

Chairperson Larry Ruth called the regular meeting of the Town of Walworth Planning Board to order at 7:32 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Karel Ambroz. Also present was Phil Williamson, Code Enforcement Officer.

Gene Bavis made a motion, seconded by Karel Ambroz to approve the minutes of the June 8, 2009, with the following correction: page 742 (first line) should be changed from: "Gene Bavis suggested that the property owners form a Homeowner Association and buy it jointly." To read: "Gene Bavis suggested that the property owners might consider the option of forming a Homeowners Association and buying it jointly."

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

Motion carried.

1. Concept discussion by Donald Boone for two-lot realty subdivision of land located at 4037 Wal-Ontario Road. Property is zoned: RR-1.

Donald Boone was present to discuss his intent to subdivide property he owns at 4037 Wal-Ontario Road into two lots (Lot #1 with the proposed new home and Lot #2 with the existing home). The Board was in receipt of an instrument survey showing the property as it is today and a rough sketch on how he proposes to subdivide the property. The instrument survey indicates the size of the parcel is 2.242 acres.

Karel Ambroz questioned the side and front setbacks. Phil Williamson responded that the front setback in the RR-1 zoning is 60 ft. Mr. Boone agreed that the location of the proposed house could be moved back 10 ft. to comply. The side setback as shown in the sketch is in compliance.

Discussion ensued about the location of the driveways. Gene Bavis stated the importance of verifying the sight distance.

Chairman Ruth questioned Mr. Boone in regard to the rather odd configuration of lot #1. Mr. Boone explained that he wanted to retain the wider area (165 ft. x 125 ft.) at the back of Lot #1. A portion of that area is quite wet and in the future he may buy adjacent property owned by his father and add onto Lot #1. By retaining the back land he will be able to control any water/drainage issues. Gene Bavis stated that he wasn't too concerned that the proposed the subdivision resulted in an odd-shaped parcel, as long as it complies with the ordinance of being at least one acre and meets setbacks and sight distance requirements. The other Board members concurred with Gene Bavis.

Deb Amsler questioned if Lot 2 was an acre? Mr. Boone stated that this was a rough sketch, but he calculated that Lot #2 would be just over an acre. In any event, the lot line lines could be adjusted so each lot would meet the one-acre requirement.

Donald Boone asked, "You don't have a problem with the flag lot and the 65 feet of road frontage of Lot #2? Is 100 ft. road frontage required?" Phil Williamson responded that the 100 ft. requirement is at the front setback line of the residence, and not at the road.

Phil Williamson suggested that Mr. Boone first look into the sight distance issue, prior to incurring additional engineering expense.

2. Concept discussion by Janet O'Brien for subdivision of land located at the corner of Atlantic and County Line Road. Property is zoned: RR-1.

Janet O'Brien appeared before the Planning Board at the worksession on June 17, 2009 requesting a subdivision of land north of Atlantic Avenue she intends to sell to Mr. William Calder. During the conversation with the board Mrs. O'Brien was asked by Deb Amsler if she was subdividing or selling lot #3 and she stated she was selling the entire 3.6 acres to William Calder the person who had already purchased two other lots from them. Gene Bavis asked if Mr. Calder was the person who owned lot #1 and was he the person to whom she was selling lot #3? Mrs. O'Brien answered yes. Deb Amsler then confirmed it was a sale and not a subdivision of lot #3 with the entire 3.6 acres going to Mr. Calder. Mrs. O'Brien answered yes that is correct. After this discussion all of the members of the Planning Board agreed since there was no subdivision Mrs. O'Brien did not need board approval to sell the property. Deb Amsler then told Mrs. O'Brien she did not have to be at the meeting and wished her good luck. Mrs. O'Brien took both copies of the maps she had at the meeting and left.

3. Discussion by Virginia Boas for Home Occupation, Major Category B to operate a horse boarding facility located at 3840 Downs Road. Property is zoned: R.

There was no one present for discussion.

Karel Ambroz made a motion, seconded by Elaine Leasure to adjourn the meeting.

Chairman Ruth adjourned the meeting at 8:03 P.M.

Gail Rutkowski, Clerk