

Chairman Larry Ruth called the regular meeting of the Town of Walworth Planning Board to order at 7:31 P.M. Members present were Gene Bavis, Larry Ruth, Elaine Leasure and Karel Ambroz. Deb Amsler was absent. Also present was Phil Williamson, Code Enforcement Officer, Norm Druschel, Building Inspector and Carl Hewings, Town Engineer.

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

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

Motion carried.

Gene Bavis made a motion, seconded by Karel Ambroz to approve the minutes of March 9, 2009.

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

Motion carried.

1. Application of John Spyralatos for preliminary and final approval for resubdivision of Lot 2 of the Kasandrinos Subdivision located at 293 Atlantic Avenue, east of County Line Road. Property is zoned: RR-1 – Rural Residential (Public Hearing).

John Spyralatos, owner of the property located at 293 Atlantic Avenue, was present to discuss the application. The Board was in receipt of a survey map, entitled "Re-subdivision of Lot 2 of the Kasandrinos Subdivision, dated December 6, 2008. The reconfiguration of the lot line shows 6.055 acres including a garage and barn to be conveyed to the neighbor, Mr. George Kasandrinos. Mr. Spyralatos originally discussed the concept at the November 14, 2009 worksession. The Board agreed to the concept at that time. Phil Williamson stated this is simply a reconfiguration of the lot lines and the 6 acres will be merged with the other parcel that Mr. Kasandrinos already owns and will be under one tax number.

The Board was in receipt of a letter from the County, and they had no problems with the application.

There were no further comments from the Board.

Chairman Ruth opened the public hearing.

Brian Berl of County Line Road stated that he lives across the road from the applicant, John Spyralatos. He questioned George Kasandrinos what his intentions were for the property? He asked, "Are there going to be more house trailers, more dogs?" Mr. Kasandrinos, responded, "No."

There were no further comments from the public.

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

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

Motion carried.

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

I move that we grant preliminary and final approval of the re-subdivision as presented.

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

Motion carried

2. Concept discussion by Jeff Leenhouts of Home Leasing for site plan for property located at the corner of Hance and Ganada Parkway.

Jeff Leenhout was present and shared a rough drawing of the plans to develop the Lot at the corner of Hance and Ganada Parkway. The proposed lot is located partially in Walworth and partially in the Town of Macedon. The house will be located entirely on the portion of the lot that is in the Town of Walworth.

The application must go to the County for review as it is within 500 ft. of a County Road. The application will also be sent to the Town of Macedon as part of the lot is located in that town.

Discussion ensued regarding Mr. Leenhout's desire to hook up the sanitary sewer at the northeast corner of the property across Hance Road. However, since the exact location of the manhole could not be determined, final determination will be made as the site plan is developed.

The Board concurred that they had no problem with the concept as long as engineering issues are resolved.

3. Other – Gananda Senior Apartments Sewer Update (no Planning Board action necessary).

George DeRue of Home Leasing was present. He explained that all documentation had been submitted to the DEC. The DEC has visited the site and verified the wetland delineation. Mr. DeRue further commented that the original concept was to have a concrete sewer line when crossing the creek. The DEC was concerned about possible contamination of the water from the cement. To prevent contamination, the DEC had agreed with the concept of placing the sewer line inside a steel casing pipe. George DeRue stated that the DEC is waiting for SEQR determination of negative declaration from the Planning Board. Once that is received the project can move forward.

Phil Williamson stated that the SEQR came before the Board at the regularly scheduled meeting of the Planning Board on March 9, 2009 when the following motion was made by Gene Bavis and seconded by Deb Amsler:

I move the action be classified as a Type II action and the Planning Board requires no further action under SEQR.

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

Motion carried.

The Chairman of the Board instructed the clerk to send a letter regarding the SEQR determination to Mr. DeRue of Home Leasing, so he can forward the information to the DEC.

4. Other

Heather Ostrander of Cream Ridge Road was present regarding operating a fudge making business in her home. Phil Williamson stated that this would be a Home Occupation Minor and did not require any action for this Board. He instructed Mr. Ostrander to pick up an application at the Town Clerk's office and then drop off the completed application to him.

Chairman Ruth adjourned the meeting at 8:52 P.M.

Gail Rutkowski, Clerk

