

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 Phil Williamson.

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

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

1. Final approval of 3-lot subdivision of the Estate of Florence Dippel property located on Route 350 in the Town of Walworth. Property zoned: RR-1.

Cynthia Kukuvka, Attorney representing the Estate of Florence Dippel was present. Ms. Kukuvka stated that she originally presented the proposal at the January 18, 2006 Work Session and has presented an updated map. The approximately 50 acres will be subdivided into three parcels that will be transferred to three members of the Dippel family. Each of the three parcels that will be attached to existing parcels that have access to Route 350.

Gene Bavis questioned whether the three parcels would be merged with the existing parcels with a single tax number. Phil Williamson said that each property owner would need to make a request to the Assessor if that is what is desired.

Larry Ruth stated that he was in receipt of a letter from the Wayne County Planning Department dated February 27, 2006 that stated,

“At its regular meeting on February 22, 2006, the Wayne County Planning Board reviewed the preliminary/final subdivision plan 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.”

Chairman Ruth opened the public hearing.

There was no public comment.

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

Motion carried.

The Board has determined that SEQR is in order.

Gene Bavis made a motion, seconded by Elaine Leasure, that the action be classified as an unlisted action considering that the plan involves principally local issues and impacts will be local, that the Town Planning Board declare itself lead agency. 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 6 NYCRR part 617.7c, the comments from the public and after a hard look has been made by the Board at all possible 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 communities 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 applicants application will not encourage or attract a larger 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 a place absent the action; and the project will not compare historical or archeological resources or wildlife or natural resources, I would like to move in regard to the pending application that the action is one that will not have a 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

Gene Bavis made a motion, seconded by Peter Schillaici to approve the preliminary and final subdivision approval as presented per map entitled "Florence Dippel Subdivision" prepared by Bruce E. Fries, P.L.S. dated 5/07/99, revised 10/31/2005.

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

Motion carried.

2. Preliminary & Final approval of 2-lot subdivision of A-1 Mini Storage located on Route 441. Acorn Valley Ltd. Inc. owns the property to the west of the A-1 Mini Storage, Inc. Mr. Harold Greenlee, president of Acorn Valley is looking to develop Acorn Valley property into an industrial commercial park. The Plan is to add the A1 property to the Acorn Valley Property to further this development. Mr. Greenlee is also President of A1. Property zoned: B-2.

Cynthia Kukulka, Attorney representing A1 and also Harold Greenlee. Ms. Kukulka originally presented the plan at the January 18, 2006 work session. Harold Greenlee is proposing a subdivision of the A-1 Mini Storage property, which will allow for the transfer of 33 acres of the A1 property to the Acorn Valley Property. This proposal would allow for a second entrance onto Route 441. The subdivision maps and the short environmental assessment form have been presented. The request is for subdivision approval only, there is no site development at this time.

Larry Ruth read a letter from the Wayne County Planning Department, dated February 27, 2006 that stated,

"At its regular meeting on February 22, 2006, the Wayne County Planning Board reviewed the A1 Mini Storage referral and recommended approval of the preliminary/final subdivision plan with the understanding that it is compatible with the Town Comprehensive Plan and Subdivision regulations and being done with the proposed industrial park use in mind."

Chairman Ruth opened the public hearing.

There was no public comment.

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

Motion carried.

The Board has determined that SEQR is in order.

Elaine Leasure made a motion, seconded by Gene Bavis, that the action be classified as an unlisted action considering that the plan involves principally local issues and impacts will be local, that the Town Planning Board declare itself lead agency. 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 6 NYCRR part 617.7c, the comments from the public and after a hard look has been made by the Board at all possible 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 communities 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 applicants application will not encourage or attract a larger 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 a place absent the action; and the project will not compare historical or archeological resources or wildlife or natural resources, I would like to move in regard to the pending application that the action is one that will not have a 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

Gene Bavis made a motion, seconded by Peter Schillaci to approve the preliminary and final subdivision approval as presented per map entitled "A1 Mini-Storage Subdivision" prepared by Kocher Surveying, P.C. dated 1/26/06.

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

Motion carried.

3. Re-approval of site plan for Silo Acres Subdivision – Lot #2 owned by Mr. Robert Lindsay, signed by Planning Board on 9/8/2003. Property located on Lincoln Road, 400 feet South of Whitney Road. Property zoned: RR-1A.

David P. Matthews, PE of Matthews Consulting was present and stated that the applicant Robert Lindsay, owner of Lot #2 of the Silo Acres Subdivision requests that the Planning Board re-approve the request to allow the lot to be developed as previously approved. Mr. Matthews stated that the Mr. Lindsay is in the process of selling the lot and the prospective buyer wants to be sure that it is an approved building lot.

The original subdivision plan was approved by the Planning Board on August 11, 2003 and subsequently filed with Wayne County will all appropriate signatures. Mr. Matthews further stated that the Planning Board Chairman previously signed the site plan on September 8, 2003. He further stated that the design of the water supply and wastewater treatment systems are consistent with the requirements of the Wayne County Water and Sewer Authority and the New York State Health Department.

Elaine Leasure made a motion, seconded by Peter Schillaci to grant the extension of site plan approval for a period of 12 months, beginning today's re-approval date.

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

Motion carried.

Chairman Ruth adjourned the meeting at 8:42 P.M.

Gail Rutkowski
Clerk

