
Town of Groveland
Zoning Board Minutes
4955 Aten Rd.
Groveland, NY 14462
Monday, May 19, 2025

Members Present:
Pattie Johnston
Abigail Gulesano
David Tozier
Michael Musumeci

Code Officer: Ron Maxwell

Others:
Deb and Brent Hockaday
Dan and Mary Winslow
Joan and Danielle Plapus

Absent:
William Magee
Phil Livingston

1. Call to Order

Chair Pattie Johnston called the meeting to order at 7:00 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 May 2, 2025.

2. Public Hearing: Deb Hockaday, 6087 West Lake Road, Conesus, Tax Map # 110.69-1-1

Chair Pattie Johnston invited Ms. Hockaday and her daughter Ms. Preston up to explain what they are seeking.

Joan and Danielle Plapus were concerned about the location of the steps because they did not it to block traffic views because there are already accidents. They are also concerned about what this project will do with the rain water because tile lines are already pointed toward her home from the applicants existing porch.

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, there is already a structure there, this is just improving and widening it.
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance?
No, there is no other way to widen the landing.
3. Is the requested variance substantial?
Yes, it is over 50%.
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
No, the house is not getting any closer to the road.
5. Is the alleged difficulty self-created?
Yes, the applicants want a better deck.

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

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

No further SEQR is needed because #12 on the type 2 action form.

Dave Tozier made the motion to grant the approval of the proposal as presented.

Abigail Gulesano seconded the motion.

All in favor: Pattie Johnston- AYE, Abigail Gulesano- AYE, Dave Tozier- AYE, and Michael Musumeci- AYE

Opposed: None

Abstained: None

MOTION PASSED

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

Abigail Gulesano made a motion to close the public hearing at 7:28PM.

Michael Musumeci seconded the motion.

All in favor: Pattie Johnston-AYE, Abigail Gulesano- AYE, Dave Tozier- AYE, and Michael Musumeci- AYE

Opposed: None

Abstained: None

MOTION PASSED

3. Public Hearing: Daniel and Marcy Winslow, 6026 West Lake Road, Conesus; Tax Map #1109.-1-40

Chair Pattie Johnston invited Mr. and Mrs. Winslow up to explain what they are seeking. The applicants informed the board that the building is already built, but ended up being 5 feet too close to the road.

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

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, there are already other buildings closer to the road.

2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance?

No, there is no way to have the front deck without the variance.

3. Is the requested variance substantial?

No, only 5%.

4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No, because the deck is elevated, this isn't changing anything under the deck.

5. Is the alleged difficulty self-created?

Yes, they wanted the deck.

No further SEQR is needed because this is #12 on the type 2 action form.

Dave Tozier made the motion to grant the approval of the 5 foot front yard setback.
Mike Musumeci seconded the motion.

All in favor: Pattie Johnston- AYE, Abigail Gulesano- AYE, Dave Tozier- AYE, and Michael Musumeci- AYE
Opposed: None
Abstained: None
MOTION PASSED

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

Abigail Gulesano made a motion to close the public hearing at 7:42PM.

Michael Musumeci seconded the motion.

All in favor: Pattie Johnston- AYE, Abigail Gulesano- AYE, Dave Tozier- AYE, and Michael Musumeci- AYE

Opposed: None

Abstained: None

MOTION PASSED

4. Consider Zoning Board Past Minutes from January 21, 2025:

The above was next considered for approval/comments.

Michael Musumeci made the motion to approve the minutes as presented, Dave Tozier seconded the motion.

All in favor: Pattie Johnston- AYE, Abigail Gulesano- AYE, Dave Tozier- AYE, and Michael Musumeci- AYE

Opposed: None

Abstained: None

MOTION PASSED

5. CEO Report

CEO Maxwell reported that there are no new variances that he knows of coming in.

6. Other Business

None

7. Adjournment:

There being no further business to conduct, chair Pattie Johnston adjourned the meeting at 8:10 PM.

Abigail Gulesano made the motion to adjourn the meeting.

Michael Musumeci seconded the motion.

All in favor: Pattie Johnston- AYE, Abigail Gulesano- AYE, Dave Tozier- AYE, and Michael Musumeci- AYE

Opposed: None

Abstained: None

MOTION PASSED

Submitted by,

Trista A Tozier

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Zoning Board Secretary