

Chairman Larry Ruth called the meeting to order at 7:35 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Peter Schillaci. Also present were Paul Russell and Phil Williamson.

Larry Ruth stated that the minutes of the May 8, 2006 minutes would be approved at the June 12, 2006 meeting.

1. Application of Mr. & Mrs. Daniel and Erma Keyes for waiver of normal subdivision procedures for property located at 4712 Ontario Center Road. Property zoned: RR-2.

Erma Keyes was present to discuss the application. The intent is to deed to Denise Keyes-Switzer of 4690 Ontario Center Road 50 feet on her north property line, and part of their south line, on the east side of Route 350, to be able to gain access to the building behind her house.

Paul Russell stated that a current survey map showing actual subdivision is required.

There were no questions from the Board.

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

Motion carried.

2. Application of Mr. and Mrs. Ronald & Elaine Gertner of 5151 Fosdick Road for waiver of normal subdivision procedure for property located at 5151 Fosdick Road. Property is zoned: RR-1.

Mr. Bob Carr of Dixon and Carr Realty was present to represent the Gertners and discuss the application. He explained that this is a simple realty subdivision. The Gertner's neighbors, Mr. and Mrs. Steven and Susan Hickman-Anderson of 5105 have asked to purchase approximately 12.31 acres to add to their existing property. Their intent is to leave the property as vacant land and combine the subdivided parcel with their existing property into one tax account number. The Gertners will retain approximately 7 acres where their home sits.

Gene Bavis questioned the location of the homes on the property. There is approximately 100 feet of road frontage. The width to depth ratio is adequate and there are no other compliance issues. There were no further questions from the Board.

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

Motion carried.

3. Michael Harvey for subdivision discussion of property located at 4264 Canandaigua Road. Property is zoned:

Michael Harvey of 3560 Baker Road was present to discuss the application. Mr. Harvey stated that he has made a purchase offer on 21.38 acres located at 4264 Canandaigua Road, south of Freewill School. The purchase offer has been accepted and they are currently going through the mortgage process. Mr. Harvey provided two rough sketches of possible ways to subdivide the property and is seeking Board input.

Peter Schillaci questioned if perk and deep hole tests have been done on the property. Mr. Harvey answered that he has not done perks. Chairman Ruth stated that Mr. Harvey should be make sure that the land perks and there is proper sight distance before proceeding further.

Gene Bavis asked if there was an existing house on the property. Mr. Harvey stated that there is an existing house that he is planning on renovating. The intent is to possibly sell the house along with 2 or 3 acres of land and divide the remainder into individual building lots. One option would be to divide the front portion into three building lots with 15 acres in the back. The other option was to sell six building lot with 9 acres in the back.

Peter Schillaci questioned how one would gain access to the back acreage. Mr. Harvey was considering possibly selling it to a neighbor. The neighboring adjacent properties belong to Graystone and Freewill School.

A flag lot would be another possibility to consider; possibly three lots in front with a flag lot in the back. Mr. Harvey questioned if there was minimum width for the flag pole? Gene Bavis said it depends on the length of the flag; a short flag would be 30 feet minimum. Deb Amsler suggested taking lot #2 and running two flags to get two lots in the back. Other possible ways to subdivide were discussed.

Paul Russell stated that the six-lot alternative should be considered only if a cul-de-sac is to be planned and dedicated to the Town. Gene Bavis was not sure that the highway superintendent would be agreeable to a cul-de-sac and further it would be a tremendous expense. Chairman Ruth felt that approaching the neighbors to purchase the land may be the most reasonable avenue to pursue.

Gene Bavis questioned if there were Federal or State designated wetlands on the property? The suggestion was made for Mr. Harvey to seek the assistance of Paul Russell at the Town office to interpret the on-line wetlands map.

Chairman Ruth stated that he did not foresee problems with subdividing the land. Chairman Ruth asked the date of the closing. Mr. Harvey said that the closing should be in about two weeks. Pete Schillaci again stated that preliminary perk tests should be done prior to closing to make sure that the land perks in the areas that he would anticipate houses being built.

4. Application of Robert and Bonny Manning of 4381 Walworth-Ontario Road to divide off a 1 acre building lot on the southeast corner of property, adjacent to 4343 Walworth-Ontario Road. Property is zoned:

Robert and Bonny Manning of were present to discuss the application. Robert Manning stated that the intent is to subdivide one acre off of the property. The building lot will be a rectangle with 135 feet of road frontage and 325 feet deep. Road access is very good, with excellent visibility both North and South.

Pete Schillaci questioned whether perk tests had been done? Mr. Manning stated "no".

Paul Russell told the applicant that they need a formal subdivision map that shows the parcel to be transferred. Gene Bavis recommended getting the site plan approval at the same time, as it would be advantageous to the applicant to have perk tests done so the buyer would know that the land could be developed.

There were no further questions from the Board.

Peter Schillaci made the following motion, seconded by Deb Amsler: 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. Site Plan will be reviewed and approved at the same time.

Motion carried.

Chairman Ruth adjourned the meeting at 8:11 P.M.