

Chairman Larry Ruth called the Planning Board worksession to order at 7:32 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth and Deb Amsler. Karel Ambroz was absent. Also present was Phil Williamson, Code Enforcement Officer and Carl Hewings, Town Engineer.

Gene Bavis made a motion, seconded by Deb Amsler to approve the minutes of April 21, 2010 as presented.

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

Motion carried.

1. Concept discussion by Dan Merrick for possible site plan approval to build a home on property located at 3290 County Line Road. Property is zoned: .R - Residential – 0.5 acre.

Dan Merrick of Meadow Street, Fairport was present. Mr. Merrick told the Board that he had a purchase offer on the property located at 3290 County Line Road subject to a perk test being done and input from the Planning Board. The property is a 6.62-acre vacant parcel and he would like to build a home on the property.

Elaine Leasure questioned if there were any natural features on the property that would influence where the house would be situated? Mr. Merrick stated that he would like to put the driveway down the middle of the property and set the house back behind the two properties that are there, about 300 feet. A perk test would have to be completed to determine the exact location of the house. The property slopes toward the back and is more wooded and wet toward the rear of the parcel.

The Planning Board had no problems with the concept presented. The next step would be to complete an application and hire an engineer to develop a site plan. Site Plan approval can be handled administratively.

2. Concept discussion by Justin Marino for possible 3-lot subdivision of property located at 365 Jacobs Road. Property is zoned: RR-1 - Rural Residential - 1acre.

Michael Marino, father of Justin Marino was present to speak to the Board. He explained that his son, Justin (the applicant) was unable to be present. Dennis Landry, father-in-law of Justin and owner of the property at 365 Jacobs Road sent a written statement giving permission for Michael Marino to speak on the proposed subdivision. Presently, there are two homes on the same parcel with a single parcel ID number (Dennis Landry owner of a home that was built about 20 years ago and Justin Marino owner a home that that is a new construction). Mr. Marino explained that the intent is to subdivide the existing 23-acre parcel into two lots, so that each home would be on its own parcel. The Planning Board was in receipts of a drawing entitled, "Map of Survey showing the Marino Subdivision", prepared by DDS Engineers, 240 Commerce Drive Rochester NY 14623, dated 5/18/2010. Justin Marino's house designated on the map as Lot #1 would be 3.24 acres and Dennis Landry's house designated on the map as Lot #2 would be 19.823 acres.

Deb Amsler questioned a third lot shown on the map and whether it was a 2 or 3 lots subdivision? Mr. Marino clarified that the application was for a 2-lot subdivision. Another lot on Jacob's Road owned by Deborah Stockmeister, was previously subdivided from the original parcel and has a separate tax ID number.

Chairman Ruth questioned if the three parcels would use a common gravel drive? Mr. Marino responded that they did share a common drive with appropriate easements.

Deb Amsler questioned, "If there was ever a problem with the right-of-way crossing Lot #1, would the Stockmeister's be able to have a driveway on Jacobs or is it a sight distance problem?" Mr. Marino responded, "Yes, they would be able to put a driveway out onto Jacobs. Justin planned the subdivision in such a way as to not take away from Stockmeister frontage or Landry's frontage, if in fact they all had to have their own driveways sometime in the future."

Gene Bavis questioned if each residence has an individual septic system and when they were installed. Mr. Marino stated that Justin's septic was brand new, the Stockmeister's system was installed when the house was built about three years ago and the Landry's system was installed when the house was built about twenty years ago.

Carl Hewings stated that he did not see any problems from an engineering standpoint. The Planning Board members concurred that they were okay with the concept as presented.

3. Concept discussion by Carl D. Lehr of 200 Mildahn Road to subdivide approximately 16 acres from family farm located at 241 Mildahn Road to be added to the 200 Mildahn Road property. Property is zoned: R – Residential – 0.5 acre.

Mr. Carl D. Lehr of 200 Mildahn Road was present. He explained his plan to purchase approximately 16 acres of land from his father Carl R. Lehr who lives at 241 Mildahn Road, to the east and behind his own 1.6 acres parcel. The total acreage of his father's parcel is 93.58 acres. A rough sketch of the proposed subdivision was shown to the Planning Board.

