
Town of Groveland
Planning Board Minutes
4955 Aten Rd.
Groveland, NY 14462
Monday, July 28, 2025

Members Present:

Randy Clymo
Charles Keenan
Barbara Dantz
James Pukas

Code Officer:

Ron Maxwell

Others:

Excused:

Evelyn James

1. Call to Order

Chair Randy Clymo opened the regular Planning Board meeting at 7:30 PM. There was a quorum.

2. Review of June 23, 2025, Unapproved Minutes:

Charles Keenan made the MOTION to approve the amended minutes from June 23, 2025.

Barbara Dantz seconded the motion.

AYES in favor: Chair Randy Clymo, Charles Keenan, James Pukas, and Barbara Dantz

Opposed: None

Abstained: None

MOTION CARRIED

3. Public Hearing: 2 lot Subdivision, 5449 West Lake Road, Conesus, NY; Tax Map #100.00-1-13

Chair Randy Clymo invited Mr. Campbell to explain again what they are looking to do. They are proposing to subdivide the approximate 11 acre parcel into two lots; one approximately 10.5 acres and the other just over 1 acre. The 1 acre parcel will have a new single family home that they plan to have completed in 2 years. The board questioned the position of the house in relation to the existing driveway, the creek to the south of the property, and the front yard set backs. The applicants explained that they will be to the south of the existing driveway and well within the front yard set backs; they also explained that there is a gas line near the creek and the plans do not show any disruption to the gas line.

James Pukas made a motion to close the public hearing at 8:00PM.

Charles Keenan seconded the motion.

AYES in favor: Chair Randy Clymo, Charles Keenan, James Pukas, and Barbara Dantz

Opposed: None

Abstained: None

MOTION CARRIED

County Planning considered this project "local option." The necessary notifications to nearby farms and the Livingston County News have been completed. The County Highway and Water Authority have also been notified.

SEQR short form was completed.

Charles Keenan 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.

James Pukas seconded the Motion.

AYES in favor: Chair Randy Clymo, Charles Keenan, James Pukas, and Barbara Dantz

Opposed: None

Abstained: None

MOTION CARRIED

Chair Clymo asked members to consider a final approval motion.

Barbara Dantz moved to approve the Subdivision as presented.

James Pukas seconded the Motion.

AYES in favor: Chair Randy Clymo, Charles Keenan, James Pukas, and Barbara Dantz

Opposed: None

Abstained: None

MOTION CARRIED

4. CEO Report

CEO Maxwell reported that there is a house down on the lake that the owners are looking into possibly doing a tear down rebuild. The owners are sending him the survey maps so he can insure that they can build in the existing footprint.

He also reported that all the fire inspections are done until the Fall inspections.

5. Other Business

None

6. Adjournment

There was no other business or announcements. Chair Randy Clymo called for adjournment.

Barbara Dantz made the motion to adjourn the meeting at 8:53 PM.

Charles Keenan seconded the motion.

AYES in favor: Chair Randy Clymo, Charles Keenan, James Pukas, and Barbara Dantz

Opposed: None

Abstained: None

MOTION CARRIED

Submitted by,

Trista A Tozier

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Planning Board Secretary