

Chairman Larry Ruth called the meeting to order at 7:34 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 stated that he would like the addition made to the minutes of September 11, 2006 (item #3) that would reflect the number of lots in the original plan (124) and the number of lots in the proposed plan (174 lots). The maximum number of lots based on 88.3 acres is 176.

Peter Schillaci made a motion, seconded by Elaine Leasure to approve the minutes of September 11, 2006 meeting with the addition stated above.

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

Motion carried.

**1. John Wiese of 3538 West Walworth Rd. is seeking Board input for the possibility of a 2-lot Realty Subdivision for property located at 3290 County Line Road. Property is zoned R.**

John Wiese of 3538 West Walworth Road was present to discuss the application. He stated that he is considering the purchase of a 6.62-acre parcel of land located at 3290 County Line Road and stated that he is seeking input from the Board. Mr. Wiese is proposing to subdivide a 100' x 250' parcel from the total acreage for resale and putting a driveway to the rear of the property with the possibility of building a home for himself in the future at the back.

Gene Bavis questioned if there currently was a house on the property? Mr. Weise stated, "no".

Mr. Weise stated that the total frontage of the property was 129.94 feet and since the minimum frontage for a lot was 100 feet, would 29.94 feet for a driveway be wide enough?

Discussion ensued regarding the minimum width of access right-of-way for residential lots. Phil Williamson read from the Zoning Code 180-34 that states that between 0 and 250 feet required a 20-foot access width per lot and 251- 500 feet required a 35-foot access width.

Gene Bavis stated that although the minimum requirement is 20-foot access width, Mr. Weise may want to consider keeping the access width at 29-foot width to allow adequate room for a 16-foot driveway and to get utilities to the back lot. At 251 feet the access right-of-way would need to be increased to 35-foot access to comply with zoning requirements.

The Board concurred that they did not have any further concerns in regard to the legality of the concept.

**2. Consider request of Emil Weber of 991 Whitney road for 2-lot Realty Subdivision for property located at 4805 Ontario Center Road, on the west side of road approximately 1900' south of Plank Road. Subdivision will result in 2-lots (one 2.11-acre lot and one 121.17 acre lot). Property is zoned RR2.**

Fred Shelley of Shelley Associates was present to represent the applicant, Emil Weber. Mr. Shelley stated that Mr. Weber is the owner of the property at 4805 Ontario Center Road. The intent is to subdivide the property into 2-lots. One parcel of 2.11 acres would be subdivided off of the total parcel of 123.28 acres. Mr. Weber intends to sell the developmental rights of the remaining 121.17 acres of his property as part of the Federal and State Land Preservation Program. The 121.17 acres would remain farmland. Mr.

Shelley stated that although there may be plans to develop the 2.11-acre site at a future date, there are no immediate plans at the present time.

Fred Shelley stated that he was in receipt of a letter from Brendan Bystrak of Parrone Engineering, dated September 20, 2006. Several modifications to the map were requested prior to Parrone Engineering's signature as Town Engineer.

Gene Bavis questioned whether preliminary perk tests had been done on the 2.11 acres parcel? Mr. Shelley said responded, "no", but said that that the four neighboring lots of the Rolling Hills Subdivision have perked well and he does not foresee any problems with the soil perking. Mr. Bavis stated that he would like the record to reflect that there is no guarantee that the lot is developable. Mr. Bavis questioned the slope of the driveway? Mr. Shelley responded that the driveway slope would conform the Town requirement of 10% maximum slope.

Mr. Shelley stated that the setback lines would be 60 feet that will mirror the existing egress, ingress easement of the Rolling Hills Subdivision. The developer will utilize the existing culvert on Route 350.

There were no further questions from the Board.

The Board did not see any problem with the concept as presented.

**3. Consider request of Scott Sully for a 2-lot Realty Subdivision for property located at 5440 Walworth Ontario Road. Property is zoned RR1.**

Scott Sully of 5440 Wal-Ontario Road was present to discuss the application. He explained that he owns 77 acres and his home is situated on the property. He is considering subdividing a parcel off the 77 acres for possible resale and is seeking input from the Board. The total frontage is 533 feet and Mr. Sully is considering selling off 250 feet of his frontage, stating the 283 feet frontage would remain. The size of the lot would be at least 2 acres, possibly up to five acres.

Gene Bavis questioned where his house was located on the property? Mr. Sully responded, "It is closer to the South line".

Gene Bavis further questioned if the sight distance would be adequate? Mr. Sully responded that his own driveway meets the requirements and the visibility improves as one moves north.

Gene Bavis questioned whether Mr. Sully was planning on developing a site plan including perk tests. Mr. Bavis stated that it was his opinion that approved lots are easier to sell than raw land. Chairman Ruth concurred with Mr. Bavis and suggested to Mr. Sully that if he decides to move forward, that the next step would be to submit an application and engage an engineer to develop a subdivision and site plan at the same time.

Scott Sully asked if a new residence had to be 2,000 square feet. Phil Williamson answered, "no". He explained that the special regulations related to dwellings can be found in the Town of Walworth Zoning Code Book, Section 180-35. Gene Bavis suggested that if he did not want someone to build a minimum square foot house next door, he may want to put a deed restriction on house size.

Discussion ensued in regard to the tax implications of subdividing the property. Chairman Ruth suggested checking with Karen Ambroz, Tax Assessor.

There were no further questions from the Board.

The Board did not see any problem with the concept as presented.

Chairman Ruth adjourned the meeting at 8:23 P.M.

