

TOWN OF GROTON PLANNING BOARD
Minutes of Regular Meeting - Thursday, 20 June 2013 - 7:30 PM
Town Hall Court Room – 101 Conger Boulevard – Groton, NY

Members, Groton Planning Board (*Absent)

Edward Neuhauser, Chairperson
*Monica Carey, Vice Chair
Barbara Clark
Mark Baxendell
John Morey
Bret Wyllie
Lisa Maloney Hahn

Others Present

Robin Cargian, Deputy Town Clerk
Joan Fitch, Recording Secretary
Victoria Monty, Town Attorney

Applicants & Public in Attendance

Mitch Metzgar, Applicant; Joan Portzline, Applicant; Janet Lang, Applicant; Eugene Velten, Applicant; Atty. Mike Shafer for Cemento Ready Mix & Mitch Metzgar, Applicants; Jared Lusk & Ken Cowley for Verizon Wireless, Applicant; Dale Kinney, Tara Nuven (illegible), Town Supervisor Glenn Morey, Town Councilman Sheldon Clark.

REGULAR MEETING

**The Regular Meeting of the Town of Groton Planning Board was called to order by
Chairman Edward Neuhauser at 7:30 p.m.**

APPROVAL OF MINUTES – 16 MAY 2013

A motion was made by Member Barbara Clark to approve the Minutes of the 16 May 2013 Planning Board meeting, as submitted. The motion was seconded by Member John Morey, with the vote recorded as follows:

Ayes:	Chairman Neuhauser	Nays:	None
	Member Clark		
	Member Baxendell		
	Member Morey	Absent:	Member Carey
	Member Wyllie		
	Member Maloney Hahn		

Motion carried.

This becomes Action #51 of 2013.

NEW BUSINESS

Mitch Metzgar, Applicant/Reputed Owner – 500 Locke Road – TM #16.-1-4.72 – Two-Lot Minor Subdivision (Shown as (A) on Map)

Chairman Ed Neuhauser recognized the applicant and his attorney, Mike Shafer. Mitch explained that he was in the process of selling portions of his property, as shown on the map accompanying the application. Attorney Shafer gave a brief overview of what was involved: one minor subdivision dividing a significant size lot, a portion of which will be sold to Cemento Ready Mix; a second strip of land behind Mitch's residence which will be subdivided and transferred also to Cemento; a boundary line adjustment to connect that piece to existing tax parcel with frontage on Route 38, all as shown on the aforementioned map.

The Board then reviewed this portion and had no questions.

With no further discussion, a motion was made by Member Morey that the Town of Groton Planning Board declares itself as Lead Agency under SEQRA for the proposed minor subdivision. The motion was seconded by Member Bret Wyllie, with the vote recorded as follows:

Ayes: Chairman Neuhauser
Member Clark
Member Baxendell
Member Morey
Member Wyllie
Member Maloney Hahn
Nays: None
Absent: Member Carey

Motion carried.

This becomes Action #52 of 2013.

Chairman Neuhauser read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II.

A motion was then made by Member Clark that, based on the information and analysis of the SEQR concerning this application, the Town of Groton Planning Board has determined that the proposed action will not result in any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Lisa Maloney Hahn, with the vote recorded as follows:

Ayes: Chairman Neuhauser
Member Clark
Member Baxendell
Member Morey
Member Wyllie
Member Maloney Hahn
Nays: None
Absent: Member Carey

Motion carried.

This becomes Action #53 of 2013.

After a brief discussion, a motion was then made by Member Maloney Hahn to waive the Public Hearing and approve the Minor Subdivision, as requested. The motion was seconded by Member Wyllie, with the vote recorded as follows:

Ayes: Chairman Neuhauser
Member Clark
Member Baxendell
Member Morey
Member Wyllie
Member Maloney Hahn
Nays: None
Absent: Member Carey

Motion carried.

This becomes Action #54 of 2013.

Mitch Metzgar, Applicant/Reputed Owner - 500 Locke Road - TM #16.-1-4.72 - Boundary Line Change (Shown as (B) on Map)

Attorney Mike Shafer then explained the requested Boundary Line Change to the Board, indicated as (B) on the map accompanying the application. Attorney Shafer said the boundary line change was necessary to avoid creating a non-conforming lot; the result would be to combine this with the existing lot to the east.

With no further discussion, a motion was made by Member Wyllie that the Town of Groton Planning Board declares itself as Lead Agency under SEQRA for the proposed minor subdivision.

The motion was seconded by Member Clark, with the vote recorded as follows:

Ayes:	Chairman Neuhauser	Nays:	None
	Member Clark		
	Member Baxendell		
	Member Morey	Absent:	Member Carey
	Member Wyllie		
	Member Maloney Hahn		

Motion carried.

