

Chairman Larry Ruth called the meeting to order at 7:30 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Pat Stark and Peter Schillaci. Also present was Paul Russell, Phil Williamson and Norm Druschel.

Pat Stark made a motion, seconded by Peter Schillaci to approve the Planning Board minutes of October 11, 2005. Motion carried.

**1. Application of Edward Robertson for Preliminary and Final residential site plan approval located approximately 2,060' west of Route 350 on the north side of Atlantic Avenue. Property is zoned RR-2.**

Fred Shelley from Kreiling Associates was present and stated that the applicant is seeking site plan approval for a single, residential lot located at 1689 Atlantic Avenue. The site today has a driveway that stretches back almost to the proposed home site. There will be approximately 540' of water service, which will be serviced by a meter box. The septic system is designed for a 4-bedroom house. A waiver from normal procedures is being requested.

After discussion, Phil Williamson stated that, due to the fact there had been concerns with the wetness of the parcel and drainage concerns from a neighbor, the Board should hear all public participation. Paul Russell agreed that the application should be heard at a public hearing.

Fred Shelley stated there is nothing on the Federal of State inventories that shows a wetland. There is a ditch that runs through the property, and perhaps it doesn't run off as quickly as it should. The front of the parcel is lower than the back, with the wet area at the front of the parcel.

Peter Schillaci questioned if the field was currently farmed. Fred Shelley responded that it is a fallow field and was mowed off earlier this year to accomplish site work.

Fred Shelley stated that deep hole #3 is approximately 30' south of the expansion area with mention of minerals at 36".

Paul Russell stated that he had visited the site and water does run through the property slowly. It may be necessary to upgrade or formalize some of the drainage. The elevations of the ditch are about 2' below the invert of the distribution piping for the sewage disposal system, which is the state requirement. The current elevation conforms, but there is a very narrow safety factor. Paul further stated that the sight distance is good and there is public water to the site. The existing driveway is constructed very well and nearly reaches the proposed residential site.

The Board had no further questions.

Paul Russell will contact Fred Shelley to discuss outstanding issues after closer review. The public hearing will be scheduled for the November meeting.

**2. Discussion of Sarah Haberbusch for proposed 3-lot subdivision from existing parcel located at 2098 Sherburne Road. Property is zoned R.**

Sarah Haberbusch and her realtor, Joanne Wells, were present and explained that the property located at 2098 Sherburne Road has been listed on the market without any success. Sarah would like some recommendations in subdividing the existing parcel. The 5-acre parcel will contain the existing residence and accessory buildings, The 3.6 acre parcel of land will be sold to a neighbor to provide access to Sherburne Road, with the remaining acreage being an approved building lot.

Phil Williamson stated there is a 100' setback requirement for any accessory structure to house animals. The applicant should consider placing the accessory structure a minimum of 100' off the property lines for future consideration.

Gene Bavis questioned if the applicant is proposing a subdivision with site plan approval. The applicant questioned how you would do a site plan not knowing where the buyer would want the residence located. Gene Bavis explained that the applicant would choose a place to locate the house and the buyer could request a modification if the approved location needed to be changed. Gene Bavis further advised that the soils could be questionable for soil tests.

Chairman Ruth stated the Board did not have a problem with the concept. An engineer should be obtained for site plan preparation.

**3. Discussion of Helen Bel for proposed 4-lot realty subdivision located at 4264 Canandaigua Road. Property is zoned RR-2.**

There was no one present for this discussion.

**4. Any other –**

The Board reviewed the 2006 Planning Board calendar.

Gene Bavis made a motion, seconded by Pat Stark to adopt the 2005 Planning Board calendar, as present. Motion carried.

Karen J. Ambroz, Clerk