

Chairman 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, Deb Amsler, and Karel Ambroz. Also present was 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 February 8, 2010 as written.

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

Motion carried.

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

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).

John Casciani, owner of the property located at 1394 Hennessey Road was present to answer questions of the Board. He stated that he had appeared before the Board at the January meeting with a proposal to subdivide approximately 1.5 acres from the 68-acre parcel. The Board did not have any concerns with the subdivision at that time. Since the January meeting, prospective buyers have come forth who would like to purchase a larger parcel of land with the newly renovated home. The Board was in receipt of a revised map, showing 5.37 acres with the existing house. The map entitled "JC Hennessey Subdivision", was prepared by Warren R. McGrail, Land Surveyor, 1945 East Ridge Road, Suite 27, Rochester, NY.

The Board did not have any concerns with the larger parcel.

The map was reviewed to the satisfaction of Carl Hewings, Town Engineer.

Chairman Ruth opened the public hearing.

Mr. Ronald Eygabroad of 5153 Albright Road stated that his property is adjacent to the rear of the Hennessey Road property. He stated that he did not have any problem with subdividing the existing house from the remaining lands, but questioned Mr. Casciani on any future plans for the remaining acreage.

John Casciani stated, "I have absolutely no plans at this time."

Chairman Ruth questioned, "Is it wrong to assume that at some time in the future the remaining land may be developed?" Mr. Casciani responded, "I don't think I can even comment on that, I do not know."

Mr. Eygabroad questioned the Board as to whether there would be any changes in the zoning. Phil Williamson stated that there would not be any changes; the land will continue to be zoned as RR-1 Rural Residential-1 acre and all current zoning regulations would apply. Mr. Eygabroad further questioned how the property would be assessed. Phil Williamson explained to the applicant that there are different classifications used in assessing property values. Mr. Williamson explained that land classification and zoning are separate issues. Discussion ensued.

There were no other comments from the public.

Gene Bavis made a motion, seconded by Elaine Leasure to close the public hearing. Motion carried.

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

I move to grant preliminary and final approval to subdivide existing home and detached garage with 5.37 acres from the entire 68-acre parcel located at 1394 Hennessey Road.

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

Motion carried.

- 2. 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 applicant was not present and will be rescheduled for the April meeting.

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

Gail Rutkowski, Clerk