This becomes Action #55-1 of 2013.

Chairman Neuhauser read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II.

A motion was then made by Member Clark that, based on the information and analysis of the SEQR concerning this application, the Town of Groton Planning Board has determined that the proposed action will not result in any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Lisa Maloney Hahn, with the vote recorded as follows:

Ayes:	Chairman Neuhauser	Nays:	None
	Member Clark		
	Member Baxendell		
	Member Morey	Absent:	Member Carey
	Member Wyllie		
	Member Maloney Hahn		

Motion carried.

This becomes Action #55-2 of 2013.

After a brief discussion, **a motion was then made by Member Morey to approve the Boundary Line Change, as requested. The motion was seconded by Member Wyllie, with the vote recorded as follows:**

Ayes:	Chairman Neuhauser	Nays:	None
	Member Clark		
	Member Baxendell		
	Member Morey	Absent:	Member Carey
	Member Wyllie		
	Member Maloney Hahn		

Motion carried.

This becomes Action #56 of 2013.

Mitch Metzgar, Applicant/Reputed Owner – 500 Locke Road – TM #16.-1-5 – Two-Lot Minor Subdivision (Shown as (C) on Map)

Attorney Mike Shafer then presented the applicant’s request to combine what was a 20-foot buffer to access TM #16.-1-4.72 from this parcel, with TM #16.-1-4.71 (indicated as (D) on the aforementioned map.

The Board then reviewed this portion and had no questions.

With no further discussion, a motion was made by Member Clark that the Town of Groton Planning Board declares itself as Lead Agency under SEQRA for the proposed minor subdivision. The motion was seconded by Member Mark Baxendell, with the vote recorded as follows:

Ayes: Chairman Neuhauser
Member Clark
Member Baxendell
Member Morey
Member Wyllie
Member Maloney Hahn
Nays: None
Absent: Member Carey

Motion carried.

This becomes Action #57 of 2013.

Chairman Neuhauser read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II.

A motion was then made by Member Clark that, based on the information and analysis of the SEQR concerning this application, the Town of Groton Planning Board has determined that the proposed action will not result in any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Lisa Maloney Hahn, with the vote recorded as follows:

Ayes: Chairman Neuhauser
Member Clark
Member Baxendell
Member Morey
Member Wyllie
Member Maloney Hahn
Nays: None
Absent: Member Carey

Motion carried.

This becomes Action #58 of 2013.

After a brief discussion, a motion was then made by Member Maloney Hahn to waive the Public Hearing and approve the Minor Subdivision, as requested. The motion was seconded by Member Wyllie, with the vote recorded as follows:

Ayes: Chairman Neuhauser
Member Clark
Member Baxendell
Member Morey
Member Wyllie
Member Maloney Hahn
Nays: None
Absent: Member Carey

Motion carried.

This becomes Action #59 of 2013.

Cemento Ready Mix, Applicant/Reputed Owner - 502 Locke Road -TM #16.-1-4.71 - Boundary Line Change (Shown as (D) on Map)

Attorney Mike Shafer continued with his presentation for the subject properties. This request was to combine the previously subdivided buffer (.37± A.) parcel with this existing parcel as indicated in (D) on the aforementioned map which accompanied the application. Mr. Metzgar explained that this buffer was originally a part of this piece, but he had reserved this strip to assure access to his adjoining property. He now wanted it returned to its original parcel.

With no further discussion, a motion was made by Member Baxendell to approve the Boundary Line Change, as requested. The motion was seconded by Member Wyllie, with the vote recorded as follows:

- Ayes:** Chairman Neuhauser
- Member Clark
- Member Baxendell
- Member Morey
- Member Wyllie
- Member Maloney Hahn
- Nays:** None
- Absent:** Member Carey

Motion carried.

This becomes Action #60 of 2013.

Joan Portzline, Applicant/Reputed Owner – Wickham Road – TM #22.-1-14.1 – Proposed Two-Lot Minor Subdivision

Chair Neuhauser recognized the applicant who explained that she wanted to subdivide a 27.5±-acre parcel off from the entire 52±-acre parcel as shown on the maps accompanying the application, adding the subdivided parcel to her sister’s adjoining parcel (next item on the Agenda (Lang).

With no further discussion, a motion was made by Member Morey that the Town of Groton Planning Board declares itself as Lead Agency under SEQRA for the proposed Minor Subdivision. The motion was seconded by Member Clark, with the vote recorded as follows:

- Ayes:** Chairman Neuhauser
- Member Clark
- Member Baxendell
- Member Morey
- Member Wyllie
- Member Maloney Hahn
- Nays:** None
- Absent:** Member Carey

Motion carried.

This becomes Action #61 of 2013.

Chairman Neuhauser then read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II.

