

Chairman Larry Ruth called the meeting to order at 7:32 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Peter Schillaci. Also present were Paul Russell, Norman Druschel and Phil Williamson.

Peter Schillaci made a motion, seconded by Gene Bavis to dispense with the formal reading of the legal notice. Motion carried.

Gene Bavis made a motion, seconded by Elaine Leasure to approve the Planning Board Work Session minutes of March 22, 2006 as presented. Motion carried.

**1. Resolution to declare the Planning Board Lead Agency for Phases 5 & 6 of Rolford Heights Subdivision and refer to Town Board for consideration of cluster development.**

Gene Bavis made the following motion, seconded by Peter Schillaci.

Considering the input received from interested and involved agencies and, considering that the action principally involves local issues and impact will be local, that the Town Planning Board declare itself lead agency.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

Elaine Leasure made the following motion, seconded by Peter Schillaci.

After reviewing the Full (Short) Environmental Assessment Form submitted by the applicant, all the criteria to determine whether or not there is a significant impact on the environment as set forth in 6NYCRR part 617.7c, the comments from the public, and after an in depth evaluation has been made by the Board of all potential environmental impacts and, more particularly, finding that there is no substantial adverse change in existing air quality, ground or surface water, quality or quantity, traffic or noise; no substantial increase in solid waste production; no substantial increase in potential for erosion, flooding, leaking or drainage problems; that there are no significant adverse impacts on municipal facilities/services; that there is no material conflict with the community's current plans or goals as officially approved or adopted; that there is no change in the use or intensity of use of land including agricultural, open space or recreational resources or in its capacity to support existing uses; that the granting of applicant's application will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action; and the project will not impair historical or archeological resources or wildlife or natural resources, I MOVE in regard to the pending application that the action is one that will not have significant adverse impact on the environment and that a Negative Declaration be declared.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

Gene Bavis made the following motion, seconded by Peter Schillaci.

After a complete and thorough review of the Application for approval of the Cluster concept for Rolford Heights Phases 5 & 6 I MOVE that we refer the Application to the Town Board, along with our recommendation for acceptance of the cluster concept.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

**2. Application of Mr. & Mrs. Paul Pellittieri and their parent Mr. & Mrs. Lesley Smith for waiver of normal subdivision procedures and one site plan approval for 2-lot subdivision of property located on 5060 Lincoln Road. The Pellittieri's request to subdivide 4.8 acres so that their parents can construct a residence on a one-acre parcel. Property zoned: RR-1.**

Larry Ruth was in receipt of a letter from David Matthew, dated March 23, 2006 "requesting the Town Planning Board consider waiving the normal subdivision approval procedure and subdivision approval, as set forth in the Town of Walworth Code, along with any specified width to depth ratio that may impact the created parcels. The location of existing site structures and access point for the original parcel has resulted in the creation of an irregular shaped lot required to allow all existing the proposed structures to conform to the required setback for an RR-1 zoning district."

Gene Bavis made a motion, seconded by Elaine Leasure that the Planning Board waive the width to depth ratio of this project.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

Peter Schillaci made a motion, seconded by Elaine Leasure to waive the normal subdivision procedure and refer the project to the Code Enforcement Officer and Town Engineer for review and approval.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

**3. Application of Mr. Richard Carley, Jr. for preliminary & final subdivision approval of property located on 2336 Smith Hill Road. It will consist of a 1-acre parcel with an existing residence and an 18-acre parcel that will remain undeveloped. Property zoned: R-2.**

Richard Carley, Jr. was present and explained that he purchased 19 acres of property located on 2336 Smith Hill Road with the intent of dividing off one acre with the house. Mr. Carley stated that he was going to sell the house and retain the remaining 18 acres for recreational purposes.

Chairman Ruth questioned the applicant on the exact acreage. Richard Carley stated that the smaller parcel was 1.001 acre and the larger parcel was 18.081 acres.

At the March 22 work session Chairman Ruth suggested the Mr. Carley consider increasing the size of the smaller parcel to two acres to be more in keeping with the other lots in the neighborhood. Mr. Carley acknowledged that his lot would be one of the smallest on Smith Hill Road, but explained that the main reason he purchased the land in the first place was for his own personal enjoyment. Since he was in compliance with all zoning requirements he decided to stay with the one-acre parcel. Mr. Carley stated that he has no plans to subdivide the 18 acres in the foreseeable future.