Mr. Lehr commented that he was coming before the Planning Board prior to engaging the services of a surveyor. He remarked that there is a row of trees in the back that he would like to use as a border. Mr. Lehr stated that he has no intentions of building on the property and would use the land for farming.

A brief discussion ensued about whether or not to merge the additional acreage with the 1.6-acre residential parcel. Mr. Lehr will discuss the tax implications with the Assessor.

The Planning Board members concurred that they had no problems with the concept.

4. Discussion by Town Board member, Thomas Yale regarding the following:
a) proposed modifications to the Town Comprehensive Plan
b) proposed "Recreational Vehicle Parks and Campground Ordinance of the Town of Walworth"

Town Board Member Thomas Yale gave a presentation about the proposed modifications to the Town Comprehensive Plan and the proposed Recreational Vehicle Parks and Campground Ordinance of the Town and welcomed comments and questions from the Planning Board.

Tom Yale stated that the Master Plan Committee met on multiple occasions from January to the present to review current zoning to discuss various issues that had been brought to the attention of the Town by concerned residents.

The following recommendation and findings by the Committee to the Town Board to review and act on are as follows:

1. There should be no change in the RR-1A zoning at this time.
2. The B-1 district in the Hamlet of Walworth should be expanded to include the parcel currently owned by J. Englert lying north of the parcel currently housing the Post Office and east of the parcel currently owned by Vanhaneghem.
3. The PUD should be expanded east along the south side of Rt. 441 from the current western border on Route 441 to the west side of Baker Road.
4. A provision for the construction of Townhouses should be created within the Hamlet Districts.
5. A provision of RV parks should be created in areas zoned RR-1 in parcels of minimum acreage of 40 acres and significant property line setbacks.
6. Definition of "multifamily" should be made consistent.
7. Town should revisit "buffers" in 180-8 with the input of the Planning Board to make them consistent, realistic and more practical for implementation.
8. The Hamlet Zone in West Walworth should remain unchanged at this time unless sewers are made available.
9. In the Hamlet of Lincoln, create a B-1 district from the northeast corner of Plank and Lincoln Road running east along the north side of Plank to the eastern property line of the parcel currently owned by Zientara.

Tom Yale also presented an overview of the proposed "Recreational Vehicle Parks and Campground Ordinance of the Town of Walworth" (ordinance in its entirety is filed as permanent record in the Planning Board files).

"The ordinance purpose is to recognize the value of and establish reasonable standards for the development of recreation vehicle parks and the development of incidental camping areas and campgrounds, for the benefit of the general public utilizing such parks and facilities." Topics included in the ordinance are: definitions, requirements, water supply, sewage disposal, refuse disposal, application requirements, license (fee & renewal & revocation of license), management duties of licensee, and sales of camping trailers.

Tom Yale explained that the ordinance was drafted by reviewing 8 or 9 other ordinances from various communities across the state, with input from Phil Williamson, Code Enforcement Officer, the Town Board and the Master Plan Committee.

The proposed acreage for an RV Park would be 40 acres minimum. Initially, the committee considered a larger buffer zone, but the Town Board recommended reducing the buffer zone (100 feet), with recommendations from the Planning Board as to the appropriate buffer (plantings, berms, natural topography, fences, etc.).

Gene Bavis commented about garbage and refuse removal "twice weekly" noting that most companies come only once a week and it was his opinion that seemed adequate as long as there was proper storage, such as dumpsters. Mr. Yale stated that special arrangements with the refuse companies can be made if a twice weekly pickup is necessary, but he could bring this back to the Town Board.

Gene Bavis asked if the use of a "bound log book" was common practice, as computers would more than likely be used to track names of all persons at the park, addresses and make and description of their camping trailers. "In today's world it does not seem to be a practical way of doing things". Chairman Ruth commented, "I support it the way it is; in certain situations a log book may be appropriate."

Mr. Yale praised the Master Plan Committee for their excellent input and hard work on the project.

Deb Amsler questioned how frequently the Comprehensive Plan is reviewed? Mr. Yale stated that the Town tries to review it every three years.

Chairman Ruth adjourned the meeting at 8:35 P.M.

Gail Rutkowski, Clerk