A motion was then made by Member Clark that, based on the information and analysis of the SEQRA concerning this application, the Town of Groton Planning Board has determined that the proposed action will not result in any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Maloney Hahn, with the vote recorded as follows:

- Ayes:** Chairman Neuhauser
- Member Clark
- Member Baxendell
- Member Morey
- Member Wyllie
- Member Maloney Hahn
- Nays:** None
- Absent:** Member Carey

Motion carried.

This becomes Action #62 of 2013.

With no further discussion, a motion was made by Member Clark to waive the Public Hearing and approve the Boundary Line Change and Minor Subdivision, as requested.

The motion was seconded by Member Baxendell, with the vote recorded as follows:

Ayes:	Chairman Neuhauser	Nays:	None
	Member Clark		
	Member Baxendell		
	Member Morey	Absent:	Member Carey
	Member Wyllie		
	Member Maloney Hahn		
	Member Maloney Hahn		

Motion carried.

This becomes Action #63 of 2013.

Paul & Janet Lang, Applicants/Reputed Owners – Wickham Road & West Groton – Part of TM #s 22.-1-14.1 & 14.2 – Boundary Line Change

Chair Neuhauser recognized Janet Lang who was requesting a Boundary Line Change to combine the just-subdivided parcel (Action #64 above) with her adjoining parcel to avoid a non-conforming lot, as shown on the map accompanying the application. Janet Lang is Joan Portzline’s sister.

With no further discussion, **a motion was made by Member Baxendell to approve the Boundary Line Change, as requested. The motion was seconded by Member Wyllie, with the vote recorded as follows:**

Ayes:	Chairman Neuhauser	Nays:	None
	Member Clark		
	Member Baxendell		
	Member Morey	Absent:	Member Carey
	Member Wyllie		
	Member Maloney Hahn		

Motion carried.

This becomes Action #64 of 2013.

Eugene Velten, Applicant/Reputed Owner – 184 Cemetery Lane – TM #37.-1-10 – Preliminary Site Plan Review for Proposed Machine/Fabrication Shop

Chair Neuhauser recognized the applicant who explained that he wants to be able to run a machine/fabrication shop out of his garage, as shown on the Site Plan accompanying the application. This business requires a license, he stated, which he has, for building custom veterinary trailers. In response to the Board’s questions, he reported that his hours would be Monday thru Friday, 7 a.m. to 5:30 p.m., and that he works “mostly out of his place,” going to his customers.

At the end of the applicant’s presentation, **a motion was made by Member Baxendell to approve the Preliminary Site Plan as submitted, with a Public Hearing set for 7:30 p.m. on 18 July 2013. The motion was seconded by Member Morey, with the vote recorded as follows:**

Ayes:	Chairman Neuhauser	Nays:	None
	Member Clark		
	Member Baxendell		
	Member Morey	Absent:	Member Carey
	Member Wyllie		
	Member Maloney Hahn		

Motion carried.

This becomes Action #65 of 2013.

OLD BUSINESS

Nixon Peabody LLP, Applicant/Dale & Sandra Kinney, Reputed Owners – 80 Salt Road –TM #37.-1-18.2 – Proposed Verizon Cell Tower – Sketch Plan Conference

(Reference is made to the March, April and May Minutes of this Board for the on-going review of this application.)

Chairman Neuhauser recognized Jared Lusk, representing Verizon Wireless who was seeking approval to place a cell tower on this property, as shown in the extensive documentation provided. Mr. Lusk reported that all of the Board’s questions had been answered in their 3 June 2013 letter, a copy of which had been provided to all members. Verizon was now requesting a Public Hearing be set for this Board’s July meeting. The Board had no further questions.

A motion was then made by Member Baxendell to approve the Preliminary Site Plan as submitted, with a Public Hearing set for 18 July 2013 immediately following the Velten hearing (Action #65 of 2013). The motion was seconded by Member Maloney Hahn, with the vote recorded as follows:

Ayes: Chairman Neuhauser Nays: None
Member Clark
Member Baxendell
Member Morey Absent: Member Carey
Member Wyllie
Member Maloney Hahn

Motion carried.

This becomes Action #66 of 2013.

OTHER MATTERS

- **Training:** Chairman Neuhauser reported on upcoming training for planning/zoning boards, to be held on 2 August 2013 by NYCOM in Syracuse.
- Town Supervisor Morey reported that Board Member Monica Carey had successful hip surgery and was doing well.

ADJOURNMENT

At 8:30 p.m., a motion was made by Member Baxendell to adjourn the meeting. The motion was seconded by Member Wyllie, with all members present voting in favor.


Joan E. Fitch, Board Secretary

Emailed to Town/Deputy Clerks, CEO Coats,
Chair Neuhauser & Board Members on 7/18/13.