

Chairperson Larry Ruth called the regular meeting of the Town of Walworth Planning Board to order at 7:34 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Karel Ambroz. Also present was Norm Druschel, Building Inspector.

Gene Bavis made a motion, seconded by Karel Ambroz to approve the minutes of the October 13, 2009 with following correction, page 765, Application of Daniel Kummerow. The following sentence should be changed to read, "Gene Bavis made a motion, seconded by Karel Ambroz to close the public hearing".

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

Motion carried.

**1. Discussion by Stanley & Louise Weller for modification of site plan for property located at 3595 High Street. Property is zoned: Hamlet**

Stanley Weller, owner of the property stated that he and his wife are planning to build a home at 3595 High Street and after talking with the builder would like to make modifications to the site plan. A rough sketch of the changes was presented to the Planning Board. The original site plan, prepared by C. Newton Gowdy, L.S., dated 9/11/2006 and revised 7/30/07 was approved and signed on 8/3/2007.

Stanley Weller explained that he would like to change the orientation of the house to face east. The driveway will be relocated to access off the east side of the property, instead of the south side. Karel Ambroz commented that he felt that relocating the driveway would actually make the access safer.

The location of the proposed house complies with the setback requirements in the Hamlet district where it is located. The modifications will not have any impact on utilities.

The Board had no problem with the modifications. Gene Bavis said that he would abstain from commenting as he did the original site plan and has since sold the lot to the Wellers.

Norm Druschel told Stanley Weller that an updated site plan showing the modifications should be provided to the Building Department prior to the issuance of a building permit.

**2. Discussion by Home Leasing, LLC for Drumlin Top – Section 5A and Drumlin Top – Section 7. Property is zoned: PD**

Jeffrey Leenhouts was present to represent Home Leasing. He explained that Home Leasing is looking to develop two previously approved Sections in Gananda and he is coming before the Planning Board to find out if any steps need to be taken as both Sections, Drumlin Top – Section 5A and Drumlin Top – Section 7 were approved some time ago. He stated that it could be another year or so before any new construction begins.

Norm Druschel told the Board that Drumlin Top – Section 5A was approved in 1993 and Drumlin Top – Section 7 was approved in 2004. Both subdivisions have been recorded with the County. Norm Druschel stated that Mr. Leenhouts should check with the engineer, BME to see if a SWPPP is needed, as the requirements have changed since the original approvals were granted. Additionally, both plans should be reviewed by BME to make sure that all other standards are in compliance with present day codes and a letter stating that fact should be provided to the Planning Board.

Deb Amsler asked how many lots were in each section? Jeff Leenhouts responded that there were 15 lots in Drumlin Top – Section 7 and 8 lots in Drumlin Top – Section 5A.

Once a thorough engineering review has been completed Mr. Leenhouts should return to the Planning Board.

**3. Extend Preliminary Approval for Rolford Heights Section 5 & 6 that was originally granted on May 8, 2006 for another six-month period (7<sup>th</sup> extension). Property is zoned: R**

The Board was in receipt of a letter from Laurence E. Heininger, P.E., dated October 12, 2009 requesting the Planning Board extend the preliminary approval for Rolford Heights Section 5 and 6 for another six-month period. This will be the 7<sup>th</sup> extension. The letter also stated that all lots have been sold at Parkview Green and the intent is to submit final plans for Phase 5A by November 13, 2009 for the December 14, 2009 meeting.

Gene Bavis made a motion, seconded by Karel Ambroz, to extend preliminary approval for Rolford Heights Section 5 and 6 for another six-month period from November 8, 2009 through May 8, 2010.

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

Motion carried.

Chairman Ruth adjourned the meeting at 8:01 P.M.

Gail Rutkowski, Clerk