

Gene Bavis called the regular meeting of the Town of Walworth Planning Board to order at 7:35 P.M. as Chairman Ruth arrived late. Members present were Gene Bavis, Larry Ruth (arrived at 7:46 P.M.), Deb Amsler and Karel Ambroz. Elaine Leasure was absent. Also present was Norm Druschel, Building Inspector and Phil Williamson, Code Enforcement Officer.

1. Concept discussion by John Casciani to subdivide a 3-acre lot from a 62-acre parcel located west of 1394 Hennessey Road across from Bushwood Drive. Property is zoned RR-1 – Rural Residential 1.

John Casciani, owner of the property was present and explained that he previously subdivided a rehab house along with 5 acres of land from the original 67 acres. After selling the house and five acres, a 62-acre parcel remains. Mr. Casciani explained that he has met with a party that is interested in purchasing 59 of the 62 acres. Mr Casciani would retain a 3-acre parcel that fronts Hennessey Road, directly west of the 5-acres parcel.

Karel Ambroz questioned the applicant as to why he is keeping three acres and what his plans are? Mr. Casiciani indicated that he thought that the three acres could possibly be a beautiful home site for someone as is situated high and would not have much of an impact on the 59 acres.

Gene Bavis asked if perks have been done on the 3-acre parcel? John Casciani responded, "No". Gene Bavis commented that until perks are done there is no guarantee that the lot could be developed. Mr Casiani stated that he did not anticipate a closing before the Fall and agreed with Gene Bavis that perk tests should be conducted in the meantime. Norm Druschel indicated that the rehab house on the previously subdivided property had decent soil and a perk rate in the 12 to 15 minute range.

Karel Ambroz asked if there was good access to 59 acres? Mr. Casciani responded that there was ample access as there is 400 to 800 feet to the east.

The Board members concurred that they did not see any problems with subdividing the property as proposed and that the next step would be to complete a formal application.

Mr. Casciani questioned the Board about another property that he owned on Whitney Road, next to Slocum. Previously, he subdivided the remodeled home and one acre leaving a parcel of approximately 10 acres. Mr. Casciani presented several ideas he had regarding subdividing the property. Although this was not on the agenda the Board discussed at some length the different scenarios of dividing the 10 lots, possibly a 3-lot subdivision. Mr. Casciani questioned the Board on the town code regarding driveways and road frontage. Mr. Casciani indicated he would return at a future date to present a concept.

Gene Bavis made a motion, seconded by Karel Ambroz to approve the minutes on April 12, 2010 as presented.

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

Motion carried.

Chairman Ruth adjourned the meeting at 8:02 P.M.

Gail Rutkowski. Clerk