

Chairman Larry Ruth called the meeting to order at 7:33 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Peter Schillaci. Also present were Paul Russell, Norman Druschel and Supervisor Plant.

Gene Bavis made a motion, seconded by Elaine Leasure to approve the Planning Board minutes of February 13, 2006, as presented. Motion carried.

1. Discussion of application of Ann Hansen for proposed 4-lot subdivision of property located on east side of Boynton Road approximately ½ mile north of Route 441. Property is zoned RR-2.

Ann Hansen was present to speak on her own behalf. Ms. Hansen stated that she originally came to the Planning Board about a year ago with a proposal for a 7-lot subdivision, but because of various concerns she has scaled down the plan and now seeks approval for a 4-lot subdivision. Ms. Hansen stated that her present home is located on Lot 1 and that her neighbors, Mark and Jane Houlihan are interested in purchasing Lot 3. Ms. Hansen is seeking development approval for Lots 2 and 4, with the intention of building a home for herself on one of the lots and selling the remaining lot.

Chairman Ruth stated that the Planning Board did not have the most recent map that was being displayed. Gene Bavis further commented that the map showed five parcels of land, not four. Mr. Hansen explained that the lot in the center (Lot 5) has not been assigned at this time, but will be attached to one of the other parcels. Once it is determined which parcel will include Lot 5, a new 4-lot subdivision map will be provided to the Planning Board.

Paul Russell stated that he had a concern about the use of a common driveway. The Planning Board preference always has been for each parcel to have a separate driveway, but Mr. Russell stated that in this situation a common drive might be the most practical. Chairman Ruth stated that in cases where a common driveway is deemed necessary, a legal document should be drawn up to protect all parties. Chairman Ruth further commented that because of the length of the driveway, there are design standards that must be adhered to for health and safety reasons. The composition of the base must be able to support and provide access for emergency vehicles and include an adequate turnaround at the far end. All Planning Board members concurred, that as long as all town standard were met and legal ramifications were addressed, that there was no problem with a common drive.

Elaine Leasure questioned the 25 ft. access road to trails off of Lot 4. Gene Bavis questioned whether there would be an easement arrangement for the public to access the trails. After consultation with her lawyer, Ms. Hansen has decided that she did not want to get into an easement arrangement. Since she personally plans on building on parcel 4, she would prefer to grant permission on an individual basis for the general public to use the trails.

Peter Schillaci questioned how far the property is from public water. Ms. Hansen stated that it is approximately 0.4 miles to the hydrant to the South, but has spoken with Supervisor Plant about the possibility of public water in the future.

There were no further comments from the Planning Board.

2. Discussion of application of Dennis F. Tabor for proposed 10-lot subdivision to be named Field Crossroads Subdivision of 56 acres of land located at the corner of Boynton Road and Walworth-Marion Road. Property is zoned: RR-2.

Dennis Tabor was present with a map of the proposed 10-lot subdivision. Mr. Tabor stated that he believes that each lot has proper sight distance required by the County and Town. Preliminary soil tests have been done and deep hole and perk tests will be done at a later date.

Mr. Tabor stated that lots 9 and 10 are flag lots and he has potential buyers that are interested in each parcel.

Peter Schillaci questioned whether lots 2, 3, 4 and 5 would have adequate sight distance on Walworth-Marion Road. Paul Russell expressed concern about the safety of accessing onto Walworth Marion Road. Mr. Russell further stated that although adequate sight distance may be achieved he would strongly recommend against it, and would urge an interior road with two accesses onto Boynton Road.

Chairman Ruth stated that he concurred with Mr. Russell that he could not support a design where all driveways access onto a main thoroughfare. The primary role of the Planning Board is to assure the health and safety of the community and he stated that this plan was not the safest way to divide the land. Chairman Ruth concurred with Mr. Russell that a more desirable plan would have access onto Boynton Road.

Mr. Bavis suggested that a 500-700 ft. cul-de-sac off Boynton road would create a well-designed subdivision. Mr. Tabor explained that he is trying to create lots that are economically feasible for the buyer. To require that he construct a loop road or cul-de-sac at considerable expense that he would have to pass onto the buyer would be unfair and price potential buyers out of the market.

Deb Amsler stated that if the applicant meets County requirements in regard to sight distance she would not have a problem with access on Walworth-Marion Road. Chairman Ruth explained that the County requirements are the minimum requirements and the County discourages access onto the County roads if it can be avoided. Gene Bavis stated that if he did not feel that it was in the best interest of this town or this board to allow access onto Walworth-Marion, especially when there is an alternate means of access.

Mr. Tabor questioned whether the Board would be more receptive if he were to reduce the number of driveways onto Walworth-Marion Road. Chairman Ruth stated that the preference of the Planning Board would be that there are no driveways onto a main road. Mr. Tabor further questioned whether other properties that access onto Route 441 would have the same restrictions placed on them in regard to highway access. Chairman Ruth stated that each individual case must be decided on its own merit.

Elaine Leasure expressed concern over the proposed flag lots. The Planning Board's position has been to discourage flags lots because of the problems with long driveway and difficulty and expense of getting utilities into the properties.

Chairman Ruth stated that at this time, there was no point in further discussion and suggested that Mr. Tabor revise the plan and return for a future work session.

3. Discussion of Conceptual Plan for Gananda Partnership expansion onto Route 441.

Rich Struzzi, the developer was present with a conceptual plan of his proposal to construct approximately a 400-lot subdivision off of Route 441. Mr. Stuzzi stated that the plan is very preliminary and at this time he is simply looking for input from the Planning Board. Mr. Struzzi stated that he is making a significant investment in the community and he is looking forward to working with the Town of Walworth.

Gene Bavis questioned whether two accesses are needed onto Route 441. Paul Russell replied yes. Larry Ruth asked how far apart two roads must be that access onto the same road. Paul Russell answered 600-800 feet.

Gene Bavis questioned whether one access and a traffic light would be safer alternative. Mr. Struzzi stated that a traffic study would need to be conducted to assess whether traffic volume would warrant a light. From his previous experience, Mr. Struzzi did not feel that a light would be warranted.

Mr. Russell stated that the Planning Board must think ahead as future development occurs along Route 441. The Planning Board needs to consider that at some time Route 441 may be a four-lane highway with turn lanes.

Mr. Stuzzi will work with Chairman Ruth to schedule a time in April or May for the Planning Board to walk the property.

The meeting was adjourned at 9:06 p.m.

Gail Rutkowski, Clerk

