

Chairman Larry Ruth called the meeting to order at 7:31 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deb Amsler and Pete Schillaci.. Also present was Phil Williamson, Norm Druschel and Brendan Bystrak.

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

A moment of silence was observed in honor of Richard Struzzi who recently passed away.

Elaine Leasure made a motion, seconded by Gene Bavis, to approve the minutes of October 18, 2006 meeting as presented.

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

Motion carried.

1. Application of Anthony Tarana for waiver of procedure and approval requirements for a 1-lot Realty Subdivision for property located at 1491 Hennessey Road, 1227' east of Bushwood Road. Applicant seeking to divide 11.9776 acres that includes the residence from the total acreage of 46.17 acres. Property is zoned: RR-1 (Public Hearing).

Phil Williamson explained that the application came before the Board at the October 18, 2006 meeting and stated that the Board did not have any concerns with granting a waiver of procedure and approval requirements for the simple Realty Subdivision to divide off the 11.07 acres from the total acreage of 46.17 acres.

The public hearing was advertised and the application was sent to the County for review.

Chairman Ruth opened the public hearing.

Newt Gowdy, Land Surveyor, was present but did not have any input.

Chairman Ruth read a letter from the County, dated October 27, 2006 that stated:

“At its meeting on October 25, 2006, the Wayne County Planning Board reviewed the above referenced referral and recommended approval of the preliminary and final subdivision plan with the understanding that this is a simple one-lot subdivision”.

There was no further public comment.

Chairman Ruth closed the public hearing.

Gene Bavis made the following motion, seconded by Elaine Leasure: I move, that we 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
	Larry Ruth	Aye
	Elaine Leasure	Aye
	Pete Schillaci	Aye
	Deb Amsler	Aye

Motion carried.

2. Consider the request of Mr. & Mrs. Marc White, to extend the site plan approval for lot #3 of Russet Farms Subdivision located on the east side of Canandaigua Road, approximately 500 feet south of Kuttruff Road. Property is zoned RR-2.

Mr. Marc White, 7 Corwin Road, Penfield was present to discuss the application. Mr. White explained that he is asking for an extension of site plan approval. The original subdivision and site development was approved on January 19, 2000. Mr. White stated that he and his wife anticipate construction to begin in the Spring of 2007. They are planning on building a single family ranch house utilizing the same subdivision and site development plans for Lot #3 that is currently approved by the Town through November 18, 2006.

The Board was in receipt of a letter from Matthews Consulting, dated October 23, 2006 that the lot as approved complies with current requirements of the Town and New York State Health Department.

Pete Schillaci made a motion, seconded by Deb Amsler to grant a 12-month extension to the original, previously approved lot.

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

Motion carried.

3. Consider the request of Mr. Charles Papparone, Jr. to extend the site plan approval for lots #3 & 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.

Gene Bavis made a motion, seconded by Pete Schillaci that the site plan extension for lots #3 & 4 of the Carl Scalzo Subdivision be granted for 12-months beginning November 13, 2006, subject to the updating, as outlined in letter dated October 4, 2006 from Frank Spiotta, P.E. of Freel Engineering, P.C.

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

Motion carried.

4. Concept discussion of possible 4-lot subdivision on the corner of Plank Road and Lewis Road. Property is zoned: RR-2

John Caruso of Passero Associates was present to discuss the application and get input from the Planning Board.

Mr. Caruso presented a concept drawing to the Planning Board. The parcel is approximately 10 acres and the intent is to subdivide the land into 4 lots. The drawing showed Lot 1, a corner lot, to be slightly larger than the others. Lot 2 was not in compliance, as it did not satisfy the width to depth ratio. Lot 3 is a flag lot, with a 35' emergency access driveway. The existing residence is situated on Lot 4. Mr. Caruso explained that he divided the property in such a way to make a "neat" subdivision with straight lines.

Discussion ensued as to whether there was an error in the codebook in regard to setback requirements. Phil Williamson stated that the width of the property setback in RR1 zoning is 250 feet and the width in an RR2 zoning is 100 feet. The Planning Board wanted to know if the setback should be the same, as both have a minimum one-acre requirement. Phil Williamson will contact the Town Attorney a possible change to the law.

Gene Bavis suggested adding more land to Lot 3 and making Lot 2 smaller in order to comply with the setback requirements. Mr. Bavis stated that the Planning Board can issue a waiver of width to depth ratio, but he wasn't in favor of granting a waiver unless there is a compelling reason. Mr. Caruso responded that he was trying to avoid the situation of having one lot behind another.

Elaine Leasure was in agreement with Gene Bavis.

Chairman Ruth stated that he approved of the concept drawing as presented. Pete Schillaci and Deb Amsler were in agreement with Chairman Ruth.

John Caruso stated that there is potable water and perk tests are currently being done. Norm Druschel reminded Mr. Caruso that the Town is required to witness the deep hole and perk tests.

Chairman Ruth stated that there would need to be a public hearing held and that the plan would have to go before the County Planning Board.

5. Conceptual discussion of cluster development targeted at the active adult population for Sections 4, 5 and 6 of Orchard View Subdivision located in the northern section of the Orchard View Subdivision. Property is zoned R.

Larry Heining of HBMA was present, along with Anthony Evans of Orchard View Developers to give an update of progress made since the Planning Board Worksession.

An updated map was presented to the Planning Board for their review. Larry Heining explained in detail the proposed changes.

The Board was in receipt of the following two items from Brendan Bystrak, Town Engineer that were sent to Larry Heining (see attached).

- Cluster Development Procedure 180-18
- Preliminary Plat Checklist

Larry Heining stated that the modification of the previously approved plan involves Sections 3 and 4 and part of 2B. The modification will increase the number of lots from 124 lots to 142 (an increase of 18 lots). Town Code permits a maximum of 164 (2 per acre). He further explained that because the modification is significant, it must come before the Planning Board at a public hearing. The Planning Board will then make the recommendation to refer it back to the Town Board for approval of the modification to cluster development. The Town Board must specify the maximum number of lots. If the Town Board approves the modification to the cluster development, the Planning Board can then proceed forward with preliminary and final subdivision approval of 13 lots on 4.3 acres, called Phase 3A.

Deadline dates for submittals were discussed at some length. Gene Bavis questioned whether the County has to be notified. Phil Williamson will check with the County to see if it is necessary for them to review the modification.

Mr. Evans questioned if the Planning Board had any problem with him coming before the Town Board at the next meeting on November 15, 2006 to provide information on the modifications. Chairman Ruth answered that the Planning Board supported the idea.

6. 2007 Planning Board Calendar

Gene Bavis made a motion, seconded by Elaine Leasure to approve the 2007 Planning Board calendar as presented.

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

Motion carried.

The meeting was adjourned at 8:45 P.M.

Gail Rutkowski, Clerk