

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

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

Peter Schillaci made a motion, seconded by Elaine Leasure to approve the minutes of August 14, 2006 meeting as presented.

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

Motion carried.

- 1. Application of Janet O'Brien for preliminary and final 2-lot realty subdivision approval for property located at 115 Knollwood Drive. The property to be subdivided is located on the north side of Atlantic Avenue and west of County Line Road. Property is zoned RR-2 (Public Hearing).**

The O'Briens were present discuss the application. The intent is that 2.204 –acre parcel shall be subdivided from the original parcel and a new lot created.

Chairman Ruth was in receipt of a letter from the County, dated September 1, 2006 that stated, "At its regular meeting on August 30, 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, provided that the lot is being subdivided in a configuration that should future development occur, driveway sight distances will meet American Association of State Highway Transportation Officials recommendations.

Gene Bavis stated that at June 21, 2006 meeting the suggestion was made that there be a detail drawing made of the overall subdivision, as well as preliminary perk tests done of the above-mentioned parcel to make sure the land is developable. Mr. Bavis stated that he did not see any evidence that this had been done and questioned the O'Briens' if any perk tests had been done.

Janet O'Brien responded, "not to my knowledge".

Gene Bavis stated that it was his opinion that this was not good planning to subdivide parcels without knowing the potential use of the parcels and whether or not the land will perk. Peter Schillaci stated that he concurred with Gene Bavis.

Phil Williamson stated that this is a simple realty subdivision and perk tests would not be required until site plan approval is sought. He further stated that if at problems arose in the future in regard to the land perking, there could be other way to address the problem, such as a raised bed septic system.

Brendan Bystak reviewed the map prepared by James M. Leoni L.S. for the subdivision of the parcel and requested several modifications to the map be made prior to Parrone Engineering's signature as Town Engineer. The modifications were listed in a letter to Phil Williamson, dated September 11, 2006. The O'Briens' were given a copy of the letter.

Larry Ruth opened the public hearing.

There was no public comment.

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

Motion carried.

Peter Schillaci made a motion, seconded by Elaine Leasure to approve the realty subdivision contingent on satisfactorily meeting the requirements of the Town Engineer.

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

Motion carried.

2. Application of Mr. & Mrs. Carl Priest for a preliminary and final 2-lot realty subdivision approval of Lot #1 Sherburne Meadows located approximately 2,000' east of Route 350 with an address of 1966 Sherburne Road. Property is zoned R (Public hearing).

Dave Matthews of Matthew Consulting was present and stated that the applicant plans to sell a 1-acre parcel of their land (lot #1) Sherburne Meadows) to their neighbor (lot #2 Sherburne Meadows). Both lots currently have an existing home.

After reviewing the re-subdivision map, prepared by Robert Morris III, P.L.S. dated August 8, 2006 the Board did not have any concerns.

Larry Ruth opened the public hearing.

There was no public comment.

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

Motion carried.

Gene Bavis made a motion, seconded by Peter Schillaci to approve the realty subdivision as presented.

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

Motion carried.

3. 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.

Paul Dimmick of Orchard View Development was present, along with Larry Heining of HBMA to discuss the application. Mr. Dimmick began by presenting a short power point presentation to the Board that showed the general vision behind the proposed cluster development targeting the active adult community. Mr. Dimmick explained that as the "baby boomers" downsize that are requesting smaller homes with smaller lots requiring less lawn maintenance. Mr. Dimmick stated that this concept would be attractive to the Town as there would be an increase in tax revenue with minimal impact on the Town resources and services. There would be no impact to the school district from additional students.

Larry Heining was questioned as the average size of the homes and the lot size. He stated that the houses range from 1,200 to 1,700 square feet and the lot size average 60' x 115'. The total site area is 82 acres, with 164 maximum ½-acre lots. The Developer discussed the possibility of purchasing adjacent land that could change the layout.

Larry Ruth stated that the modifications to the original plan change the character of the subdivision. Chairman Ruth further commented that this is a substantial change and therefore would require another public hearing because it is a modification to the previously approved subdivision plan.

Discussion ensued regarding the legal implication of granting cluster development and since this is a modification of the original subdivision plan and understanding for the cluster development would this then need to go back to the Town Board? Current zoning (RR2) for the subdivision does not allow anything but single family homes, which raises the question could duplex housing as proposed be allowed?

One change that is of concern is that the proposed network of roads does not connect to Walworth-Ontario Road. Chairman Ruth stated that this is a safety issue and the Planning Board will not approve a plan that does not access to the main road.

Discussion ensued regarding the width of the private roads. The Board concurred that the roads were too narrow and needed to be wider to accommodate emergency vehicles.

Larry Heininger stated that the Homeowners Association would maintain the common space and private roads. Phil Williamson stated that any Homeowner Association Agreement would need to be reviewed by the Town Attorney to make sure it is in compliance with all Town codes.

Phil Williamson suggested that the Larry Heininger add to the site data another column with the original site data that was previously approved by the Planning Board.

The meeting was adjourned at 9:05 P.M.

Gail Rutkowski, Clerk