

DRAFT

**Town of Granville Planning Board Minutes
September 18, 2025**

Members Present: Todd Smith, Chairman
Justin Aldous
Tim Zinn
Peter Beyer

Member(s) Absent: Zack Morris

Clerk Present: Pam Martindale

The regular meeting of the Granville Town Planning Board on Thursday, September 18, 2025 was called to order at 7:04pm by Todd Smith, and a Quorum was established. Todd then led the reciting of the Pledge of Allegiance.

Meeting Minutes:

- The August minutes from August 21, 2025 meeting were reviewed. Justin made a motion to approve the minutes as written. Tim seconded the motion. All were in favor, none opposed, so the motion carried.

Correspondence:

- None

Public Hearing:

- None

Old Business:

- Cavallaro Application 25-3- The planning board clerk received an updated copy of the survey which was left on the Clerk's desk today. The Board members reviewed the survey and noted the well is now located on the three acre parcel where new double wide will be built. Board members are satisfied with sketch plan and plans to set up for Public Hearing at next board meeting. The clerk will contact the applicant for further instructions.

New Business:

- Paul and Sara Hilder-(89.-1-21.1) 330 County Route 21, App. 25-5- Both applicants attended this meeting and provided the board with the complete site plan review

application and an update sketch plan. The Board members were very satisfied with the sketch plan drawing.

- The following questions were asked of the applicants: Paul explained the process as follows: first the beef needs to be purchased prior to any processing by them. It is not USDA inspected. They will vacuum seal the meat. Peter asked about sanitation and Paul stated that the USDA in Greenwich NY will provide oversight and approval of their facility.
- The Board asked about signage. Paul stated that he planned to have a 6 x 8 foot sign facing the road and knows to locate at least 25 feet from road as well as assuring it does not obstruct one's view.
- Todd made a motion to classify this action as an unlisted action by process of elimination and also commented that it was less than 10 Acres. Justin seconded the motion. All were in favor, none opposed, so the motion carried.
- Todd motioned for the SEQR and the board reviewed part II of the completed SEQR. While polling the board members to SEQR questions regarding adverse effects the members stated "No" unanimously. The following motion was made:
 - Upon review of the information recorded on the 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 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.
- Paul stated that the animal remains will mixed in wood chips and compost on sight and that they will follow Cornell Cooperative Extensions guidelines. The Board has request Certificate of approvals provided to the clerk upon completion of.
- Todd polled the board members for completion of the application and they voted unanimously yes.
- The legal fee form was completed and provided to the applicants.
- Arrangements made for Applicants to sign updated EAF form.
- Plans for set Public Hearing for October 16th meeting.

Open Discussion:

- The clerk let the board members know that our email address for the town planning board is still .com.

Todd made a motion to adjourn the meeting at 8:09PM. Peter seconded the motion, all were in favor, none opposed, and the motion carried. The next meeting is Thursday, October 16, 2025.