

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

- 1. Application of John Casciani for preliminary & final subdivision approval to subdivide existing home and detached garage with 5.37 acres from the entire 68-acre parcel located at 1394 Hennessey Road. Property is zoned: RR-1. – Rural Residential. (Public Hearing). –**

The application was withdrawn and will be on the agenda March 8, 2010.

- 2. Application of Michael Green for preliminary & final residential site plan approval for property located on Red Fox Circle, to combine two ½-acre parcels (Lots 21 & 22) to comply with the one-acre requirement in the RR-1 district, wherein the property is located. Property is zoned: RR-1 – Rural Residential. (Public Hearing).**

Michael Green, property owner, temporarily residing at 2389 Lake Road, Ontario was present to discuss the application.

Mr. Green explained that he appeared before the Planning Board at a previous worksession with the proposal to combine two ½ acre lots into a 1-acre lot to comply with the minimum one-acre requirement for zoning in the RR-1 district. The Board was in receipt of a survey map, revision February 2010, prepared by James H. Missell and Associates, 900 Jefferson Road, Rochester and a Site Plan, December 31, 2009, revision 3 (February 4, 2010), prepared by Michael Sinniger, P.E. 55 Ashley Street, Lyons. Green told the Board he was seeking preliminary and final site plan approval to build a new residence on Red Fox Circle.

Karel Ambroz questioned whether the turnaround was adequate for the snowplow. Norm Druschel responded that he had met with Mike Frederes, Highway Superintendent to discuss the necessary modifications. Mr. Druschel stated that the turnaround will be extended to the west another 40 to 50 feet, with a width of 22 feet and a 12" base of crushed raw materials. The total length will be 140 feet with an extension to the south of the driveway another 20 feet beyond the pavement. Chairman Ruth questioned, "Would this be a legal hammerhead?" Norm Druschel responded that it was.

A revised temporary easement, to be filed with Wayne County, will encompass the additional length of the turnaround.

Carl Hewings, Town Engineer reported that the application and revised maps were reviewed and a letter was generated on February 2, 2010 outlining the items that needed to be addressed. Mr. Hewings was satisfied that the applicant had complied with all recommendations, but requested a revised survey map. Mr. Hewings explained that the application was for a 2-lot subdivision, yet the map showed all future lots to be developed (5 lots). The revised map should show two parcels only (one parcel with an area of 1.105 acres and the remaining acreage as a separate parcel). The revised map must be filed with Wayne County.

Chairman Ruth opened the public hearing.

There were no comments from the public.

Elaine Leasure made a motion, seconded by Deb Amsler to close the public hearing.

Motion carried.

Elaine Leasure made the following motion, seconded by Deb Amsler:

I move that preliminary and final site plan approval be granted with the following condition:

- 1) submission of a revised map showing two parcels (one parcel with an area of 1.105 acres and the remaining acreage as a separate parcel).

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

Motion carried.

- 3. Application of Iain & Linda Harding for preliminary & final residential site plan approval for property located at 3350 Daansen Road, approximately 1,065 feet north of the Walworth-Macedon town line. Property is zoned: R-Residential. (Public Hearing).**

The application was withdrawn and will be on the agenda March 8, 2010.

**4. Other – Training**

Gail Rutkowski will check with Wayne County about training courses to be offered for 2010 and will pass on any information.

Elaine Leasure made a motion, seconded by Deb Amsler to approve the minutes of January 11, 2010, as presented.

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

Motion carried.

Chairman Ruth adjourned the meeting at 7:50 P.M.

Gail Rutkowski, Clerk