

In the absence of Chairman Larry Ruth, Gene Bavis called the regular meeting of the Town of Walworth Planning Board to order at 7:30 P.M. Members present were Gene Bavis, Elaine Leasure, Deb Amsler and Karel Ambroz. Chairman Larry Ruth was absent. Also present were Phil Williamson, Code Enforcement Officer, Norm Druschel, Building Inspector and Carl Hewings Town Engineer

Karel Ambroz made a motion, seconded by Deb Amsler to approve the minutes of October 21, 2009 worksession, with the following correction, Approval of the Minutes, Karel Ambroz voted Aye, not absent.

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

Motion carried.

1. Concept discussion of Karel & Karen Ambroz for 3-Lot subdivision of property located at 4419 Boynton Road. Property is Zoned: RR-1.

Karen Ambroz was present and explained to the Board that she, along with her husband, Karel had recently purchased a total of 41.88 acres of property behind their residence at 4419 Boynton Road. The intent is to subdivide the land and sell approximately 17.8 acres to neighbors Jonathan and Catherine Simmonds and approximately 7.937 acres to neighbor Bruce Hall. Karel and Karen Ambroz would retain the remaining 16.424 acres. A sketch was provided the members of the Board.

Ms. Ambroz explained that this is a simple realty subdivision and there are no plans to develop the property at this time.

The Board and Town Engineer concurred that they had no problem with the concept and that a public hearing could be scheduled for January.

2. Concept discussion of John Casciani to subdivide existing home from remaining property located at 1394 Hennessey Road. Property is zoned: RR-1.

John Casciani of Webster, owner of the property was present to discuss the concept. A concept sketch of the proposal was provided to the Board. Mr. Casciani explained that the entire parcel is approximately 67 acres. Renovation of an existing residence with a detached garage on the property is nearing completion and there is a potential buyer. Mr. Casciani would like subdivide the existing house and garage along with 1.5 acres from the remaining lands to facilitate the sale of the home. Mr. Casciani stated that the irregular shape of the parcel is because the creek and wood line serve as a natural boundary. Karel Ambroz questioned the side setback of the house to the property line? Phil Williamson stated that the house is 17 ft. from the property line and complies with the 15 ft. minimum requirement.

The Board concurred that they had no problem with subdividing the 1.5 acres including the residence from the 67 acres. Upon submission of an application, a public hearing can be scheduled.

John Casciani also discussed with the Board another lot north of the proposed 1.5-acre parcel. This second lot would be approximately 8.491 acres with 221 feet of road frontage and approximately 1,607 feet deep. Gene Bavis questioned the depth to width ratio? Phil Williamson stated that for lots from five acres to ten acres, the relationship between depth and width shall not exceed five to one, with a minimum width at the front setback line of 200 feet; however, in the case of minimal deviation a waiver could be granted by the Planning Board at their discretion. Gene Bavis commented that the concept drawing as presented for the 8.4 acres parcel would not allow for housing animals as the parcel does not have a minimum width of 300 ft. It was suggested that Mr. Casciani consider making the lot 300 ft. at the back. Mr. Casciani commented a culvert runs along the proposed property line and to making the lot wider, would

necessitate building a small bridge. Phil Williamson stated that this would be a separate application.

John Casciani asked the Board if they had time to offer feedback on another property that he owns on Whitney Road near the intersection of South Slocum Road. Mr. Casciani explained that in July 2009 he came before the Board and was granted approval to subdivide a remodeled house along with one acre from the entire 11.5 acres. He is now considering subdivision of the remaining lands. Three separate concepts (6-lot, 4-lot and 3-lot) were informally discussed with the Board.

Karel Ambroz reminded the Board that the present owner and several neighbors were concerned at the time about development of the remaining land. He suggested that it would be courteous to offer the present owner of the house right of first refusal to purchase additional property. Mr. Casciani thanked the Board for their comments and said he would return at a later date. Before any further action is taken, Mr. Casciani would have to complete a formal application and a public hearing would be advertised.

3. Concept discussion of Daniel Teske for 7-lot subdivision of property located at 5325 Walworth Ontario Road. Property is zoned: RR-1.

Dan Teske was present to discuss the proposed 7-lot subdivision. A rough sketch was provided to the Planning Board members. The sketch showed four lots (Lots 4, 5, 6 and 7) along Walworth-Ontario Road with Lots 1, 2 and 3 behind the other lots.

Gene Bavis asked, "Would lots 1, 2 and 3 share a common drive?" Mr. Teske answered, "Yes." Gene Bavis commented that generally the Planning Board does not favor shared driveways.

Discussion ensued about the width of the driveway access. Norm Druschel pointed out that code requirements for minimum width of access right-of-way for residential lots (Town Code §180-34) is 60 feet if the driveway is over 500 feet. The driveway for Lot 3 is 513 feet.

Karel also questioned how many homes he envisioned for the 33.4-acre parcel (Lot 1). Mr. Teske responded, "only one home because of the lay of the land."

Karel Ambroz commented that he was not in favor of the long narrow driveways and did not agree with concept as drawn. Gene Bavis commented, "I think there may be a better way to configure the property."

4. Concept discussion of Michael Green for Phase 2 of Red Fox Circle. Property is Zoned RR-1.

Michael Green, owner of the property was present to discuss his plans for Phase 2 of Red Fox Circle. Michael Green explained that he recently purchased from Phil Serafine, the remaining land from the edge of Lot 17 to the edge of lot 22. The intent is to first combine two ½-acre lots (Lots 21 and 22) into a 1-acre lot and build a home for his family. In the future, he may combine the other ½ acre lots to meet the one-acre requirement for zoning in the RR-1 district.

Phil Williamson stated that the old subdivision map, which Mr. Green showed to the Planning Board, had not been filed with the County, therefore the lots were never fully approved.

Discussion ensued about extending the road to the west to provide a turn-around for the Highway Department. Gene Bavis suggested making an appointment with Norm Druschel and Mike Frederes to discuss proper placement of the turn-around.

Perk tests need to be conducted. Public water is available.

The Board had no problem with the concept. The next step is to file a formal application including an updated map to be reviewed by the Town Engineer, prior to scheduling a public hearing.

5. Re-approval of Site Plan for Lot #1 of the Silo Acres Subdivision, located on Lincoln Road. Property is zoned: RR-1A.

Gene Bavis was in receipt of a letter from David Matthews, PE of Shelley Associates, Ontario dated December 7, 2009 requesting re-approval of site plan for Lot #1 of the Silo Acres Subdivision, originally approved on September 2003. The letter certified that the site plan had been reviewed by Shelley Engineering and complies with the current requirements of the Walworth Zoning Code.

Deb Amsler made a motion, seconded by Elaine Leasure for re-approval of Lot #1 of the Silo Acres Subdivision, for one 12-month period beginning December 14, 2009.

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

Motion carried.

The meeting was adjourned at 8:29 P.M.

Gail Rutkowski, Clerk