

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

Elaine Leasure made a motion, seconded by Deb Amsler, to approve the minutes of January 14, 2008 as written.

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

Motion carried.

**1. Concept discussion of Marty Lazzaro for resubdivision of Lot #1 of the Fields Crossroads (Tabor) Subdivision, located at the corner of Route 441 and Boynton Road. Property is zoned: RR-1.**

Gary Lazzaro was present, along with Dennis Tabor to discuss with the Board the re-subdivision of Lot #1 of the Fields Crossroads Subdivision. Gary Lazzaro and his son Marty (not present at the worksession) are interested in purchasing Lot #1 from Dennis Tabor and subdividing the lot into two so that they each may build a home. Mr. Lazzaro presented a rough sketch of how he would like to divide the property that showed a 5.1-acre parcel for himself and the remaining 4.196-acre parcel for his son Marty. The original 9-lot Fields Crossroads Subdivision, approved October 18, 2006 was available for the Board to look at.

Mr. Lazzaro explained the septic system location on the 5.1-acre parcel would remain the same as that on the original plan, as the house location would move only slightly; approximately two feet north. Perk tests will need to be conducted to make sure the proposed location for the second septic will work. Mr. Lazzaro stated that he did not anticipate any problem, as the soil is sandy loam.

Mr. Lazzaro explained that his son, Marty would like to build a 30' x 50' barn on his property. The barn location meets the 15-foot setback requirement. Gene Bavis mentioned that animals could not be housed in the barn, as the parcel was less than five acres.

This will be a 30-foot easement off of Route 441 to allow utility access.

Norm Druschel stated that because of changes to the fire code, sprinklers systems would not be required.

Phil Williamson stated that the next step would be for the Lazzaro's to complete an application for subdivision, along with a survey drawing of the subdivision and pay the required application fee.

Gene Bavis stated he would like to see the subdivision and site plan approval done at the same time. Phil Williamson said that Town Code does not require this; subdivision can be approved on its own. Chairman Ruth explained, "Legally a subdivision can be approved without a site plan. The concern of the Board is that sometimes it is assumed that because the subdivision has been approved, that the piece of property can be built upon. If a site plan is done in addition to the subdivision, it makes it clear to the buyer that you can build on the lot. There is nothing worse than assuming you have a lot that you can build on, and then at the next step, find out that the land doesn't perk or there is some other problem. That is why we encourage both to be done at the same time."

Chairman Ruth questioned the timeline. Mr. Lazzaro stated that he would probably wait until April so that perks could be conducted. Chairman Ruth reminded Mr. Lazzaro of submittal deadlines. Phil Williamson stated that this subdivision would need to come back before the Planning Board at a public hearing and the application must also be sent to the County for review. A short form SEQR would be required.

Norm Druschel stated that house drawings are to be submitted when the building permit is obtained.

The Board did not have any further questions or concerns.

Elaine Leasure made a motion, seconded by Karel Ambroz to adjourn the meeting.  
Motion carried.

Chairman Ruth adjourned the meeting at 8:19 P.M.

Gail Rutkowski, Clerk