

Minutes of the Granville Town Planning Board
May 15, 2025

Members Present: Todd Smith
Tim Zinn
Justin Austin
Peter Beyer
Zack Morris

Member(s) Absent: None

Clerk Present: Pam Martindale

The regular meeting of the Granville Town Planning Board on Thursday, May 15, 2025 was called to order at 7:03 p.m. by Todd Smith, and a quorum was established. Todd then led the reciting of the Pledge of Allegiance.

Meeting Minutes:

- The amended minutes from the March 20, 2025 meeting were reviewed. Justin made a motion to approve the minutes as written. Todd seconded the motion. All were in favor, none opposed, so the motion carried.
- The April minutes from April 17, 2025 meeting were reviewed. Zack made a motion to approve the minutes as written. Justin seconded the motion. All were in favor, none opposed, so the motion carried.

Correspondence:

- None

Public Hearing:

- None

Old Business:

- None

New Business:

- **Application 25-3 James & Suzanne Cavallaro (98.-1-4.1) 72 Truthville Rd., Granville:**
- The applicants were present at this meeting and the Board members reviewed the sketch plan provided by the applicants for a Subdivision.
- The applicants own 63.5 Acres. The applicant's house is located on this parcel along with a single wide trailer that their daughter lives in. There is 170 feet of road frontage. As you enter from the main road on the left is the single wide. The applicant plans to have a double wide set adjacent to the single wide and utilize the water and septic system currently going to the single wide. Once the double wide is completed, there won't be anyone living in the singlewide.

- The applicants are planning to give their daughter approximately 55 feet of road frontage with three acres of land.
- The Board members were satisfied with the sketch plan.
- Todd made a motion to classify this as a minor sub-division. Justin seconded the motion. All were in favor, none opposed, so the motion carried.
- This is an unlisted action and therefore the SEQR process was needed. The members waived the need for a perc test. A survey is required. There is no coordinated review. Todd polled the board members with the standard questions concerning negative impact and all members answered “no” to these questions.
- Todd motioned for the SEQR and the board reviewed part II of the completed SEQR. After polling the board, the following motion was made:
 - Upon review of the information recorded on this Environmental Assessment Form, it is the conclusion of the Town of Granville Planning board as lead agency that this project will result in no significant adverse impacts of the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued. All were in favor, none opposed, and the motion carried.
- The applicants were provided with the payment fee form and instructions for obtaining a list of adjoining property owners information.
- The applicants were advised to contact the clerk when they knew the date for completion of their survey.

Open Discussion:

- Kathy Hulett Bailey was present for this meeting. She wants to do a lot line adjustment adding approximately 1 ½ acres to her existing property along with combining the approximate 4 acres of vacant land and .71 acres of land where the house sits. She states there is a right of way access to the house should she sell the Airport property. She was given the approval to complete a survey for her plans and provided with a subdivision/lot line application. She was advised to inform the clerk when the survey is completed.

Todd made a motion to adjourn the meeting at 8:03PM. Peter seconded this motion, all were in favor, none opposed, and the motion carried. The next regular meeting of the Planning Board is scheduled for Thursday, June 19, 2025.