

Chairman Larry Ruth called the meeting to order at 7:37 P.M. Members present were Elaine Leasure, Larry Ruth and Deborah Amsler. Gene Bavis and Peter Schillaci were absent. Also present was Phil Williamson, Code Enforcement Officer, Norm Druschel, Building Inspector, Carl Hewings, Parrone Engineering and Tom Yale, Walworth Town Board.

Deb Amsler made a motion, seconded by Elaine Leasure to dispense with the formal reading of the legal notice.

Deb Amsler made a motion, seconded by Elaine Leasure to approve the minutes of July 18, 2007 as written.

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

Motion carried.

1. Application of Craig Kota for Preliminary and Final 3-Lot Subdivision Approval and Preliminary and Final Site Plan Approval for two Building Lots and one lot to be conveyed to adjacent landowner, property located at 120 Mildahn Road, southside of Mildahn, approximately 900 feet east of County Line Road. Property is zoned: R. (Public Hearing).

Karen Kosten of Civil Solutions in Penfield was present representing the applicants, Craig & Betsy Kota. Ms. Kosten gave a brief overview of the 3-lot subdivision. The total acreage is 12.88 acres and the intent is to divide the property into two building lots – one 3.8 acres and the other 7.8 acres. The 1.6-acre parcel will be conveyed to an adjacent landowner. Ms. Kosten stated that since the June 20th worksession, a final design for the subdivision and site plan have been completed. Perk tests have been completed on the two building lots and witnessed by the Town of Walworth. The septic systems are designed in accordance with NYSDOH standards for shallow trench systems. Water service will be provided to each building lot via a 2” service connected to the existing 8” main along Mildahn Road. Site grading has been completed and since more than one acre of soil is disturbed, a Notice of Intent (NOI) and a Phase 11 Stormwater Pollution Prevention Plan (SWPPP) will be filed with the DEC.

Chairman Ruth read a letter from the Wayne County Planning Board, dated July 27, 2007 that stated:

“At its regular meeting on July 25, 2007, The Wayne County Planning Board reviewed the above referenced referral and recommended approval of the preliminary/final subdivision and site plans with the following conditions: 1) storm water and erosion and sediment control measures should meet Phase II NYSDEC regulations if one acre or more of soil is disturbed the development, and 2) given the proposed length of the driveway, emergency vehicle access should be planned a provided for.”

Chairman Ruth read a letter from the West Walworth Fire Department that read:

“After reviewing the plans that you sent to me regarding the subdivision on Mildahn Road, they appear to meet the requirements for emergency access and are not an excessive distance from a fire hydrant, therefore we have no comments regarding the plans as drawn at this time. Should a revision to these plans occur we would like to review them again.”

Carl Hewings stated that he has reviewed the plans and was satisfied, except for a few minor technical comments that needed to be addressed prior to filing the map.

Norm Druschel also mentioned that the driveway should be designed for H2O loading and the width should be 14 – 16 feet.

Chairman Ruth opened the public hearing. There were no comments from the public.

Elaine Leasure made a motion, seconded by Deb Amsler to close the public hearing.

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

Motion carried.

Elaine Leasure made a motion, seconded by Deb Amsler that the subdivision be granted as presented.

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

Motion carried.

Elaine Leasure made the following motion, seconded by Deb Amsler:

After a complete and thorough review of the application for the Kota Project we find the application conforms with Town Code and Design Standards. I MOVE that the Site Plan be approved with the following condition:

- Any and all outstanding engineering issues shall be addressed to the satisfaction of the Town Engineer (Parrone Engineering).

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

Motion carried.

In order to impose a parks and recreation fee, the Planning Board must evaluate the present and anticipated future needs for park and recreation facilities in the Town of Walworth based upon projected population growth to which the particular subdivisions will contribute. The population of the Town of Walworth is growing at a fast rate, that over the last several years, the Town has issued numerous building permits per year for new homes, that the master plan of the Town indicates that there is a major demand for new parks, playgrounds, baseball fields, soccer fields and other recreational facilities and that in the immediate neighborhood of the proposed subdivision there is a need for additional facilities. Based upon this need for new parks, playgrounds, baseball fields, soccer fields and other recreational facilities:

I MOVE that the Board find (1) that a proper case exists for requiring the Developer to show on the plat a park or parks suitably located for playgrounds or other recreational purposes: and (2) that a suitable park or parks of adequate size cannot be properly located in any such plat or is otherwise not practicable. Therefore, a parks and recreation fee, in lieu of construction of a park within said parcel and/or lot, shall be assessed on each lot in an amount established by the Town Board and same shall be paid prior to the issuance of a building permit and said requirement for the payment of parks and recreation fee shall be noted on the plat.

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

Motion carried.

2. Application of David Affronti to extend approval for Lot 3 of the Cassella Subdivision, located at 4689 Lincoln Road. Property is zoned: RR-1.

David Affronti was present to discuss the application.

The Board was in receipt of letter, dated July 9, 2007, from Shelley Associates that stated that they had reviewed the site plan drawing number 00-3470.03 last revised February 26, 2001 and certified that the design for this lot and proposed improvements conform with current Walworth Town Code and NYSDOH and NYSDEC Standards, with the recommendation that the size of the septic tank be increased to 1,500 gallons in order to provide an increased detention time of household wastes.

Deb Amsler questioned whether the proposed house would be a three or four bedroom? David Affronti stated that originally he had planned on four bedrooms, but was downsizing to three bedrooms, but still intended to install the larger capacity septic tank. Phil Williamson stated that the septic tank capacity exceeded what was necessary. The Board did not have any further concerns.

Deb Amsler made a motion, seconded by Elaine Leasure to extend site plan approval for Lot #3 of the Cassella Subdivision for 12 months beginning August 13, 2007, subject to the updating, as outlined in letter dated July 9, 2007 from Shelley Associates.

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

Motion carried.

3. Application of Peter and Maureen Bosse to extend approval for Lot 3 of the Gath Subdivision, located at intersection of Stalker & Bills Road. Property is Zoned: R.

The applicants, Peter and Maureen Bosse were not present to discuss the application. The Board was in receipt of a letter from Robert Keiffer, PE of FRA Engineering, dated August 1, 2007 that stated that they had reviewed the site plans for the Gath Subdivision Lot #3, dated March 28, 2002 and last revised 4/16/2002, and certified that the plans for the lot conform with the current Walworth Town Code and NYSDOH and NYSDEC standards. The Planning Board had no concerns.

Elaine Leasure made a motion, seconded by Deb Amsler to extend the site plan approval of Lot #3 of the Gath Subdivision for 12 months beginning August 13, 2007.

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

Motion carried.

4. Review Placement of Sign for the Orthodontist Office at Gananda Office Park located at Mayberry Place.

Pierrepoint Graphics, Inc. provided a picture to the Board showing where the lettering and logo will be placed on the building for the Orthodontist Office. Mr. Williamson stated that he is simply advising the Board of the signage that will be placed on the building and stated that the size and location are in compliance with Town Code. The Planning Board members concurred the signage was attractive and they had no objections.

Chairman Ruth adjourned the meeting at 8:05 PM.

Gail Rutkowski, Clerk