Larry Ruth opened the public hearing.

There was no public comment at this time.

Peter Schillaci made a motion, seconded by Elaine Leasure to close the public hearing.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

Pete Schillaci made the following motion, seconded by Gene Bavis.

I move that the action be classified as an Unlisted action and, considering that the action involved principally local issued and impacts will be local, that the Town Planning Board declare itself lead agency.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

The Board has determined the SEQR is in order.

Elaine Leasure made a motion, seconded by Peter Schillaci that the action be classified an unlisted action.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

After reviewing the Full (Short) Environmental Assessment Form submitted by the applicant, all the criteria to determine whether or not there is a significant impact on the environment as set forth in 6NYCRR part 617.7c, the comments from the public, and after an in depth evaluation has been made by the Board of all potential environmental impacts and, more particularly, finding that there is no substantial adverse change in existing air quality, ground or surface water, quality or quantity, traffic or noise; no substantial increase in solid waste production; no substantial increase in potential for erosion, flooding, leaking or drainage problems; that there are no significant adverse impacts on municipal facilities/services; that there is no material conflict with the community's current plans or goals as officially approved or adopted; that there is no change in the use or intensity of use of land including agricultural, open space or recreational resources or in its capacity to support existing uses; that the granting of applicant's application will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action; and the project will not impair historical or archeological resources or wildlife or natural resources, I MOVE in regard to the pending application that the action is one that will not have significant adverse impact on the environment and that a Negative Declaration be declared.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

Gene Bavis questioned whether the septic system was on the one-acre parcel to be subdivided. Paul Russell that this had not been verified.

Mr. Carley stated that the previous owner had redone the leach lines the previous Fall and it was evident that the leach lines were on the property. Mr. Bavis questioned where the leach field was located. Mr. Carley stated that the lines were directly behind the house in the southeast corner. Larry Ruth further questioned whether the system could be tested. Paul Russell answered that a hydraulic test could be done.

Gene Bavis made a motion, seconded by Peter Schillaci, that the subdivision be granted contingent upon verification that the leach field is on the one-acre parcel and that it passes a hydraulic test.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deb Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

**4. Discussion of application of Dennis Tabor for proposed 9-lot subdivision to be called Fields Crossroads Subdivision of 56 acres of land located at the corner of Boynton Road and Wal-Marion Road. Property zoned: RR-2.**

Dennis Tabor of 46 Orchard Terrace, Sodus was present with a revised plan that incorporated suggestions from the March 22 work session. Mr. Tabor stated that the revised plan shows each lot to be five acres.

Peter Schillaci questioned whether preliminary deep hole or perk tests had been done. Dennis Tabor responded that soil analysis has been done, but final deep hole and perk tests will be done once the subdivision plan has been approved.

Gene Bavis questioned Paul Russell about the Town's policy on extending the water district. Paul Russell stated that the developer must petition Town Board for extension of the water district to the end of the property.

Discussion ensued regarding the width of the right-of-ways. The plan presented showed right-of-ways that varied in width from 30 to 50 feet. Norm Druschel stated that Town Code requires a 60-foot right-of-way when access is over 500 feet. Paul Russell stated that 50 feet would be adequate and he would support a waiver of the 60-foot requirement. The request for a waiver must be done in writing. Mr. Tabor stated that he would redesign the map to make each right-of-way 50 feet.

Norm Druschel stated that Mr. Tabor needs to have a turnaround for the back lots to accommodate fire trucks and should be aware of the structural requirements to support emergency vehicles.

Gene Bavis indicated that he would like to see privacy screening; such as conifers, especially where flag lots are involved.

Gene Bavis voiced a concern about drainage. Mr. Bavis stated that it is better planning to lay out a drainage plan at the same time as the subdivision plan, as one lot does impact the others. He further stated that modifications could be requested in the future if changes needed to be made. Paul Russell and Phil Williamson concurred that the subdivision and site plans be developed at the same time. The storm water management plan must be addressed on the drawing.

Chairman Ruth told Mr. Tabor that the subdivision maps must be submitted by May 12<sup>th</sup> to be on the agenda for the June 12<sup>th</sup> meeting. After the May 12<sup>th</sup> meeting the plans must go the County for review. Mr. Tabor questioned if the long form would be required. Paul Russell answered yes.

Chairman Ruth adjourned the meeting at 8:38 P.M

