

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, and Karel Ambroz. Elaine Leasure and Deb Amsler were absent. Also present was Phil Williamson, Code Enforcement Officer, (arrived 7:38 P.M.) Norm Druschel, Building Inspector.

Gene Bavis made a motion, seconded by Karel Ambroz to dispense of the reading of the formal legal notice. Motion carried.

Gene Bavis made a motion, seconded by Karel Ambroz to approve the minutes of September 14, 2009, with the following correction....the last paragraph on page 763 should read, "Gene Bavis stated that the larger (12-inch diameter) trees should be identified on the map, so that the Town could enforce Town Code Section 151.41. Phil Williamson also told the Board that there was an area of trees that are identified on the map as "trees to remain"."

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

Motion carried.

**1. Application by Daniel Kummerow to subdivide existing home and one-acre from 27-acre parcel located at 244 Whitney Road. Property is zoned: RR-1. (Public Hearing.)**

Daniel Kummerow, owner of the property was present. Mr. Kummerow explained that he tore down an existing home located at 244 Whitney Road and built a new house on the existing foundation. The house is now complete and on the market. He is seeking approval to subdivide the house and one acre from the total 27-acre parcel. The Board was in receipt of a map entitled, "Kummerow Subdivision Section #3" prepared by James K. Glogowski, Land Surveyor, dated August 21, 2009.

Chairman Ruth read a letter from the Wayne County Planning Department, dated October 1, 2009 that read:

"At its regular meeting on September 30, 2009, the Wayne Count Planning Board reviewed the above referenced referral and recommended approval of the preliminary/final subdivision plan provided that the proposed lot is large enough to site a septic system that meets NYS Department of Health regulations."

Mr. Kummerow told the Board that although there was an existing septic system that was up to code, he decided to have a brand new system installed by Dean Beh. Mr. Beh will provide the building department with a letter certifying that the system was installed according to NYS regulations.

The Board had no further concerns about the subdivision.

Chairman Ruth opened the public hearing.

There were no comments from the public.

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

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

Motion carried.

Karel Ambroz made the following motion, seconded by Gene Bavis:

I move to grant preliminary and final subdivision approval for property located at 244 Whitney Road.

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

Motion carried.

**2. Application of Home Leasing, LLC for modification of site plan to add two accessory structures (greenhouse & garden shed) at the Gananda Senior Living Community located at Canandaigua Road, north of Gananda Parkway. Property is zoned: PD**

George DeRue was present on behalf of Home Leasing, LLC, along with Lincoln Swedrock of BME Associate, Fairport. Mr. Swedrock explained to the Board that they are requesting a modification of the site plan to construct two accessory structures, a greenhouse and a shed, at the Gananda Senior Living Community. The structures will be located within the planned garden area of the site, to the south of the apartment building. The Planning Board was in receipt of a map entitled, "The Gardens – Greenhouse and Shed Site Plan" prepared by BME Associates, dated September 2009.

Norm Druschel stated that building permits are required for both structures.

Karel Ambroz questioned there is adequate access for emergency vehicles and Mr. Swedrock responded that there is.

The Board had no further concerns about the modification of the site plan.

Chairman Ruth opened the public hearing.

There were no comments from the public.

Karel Ambroz made a motion, second by Gene Bavis to close the public hearing.

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

Motion carried.

Karel Ambroz made the following motion, second by Gene Bavis:

I move to approve the modification of the site plan to add a greenhouse and shed.

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

Motion carried.

**3. Walworth Salt Barn SEQR process.**

Norm Druschel told the Planning Board that the Town is applying for a MS4 DEC grant to build a salt barn at the Town Highway Department on Canandaigua Road to replace the existing salt shed. The deadline for the application in October 16, 2009 and he is requesting that the Planning Board declare itself lead agency for the purpose of SEQR.

Gene Bavis made a motion, seconded by Karel Ambroz for the Planning Board to declare itself lead agency.

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

Motion carried.

Chairman Ruth adjourned the meeting at 7:48 P.M.