattie Johnston-AYE, David Tozier- AYE, and Pete Dolan-AYE.

Opposed: None

Abstained: None

MOTION PASSED

4. CEO Report

CEO Maxwell stated that he will be going to Buffalo again to court against Mark Hamby.

5. Other Business

The Board discussed changing the meeting dates for January and February to the Tuesday following the normal meeting date due to holidays.

David Tozier made a motion to approve the meeting dates, Pete Dolan seconded the motion.

All in favor: Pattie Johnston-AYE, David Tozier- AYE, and Pete Dolan-AYE.

Opposed: None

Abstained: None

MOTION PASSED

The Board discussed the email sent by Debbie Hockaday. CEO Maxwell stated that the Town of Geneseo sends certified letters to the neighboring properties, but other than that we do not know of any other towns that do that.

CEO Maxwell stated that Town Clerk Burgess suggested we send a letter to the Danners stating we received a complaint and that they should be conscious of their neighbors during demolition and other property maintenance. The board agreed that it would be a good idea to send a letter, even though everything was done that needed to be done at the beginning of the process.

6. Adjournment:

There being no further business to conduct, Pattie Johnston adjourned the meeting at 8:44 PM.

Pete Dolan made the motion to adjourn the meeting.

David Tozier seconded the motion.

All in favor: Pattie Johnston-AYE, David Tozier-AYE, and Pete Dolan-AYE.

Opposed: None
Abstained: None
MOTION PASSED

Submitted by,
Trista A Tozier
Trista A Tozier
Zoning Board Secretary