

Chairperson Ruth called the Planning Board Work Session to order at 7:36 P.M. Members present were Gene Bavis, Larry Ruth, Deborah Amsler and Karel Ambroz. Elaine Leasure was absent. Also present was Phil Williamson, Code Enforcement Officer and Norm Druschel Building Inspector.

Deb Amsler made a motion, seconded by Gene Bavis to approve the minutes of the meeting with the following corrections on page 713: paragraph 2, line 2 should read: Mr. Leenhouts, not Mr. Leenhout and paragraph 3, first sentence should be amended to read: Karel Ambroz questioned the location of the baseball field.

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

Motion carried.

1. Discussion of Cindy Davids (Estate of Sidney Schoenwald), for possible waiver of subdivision and approval requirements to subdivide 6 acres from total acreage of 93.6 acres, located at 4952 School House Road. Property is zoned: RR-1.

Chris Smith from Dixon and Carr Realty, representing Cindy Davids was present, along with Nicholas Schoenwald, son of the late Sidney Schoenwald. Chris Smith explained that Cindy Davids who currently leases the home from the Schoenwald Estate would like to purchase the house along with approximately 6 acres of land. The 6 acres would be subdivided from the total acreage of 93.6 acres.

The dimensions of the lot would be 700 feet of road frontage and 300 feet deep. The hedgerow to the north would serve as a boundary. A well and septic system services the house. Gene Bavis questioned the location of the house on the proposed 6-acre parcel. Mr. Smith responded that it would be approximately in the middle; at least three hundred feet from either side property line.

Gene Bavis questioned whether the septic system would be within the boundaries of the lot? Chris Smith responded that it would be. Discussion ensued as to whether the property was in a water district. Although it appears to be within the water district, there is no main present. Whether or not the property is within a water district is not a relevant issue for subdivision approval.

Karel Ambroz questioned if there were any further plans to subdivide the remainder of the property? Mr. Smith responded that there were no plans at this time.

The Board did not have any further concerns.

Phil Williamson stated that if the Board had no concerns, the applicant should submit a letter to the Board requesting a waiver of normal subdivision and approval requirement at the next regularly scheduled meeting on November 10th. The Code Enforcement Officer and the Town Engineer could then approve the subdivision administratively. Mr. Williamson stated that this is a simple realty subdivision and does not require a public hearing.

Mr. Williamson further stated that a subdivision map, drawn up by a licensed land surveyor, needs to be submitted for review by the Town Engineer. The approved map must also be filed with the County.

Phil Williamson asked Nicholas Schoenwald if he was the Administrator of the Estate? Mr. Schoenwald stated that his brother, Justin Schoenwald was Administrator. Mr. Williamson stated that a letter from an attorney should be submitted indicating that. Also, if anyone else is speaking on the Administrator's behalf an affidavit needs to be completed.

Chairman Ruth adjourned the meeting at 7:52 P.M.

