

Chairman Larry Ruth called the meeting to order at 7:38 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Peter Schillaci. Also present were Norm Druschel, Phil Williamson and Brendan Bystak of Parrone Engineering.

Pete Schillaci made a motion, seconded by Elaine Leasure to dispense with the formal reading of the legal notice. Motion carried.

Gene Bavis made a motion, seconded by Elaine Leasure to approve the minutes of June 21, 2006 meeting as presented.

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

Motion carried.

- 1. Request of Mr. Charles Papparone, Jr. to extend the site plan approval for lots #3 and #4 of the Carl Scalzo Subdivision located on Plank and Fosdick Roads. Property is zoned RR-1.**

There was no one present to discuss the application. The requested information from the engineer has not been submitted to date.

- 2. Application of Ann Hansen for preliminary & final site plan approval for lots 3 and 4 of property located at 4074 Boynton Road, approximately 1 mile north of Walworth-Marion Road. Property is zoned RR-1 (Public Hearing).**

Larry Heininger of HBMA Architecture, Engineering and Land Surveying was present along with the applicant Ann Hansen. Larry Heininger responded to a letter from Brendan Bystrak of Parrone Engineering, dated July 6th, 2006 regarding engineering review comments.

Larry Heininger stated that there were only two issues that he needed to bring before the Board for their input 1) whether there should be a hammerhead at the end of the common drive and 2) the width of the common drive.

Discussion ensued in regard to a suitable turnaround for emergency vehicles (hammerhead) versus using the driveway as the turn around. Gene Bavis questioned if the driveways are strong enough and wide enough to serve as a turn around for emergency vehicles. Larry Heininger stated that the end of the driveways can "beefed up" and he would rather design a driveway that would adequately meet requirements than construct a hammerhead. Mr. Heininger felt that a hammerhead would actually be more cumbersome to use. Gene Bavis concurred with Larry Heininger.

Chairman Ruth asked how far the drive extends beyond the last driveway. Larry Heininger answered, 35 feet.

Further discussion ensued in regard to the width of the common drive. Larry Heininger requested that he would like to propose a drive of 14 feet of pavement with 2 feet of shoulder on each side for a total of 18 feet. Mr. Heininger stated that according to the American Planning Association standards this would be adequate.

Gene Bavis stated that he did not feel that it was necessary to have a 750-foot long drive that is 20 feet wide because there is one spot with a steep bank. Perhaps the one area could be a little bit wider.

Phil Williamson stated that the Fire Department had been notified by letter on May 19th, but to date they have not responded.

Chairman Ruth expressed concern, that the Fire Department may be in agreement with a drive that is 20 feet wide, but if a change is made to 18 feet, shouldn't they be notified? Larry Heiningler stated that he would consult with the Fire Department to make get a definitive answer.

Norm Druschel commented that there should be some signage at Boynton Road and the common drive that indicates that there are two homes, for the benefit of the fire and highway departments.

Chairman Ruth invited the public to make comments. There was no public comment.

Gene Bavis made a motion, seconded by Elaine Leasure to close the public hearing.

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

Motion carried.

Gene Bavis made a motion, seconded by Pete Schillaci that the site plan for preliminary and final approval of lots 3 and 4 be granted subject to resolving the engineering issues outlined in Parrone Engineering's letter dated July 6, 2006 to the satisfaction of the Brendan Bystrak, and subject to the following conditions:

- 1) no hammerhead on the end of the private road is necessary
- 2) a sign is to be placed at the entrance of the private road to properly identify the location of the two sites for the benefit of the Highway and Fire Departments.
- 3) Approval of the common drive by the Fire Department.

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

Motion carried.

