

Chairman Larry Ruth called the meeting to order at 7:32 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler. Also present was Phil Williamson, Code Enforcement Officer and Norm Druschel, Building Inspector.

Gene Bavis made a motion, seconded by Deborah Amsler, to dispense with the formal reading of the legal notice.

Motion carried.

Elaine Leasure made a motion, seconded by Deborah Amsler, to approve the minutes of November 14, 2007 with the following correction: Paragraph 1, sentence 2 should be changed to read: Gene Bavis (arrived at 7:40 P.M.), not 7:20 P.M.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deborah Amsler	Aye

Motion carried.

1. Concept discussion of Patricia Buchiere for subdivision of land located at 600 Plank Road (add ownership of land behind and to the west off 600 Plank Rd. purchased from 4999 Lincoln Road). Property is zoned: Hamlet

Patricia Buchiere of 600 Plank Road was present to discuss the purchase of land from her mother-in-law, Betty Buchiere of 4999 Lincoln Road that is located behind her property on Plank Road. A map was presented to the Board for their review.

Gene Bavis questioned, "Are you purchasing all of the land or just a portion of it?" Patricia Buchiere stated that they were purchasing only a portion of the land, approximately 13 acres. She is requesting input from the Planning Board prior to engaging the services of a professional land surveyor.

Elaine Leasure questioned what the plans are for the land? Mrs. Buchiere stated that there were no plans for the land at this time, but she wants to keep the land in the family for their personal use.

Gene Bavis stated that the addition of this land would add approximately 350 feet road frontage to the Plank Road property, which would allow for the possibility of two building lots in the future. Mrs. Buchiere agreed, but stated that building lots are not being considered at this time.

Deb Amsler questioned if the two parcels would be combined into one tax account number? Mrs. Buchiere stated, "yes", both parcels would be combined."

The Board did not have any problems with the proposal.

Chairman Ruth stated that the next step would be to have a licensed land surveyor draw up a map of the subdivision.

Phil Williamson stated that the applicant should make a written request to the Board to grant a waiver of normal subdivision procedure and approval requirements at a regularly scheduled Planning Board meeting. The proposed subdivision would then be handled administratively and no public hearing would be necessary.

2. Discussion of Robert Kuhn of 4105 West Walworth Road to convert storage building to residential living space. Property is zoned: RR-1.

Mr. Robert Kuhn of 4105 West Walworth Road was present to discuss converting a 24' x 72' storage building to residential living space.

Norm Druschel reported that he had inspected the property and it is structurally sound. He further stated that Robert Kuhn will need to work with a licensed engineer to design a septic system.

Deb Amsler questioned the distance between the quonset hut and the building? Mr. Kuhn stated that it the distance was approximately 25 feet. Phil Williamson said that the distance between the buildings would not be a problem, as the quonset hut does not house animals.

The Board questioned whether a second driveway was planned. Mr. Kuhn stated, "No, I only planned to bring in some more stone."

Deb Amsler questioned whether the residential building would need to have a garage? Phil Williamson stated that a garage is not required on a conversion. If a detached garage were to be constructed in the future, Board approval would be required.

Phil Williamson stated that there is no action required of the Board for a conversion to living space, but Mr. Kuhn only needed to inform the Board of his intentions.

Mr. Kuhn also discussed the possibility of the future construction of a windmill on the property. Gene Bavis questioned how tall the windmill would be? Mr. Kuhn said, it would be approximately 34 feet high. Chairman Ruth stated that the Board did not have any problem with a windmill. The only stipulation, according to Town ordinance, is that if the windmill were to fall it must be situated on the property so that in the event it toppled it would not land on a neighboring property. The proposed location would be 50 to 75 feet from a property line. Mr. Kuhn added that the windmill is only a consideration at this point; any final decision would depend upon the cost and the availability of grant money.

3. Wanda Manasseri

Wanda Manasseri of Clyde was present to discuss the Estate of her father, Edward Crane. The property is located at 477 and 493 Penfield Road, just west of West Walworth Road intersection. The property presently has two homes on approximately 5 acres of land, and she is seeking a simple realty subdivision to separate each house on its own parcel. A rough sketch was presented to the Board.

The Planning Board did not have any problems with the subdivision.

Chairman Ruth stated that Ms. Manasseri should complete an application and request a waiver of subdivision approval requirements at a regularly scheduled meeting. The Town Engineer and Code Enforcement Officer could then handle the Realty Subdivision administratively.

Gene Bavis made a motion, seconded by Elaine Leasure, to close the public hearing.

Motion carried.

Chairman Ruth closed the meeting at 8:01 P.M.

Gail Rutkowski, Clerk