

Chairman Larry Ruth called the meeting to order at 7:32 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Peter Schillaci. Also present were Norm Druschel and Brendan Bystrak.

Gene Bavis stated that he would like the following amendments be made to the minutes of February 12, 2007.

Page 610. #1 paragraph 4 revised to read:

“Phil Williamson stated that he had consulted with the Town Attorney and there were no legal concerns. The Board did not have any questions for the applicant.”

Page 610. #1 paragraph 5 revised to read:

“Brendan Bystrak stated that Parrone Engineering (his employer) prepared the subdivision map dated January 10, 2007, and therefore could not review the map on behalf of the Town because of a possible conflict of interest. Robert Seeley of Shelley Associates was engaged by the Town to review the map and has signed the mylar.”

Gene Bavis made a motion, seconded by Elaine Leasure, to approve the minutes as amended.

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

Motion carried.

1. Request of Robert Salamone located at 231 Haley Road to allow mobile home to be placed on property to accommodate elderly parents due to medical condition. Property is zoned: RR-1.

Robert Salamone stated that he is requesting a Special Use Permit to allow a mobile home to be placed on his property at 231 Haley Road because of his mother’s medical condition. The Board was in receipt of a letter from Mrs. Salamone’s doctor, John Hausle, M.D. of Via Health White Pines Medical Group, dated June 19, 2006 regarding her medical condition and physical limitations.

Mr. Salamone presented to the Board a Preliminary/Final Site Plan, prepared by Shelley Associates, P.E., L.S.

In response to the questions posed by the Board, Mr. Salamone stated that he owns 31.2 acres with 375 feet of road frontage. Once it is determined that he is allowed to place the mobile home for his parents on the property, he will then move forward to purchase a double wide. He further stated that mobile home would be screened by a wooded area and not visible from the road.

Pete Schillaci questioned how the septic would be handled. Mr. Salamone stated that a pump would connect into the existing septic system of his four-bedroom home. Gene Bavis asked, “How many people are currently living in the house?” Mr. Salamone replied, “Only my wife and myself; the children are grown and have moved out”. Chairman Ruth questioned if the septic would still be adequate if a grown child with a family were to move back home. Brendan Bystrak stated that typically septic systems are designed with an expansion area.

Chairman Ruth questioned whether the application would have to go before the Zoning Board for a Use Variance to allow a mobile home to be placed on the property? Gene Bavis read the notation on the Site Plan, “This project is subject to a conditional variance which shall require approval from the Town of Walworth Zoning Board and is subject to the requirements set forth in the Town of Walworth Code Chapter 180-41 Mobile Homes”. The proposed mobile home would be removed from the property once the parents no longer live there.

Chairman Ruth stated that Art Williams, Attorney should review the application.

Planning Board reviewed the site plan presented and did not have any further concerns as long as the septic system is determined to be acceptable by the Town Engineer.

2. Request of Walworth Sportsman's Club, Inc. for modification of previously approved Special Use Permit located at 4247 Ontario Center Road. Property is zoned RR-2.

B.J. Knoeferl, Vice-President of the Walworth Sportsman's Club was present to discuss the application. He stated that he is seeking a modification of the original Special Use Permit. There are some retired members of the Club who are unable to shoot on the weekends and the Club would like to expand the hours to include three hours on Thursday (10:00 AM – 1:00 PM) to accommodate those members. He further stated that the Thursday hours would be only during the time period between November 1st and March 31st each year, the months that the neighbors windows would be closed.

Mr. Knoeferl stated that two years ago the club came before the Board seeking a modification to expand the hours of operation and the neighbors at the time were totally against it. Mr. Knoeferl acknowledged, "I understand where the neighbors are coming from; it is not a quiet sport, but it is a very safe sport. There have been no fatalities this year in Wayne, Monroe or Livingston County during the hunting season, but there have been several snowmobile deaths this winter. The Club promotes safety first and teaching children how to safely handle firearms. We try to be good neighbors by donating \$1000 each year to the three fire departments, as well as donations to the Wayne County Boy Scouts and the Wounded Warriors organization."

Gene Bavis questioned, "Would this be every Thursday?" "It would be scheduled for every Thursday between November 1 and the end of March"

Gene Bavis questioned, "Does the Board have the legal right to modify the Special Use Permit, since the Club would not even be able to exist at its present location under current law?"