Gene Bavis made the following motion, seconded by Elaine Leasure:

In order to impose a parks and recreation fee, the Planning Board must evaluate the present and anticipated future needs for park and recreation facilities in the Town of Walworth based upon projected population growth to which the particular subdivision will contribute. The population in the Town of Walworth is growing at a fast rate, that over the last several years, the Town has issued numerous building permits per year for new homes, that the master plan of the Town indicates that there is a major demand for new parks, playgrounds, baseball fields, soccer fields and other recreational facilities and that in the immediate neighborhood of the proposed subdivision there is a need for additional facilities. Based upon this need for new parks, playgrounds, baseball fields, soccer fields and other recreational facilities:

I MOVE that the Board find (2) that a proper case exists for requiring the Developer to show on the Plat a park or parks suitably located for playgrounds or other recreational purposes: and (2) that a suitable park or parks of adequate size cannot be properly located in any such plat or I otherwise not practicable. Therefore, a parks and recreation fee, in leu of construction of park within said parcel and/or lot, shall be assessed on each lot in an amount established by the Town Board and same shall be paid prior to the issuance of a building permit and said requirement for the payment of parks and recreation fee shall be noted on the plat.

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

Motion carried.

3. Application of Shawn Cannan for Home Occupation (Category B) located at 4768 Lewis Road to operate a landscaping business. Property zoned: RR-1 (Public Hearing).

Shawn Cannon of 4768 Lewis Road was present to discuss the application for a Home Occupation (Category B) to operate a landscaping business. He presented to the Board several photos of his property showing the pole barn that he recently erected on his property and views of the property from various angles, as well as the location of the fence he is proposing for his property.

Chairman Ruth read a letter, dated June 30, 2006 from the Wayne County Planning Department that stated:

“At its regular meeting on June 28, 2006, the Wayne County Planning Board reviewed the above reference referral and recommended approval of the home occupation with the condition that 1) hazardous/toxic materials are properly disposed of and 2) screening (i.e. fence, landscaping, berm, etc.) is used to buffer the operation from neighbors to aid in land use compatibility.”

Discussion ensued in regard to the buffer between the neighbor's property and his own. Shawn Cannon stated that there already exists a natural screening of trees and vegetation along the north property line. Rather than clearing the land to plant conifers that would take years to provide much privacy, he would prefer to leave the area as it is and install a wooden fence that would provide additional privacy during the fall and winter seasons when the leaves are off the trees. Mr. Cannon further stated that he had spoken with the neighbors who had no problems with his intentions.

There were no concerns from the Board.

Chairman Ruth opened the public hearing.

There were no public comment.

Gene Bavis made a motion, seconded by Elaine Leasure to close the public hearing.

Motion carried.

Pete Schillaci made the following motion, seconded by Deb Amsler:

After a complete and thorough review of the Application for a Home Occupation Permit Major (B) we find the Application in conformance with the Town Code requirements and can be approved. I MOVE that the Planning Board approve this application.

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

Motion carried.

Shawn Cannon stated that he would like to construct a second driveway to access the pole barn and questioned whether there was a need for a driveway permit.

Phil Williamson stated that there already exists on the property two driveway cuts onto the road, and since additional cuts were not proposed a driveway permit would not be

necessary. Mr. Cannon was told he does need to consult with the Highway Superintendent to obtain a work permit to install the culvert within the Town right-of-way.

- 4. Application of Dan & Erma Keyes to exclude a lot 300' x 300' located at 4712 Ontario Center Road approximately 1/2 mile from Atlantic Avenue and Plank Road. The lot to be excluded will be on the west side of Ontario Center Road, on the south line from easement of farm preservation. And further consider the granting of a waiver per Town of Walworth Code 151-6. Waiver of procedure and approval requirements. Property is zoned RR-2.**

There was no one present to discuss the application.

Chairman Ruth read a letter, dated June 30, 2006 from the Wayne County Planning Department that stated:

“At its regular meeting on June 29, 2006, the Wayne County Planning Board reviewed the following referral and determined it to be of no intermunicipal or countywide impact. The Board recommended this referral be returned to the Town to be handled as a local matter.”

There were no questions from the Board.

Gene Bavis made the following motion, seconded by Pete Schillaci: I move, that we waive the normal subdivision procedures and refer the project to the Code Enforcement Officer and Town Engineer for review and approval.

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

Motion carried.

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

Gail Rutkowski, Clerk