

Chairman Ruth called the regular meeting of the Town of Walworth Planning Board to order at 7:36 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.

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

Motion carried.

Gene Bavis made a motion, seconded by Deb Amsler, to approve the minutes of February 11, 2008 as written.

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

Motion carried.

**1. Request for Waiver of Subdivision and Approval Requirements for 2-Lot Realty Subdivision for property of Laretta D. Johnson, located at 603 Atlantic Avenue. Property is zoned: RR-1.**

There was no one present to discuss the application. At the August 22, 2007 worksession, Laretta Johnson's son spoke on her behalf about the plan to subdivide three acres with the existing house and two barns out the 59.5-acre parent parcel. The 3-acre parcel will be conveyed from mother to daughter. It was explained at that time, that the barns on the 3-acre parcel could not be used to house animals, as the parcel would be less than the 5-acres minimum.

The Board was in receipt of a letter from Laretta Johnson, dated November 28, 2008 requesting a waiver of subdivision and approval requirements to allow the matter to proceed administratively.

The Boards did not have any further concerns, but did state for the record that animals could not be housed in the barns.

Gene Bavis made the following motion, seconded by Elaine Leasure:

Having received a written request for a waiver of normal subdivision procedure and approval (per 151-6 of SUBDIVISION of LAND; SITE PLAN REVIEW) for the following, Laretta D. Johnson, property located at 603 Atlantic Avenue, I move for the waiver of normal subdivision procedure and approval with the condition the subdivision plans shall be reviewed and subject to approval by the Code Enforcement Officer and Town Engineer, if either feels appropriate, may refer the subdivision plan applicant to the Planning Board for subdivision review and approval in accordance with provisions of this chapter.

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

Motion carried.

**2. Approval of Pond permit for Gananda Partnership, located at 3451 Canandaigua Road. Property is zoned: PD.**

Jeff Leenhouts, representing Ganada Partnership was present to discuss the proposed pond to be located at 3451 Canandaigua Road. The Board was in receipt of a map, prepared by BME Associates of Fairport, entitled Gananda Pond – Grading and Erosion Control Plan. Mr. Leenhouts showed the Planning Board another map of the location of the pond. The road access is off of Canandaigua Road, near the wetlands and west of the power lines, 300 feet outside the easement. Phil Williamson stated that he has contacted the DEC and they have determined that the pond will have no impact on the wetlands as they are far enough away from the pond.

Jeff Leenhouts explained that the pond at this time would be used for family use, primarily for swimming and fishing. He hopes to stock the pond with some bass and trout for his three young children. Mr. Leenhouts stated that if the Senior Apt. Project becomes a reality, the pond may be incorporated into the plan, but at this time it is strictly for family use. In the future he envisions the possibility of some hiking trails. An important consideration of the design of the pond is that it works with the topography so it will appear that the pond has always been there.

Gene Bavis asked, "Has enough engineering been done to assess whether the pond will fill up with water?" Mr. Leenhouts stated that preliminary tests had been done and the water table is high in that area indicating a sufficient water supply to the pond. Phil Williamson explained that Carl Hewing, Town Engineer will review in detail the map and make any recommendations prior to the Building Department issuing the pond permit. He further stated that since more than one acre of land will be disturbed a Stormwater Prevention Plan (SWPP) and Notice of Intent must be filed with the State. A public hearing is not required.

Chairman Ruth questioned the timeline for digging the pond. Mr. Leenhout stated that he hopes to start digging at the end of summer 2008.

Karel Ambroz questioned the size of the pond. Mr. Leenhouts answered that it is 640 ft. long, 270 ft. wide and 24 ft. at the deepest point. The deepest part of the pond would support trout. The total pond surface is approximately 2 acres.

Chairman Ruth questioned the safety of the pond. Mr. Leenhouts said that the design of pond takes safety into consideration, and access into the pond is gradual. Phil Williamson pointed out that the regulations concerning an open water pond are not the same as a retention or detention pond. Chairman Ruth also questioned if there were any restriction about a pond in PD zoning district. Phil Williamson said that there were none.

Gene Bavis made a motion, seconded by Karel Ambroz to allow the Building Department to issue the Pond Permit with the condition that any and all engineering issues shall be addressed to the satisfaction of the Town Engineer.

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

Motion carried.

**3. Concept discussion of Mark T. Johnson for Home Occupation, Category B Permit to operate a horse boarding operation and riding arena at property located at 4240 Ontario Center Road. Property is zoned: RR-1.**

Amy Johnson of 4240 Ontario Center Road was present to discuss the proposal. Ms. Johnson stated that she and her husband Mark have recently purchased 40 acres at 4240 Ontario Center Road and are presently remodeling the building. A map was presented showing the proposed indoor riding stable, the paddocks, an outdoor riding arena and the parking area.

Phil Williamson stated that he had met with the Johnson's and the horse boarding operation is in full compliance with zoning regulation in the RR-1 district. All setback requirements for housing farm animals would be in compliance.

Deb Amsler questioned how many horses would be boarded? Ms. Johnson stated that she intends to board 24 horses.

Elaine Leasure questioned the location of the indoor riding arena? Ms. Johnson answered, "It is behind the existing building and because the land is lower it is hardly visible from the road".

Chairman Ruth questioned if she had any concerns about the horses reaction to being across from the gun club. Ms. Johnson remarked that she has spoken with the Gun Club and was aware that they do have organized shoots, but doesn't foresee any problems.

The Board did not have any problems or concerns with the horse boarding operation.

Phil Williamson stated that the next step would be to complete an application for a Home Occupation, Major Category B and schedule a public hearing.

Karel Ambroz, made a motion, seconded by Deb Amsler to close the meeting.

Chairman Ruth adjourned the meeting at 8:05 P.M.