Mr. Knoeferl stated that it was his understanding that the Special Use Permit hours were not "set in stone". Those were the hours requested at the time, but there was no statement on whether the hours could be altered or not?

Deb Amsler stated that if the Planning Board has the legal right to make a modification, she would not have a problem with it. The modification of the hours is on a weekday when people are at work, only three hours, during the winter months and with consideration of the noise.

Chairman Ruth suggested that the applicant meet with Phil Williamson to discuss the application, the findings of the research on the past history of the club and the previously approved Special Use Permit, as well as the recommendation of Art Williamson, Town Attorney before deciding whether to proceed forward with a public hearing.

3. Request of Richard DeVrieze for possible subdivision of property located at 715 Jacobs Road & 4789 Lincoln Road. Property is zoned: RR-1.

Richard DeVrieze was present to discuss the possibility of subdividing his property. He explained that he owns two separate parcels that border one another; the first parcel has the address of 715 Jacobs Road (#1) and the second parcel has the address 4789 Lincoln Road (#2). Mr. DeVrieze presented to the Board a drawing of how he wants to subdivide the property.

Mr. DeVrieze explained that currently there is a house on Lot #1. He would like to take a portion of Lot #1 (called 1A) and combine it with Lot #2. 1A currently has a polebarn on the property. Mr. DeVrieze intends to eventually build a house for himself on Lot #2 and would like to be able to have the polebarn for his own personal use.

The Board members concurred that the way the applicant proposes to subdivide the lots is logical and straightens out the lot lines and therefore they are supportive of this concept. After some discussion it was determined that Lot 1 would be less than the one acre required in the RR-1 district. Pete Schillaci questioned how many square feet shy of one acre Lot #1 would be? Brendan Bystrak stated that it would be 2,500 square feet less than an acre.

Gene Bavis stated that he did not think that the Planning Board would be allowed to approve a substandard size lot without first obtaining a variance from the Zoning Board. The Planning Board members are in agreement that a recommendation be made to the Zoning Board that a variance is granted. Once a variance is granted, the application would then need to come before the Planning Board at a public hearing.

**4. Concept discussion of Gananda Senior Housing, located at Canandaigua Road.
Property is zoned: PD**

Jeffrey Leenhouts, of Home Leasing, LLC was present, along with Project Manager George DeRue to discuss the proposed Senior Housing Apartment to be located on seven acres on Canandaigua Road. It will be age restricted and income restricted. A preliminary map was presented to the Board. Mr. Leenhouts explained that the project will have two phases. The first phase will have 62 units and the second phases will have 60 units; 30 units added on each end of the building. The structure will be three-story wood frame construction with both one and two bedroom units that will be serviced by two elevators.

Pete Schillaci questioned if the units would be ADA compatible? Mr. Leenhouts said, "yes, it is mandated on all new construction". Mr. Leenhouts explained he is presently working through the process of obtaining funding and there may be restrictions depending upon the funding. The question was raised, "what is the age restriction?" Mr. Leenhouts responded that it would be 55 or 62? Pete Schillaci questioned whether the apartments would be available to disabled people younger than 55? Mr. Leenhouts explained that again this would depend on funding. In addition, there is the possibility of tax credits to the Town.

Discussion ensued about running sewers to the project. There is the possibility of getting a Small Cities Grant to provide money for infrastructure.

Chairman Ruth stated if there was another complex nearby. Mr. Leenhout said that two months ago he toured a similar project in Hilton that is funded by Edgewood, constructed by DJA Builders and managed by Unity Health.

What services would be provided to the residents? This would be an independent living arrangement and there would not be meal services on site at this time. This will not be a 24-hour on-site assisted living facility, but the office would likely be open during the day. Gene Bavis stated that a transportation system would make the concept more attractive to the senior population.

Elaine Leasure stated that it is an exciting concept that is definitely needed in the community.

5. Mandatory Training

Discussion ensued about the various courses being offered to the Planning and Zoning Boards to satisfy the 4-hour requirement for training.

Chairman Ruth stated that the course being offered in Lyons on April 18th^t falls on the same evening as the work session and suggested the possibility of canceling the April work session so that members could attend as a group. Gail Rutkowski will discuss with Robert Plant canceling the April 18th work session.

Chairman Ruth adjourned the meeting at 8:50 P.M.

Gail Rutkowski, Clerk