

Chairman Larry Ruth called the meeting to order at 7:33 P.M. Members present were Gene Bavis, Larry Ruth, Deborah Amsler and Peter Schillaci. Elaine Leasure was absent. Also present were Phil Williamson, Norm Druschel and Brendan Bystrak.

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

Pete Schillaci made a motion, seconded by Gene Bavis to approve the minutes of February 21, 2007.

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

Motion carried.

**1. Application of Frank & Toby Affronti for a 4-lot subdivision & site plan approval of three building lots on Lincoln Road approximately 882' South of Jacobs Road. Property is zoned: RR-1 (Public hearing).**

Mr. Robert Dunn of Lakeside Engineering, P.C. of Rochester was present to represent the applicants, Frank and Toby Affronti, owners of the property. Mr. Dunn presented an updated subdivision map and site plan. Mr. Dunn stated that he had received the comments from Parrone Engineering and has incorporated all the changes.

Mr. Dunn stated that there was a question about the width of the lot at the setback of the house on lot #3. He stated that the actual width is 245.5 feet, but the town code requires 250 feet. Pete Schillaci asked if there would be the possibility of moving the house back 4-1/2 feet. Mr. Dunn stated that he did not choose to move the house as there is a steep hill. Does it really have to be 250 feet? After consulting the town code it was determined that a minimal deviation would be allowed at the discretion of the Planning Board. The Board members concurred that they did not see any problem with allowing a small deviation.

Gene Bavis questioned whether the details of the drainage easement have been worked out and and reviewed by the Town Attorney. Mr. Dunn stated that this had not been done, but he would see that a document is drawn up.

Pete Schillaci questioned if the runoff is significant? Mr. Dunn responded that there is very little run-off but there is a low spot. Mr. Dunn further explained that the easement is for the owner of lot 4 to the owners of Lot 1, 2 and 3 for drainage maintenance. Pete Schillaci questioned whether this would be a temporary or permanent easement? Mr. Dunn stated that this would be a permanent easement.

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

Gene Bavis made a motion, seconded by Pete Schillaci to close the public hearing. Motion carried.

Gene Bavis made a motion, seconded by Pete Schillaci to table the decision until the March 21, 2007 worksession to allow Parrone Engineer the opportunity to review the updated map, and to allow the Town Attorney the opportunity to review the easement agreement.

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

Motion carried.

## **2. Discussion by Cricket Communications, Inc. to co-locate telecommunications antennas on existing 911 telecommunication tower located at 3600 Lorraine Drive and the Crown Castle tower located at 1180 Atlantic Avenue.**

Mr. Rubin Ortenberg, attorney for Cricket Communication was present to discuss the co-locations on both the 3600 Lorraine Drive 911 tower and the Crown Castle tower located at 1180 Atlantic Avenue.

Phil Williamson stated that there is no Planning Board action required to co-locate telecommunications antennas on the existing 911 tower at 3600 Lorraine Drive. Cricket Communications must advise the Board in writing the intent to co-locate on the tower. The lease agreement further states that Cricket Communication must also provide the Town with Certificates of Liability and Worker's Compensation Insurance. Phil Williamson stated that once the Planning Board is advised and evidence is provided of the proper insurance there is no further action required by the Board.

Mr. Ortenberg explained that to expand service in the Greater Rochester area, Cricket proposes to co-locate its antennas on an existing monopole tower located at 1180 Atlantic Avenue, located on a Town-owned water tank parcel. This will require a Special Use Permit and Site Plan Approval from the Town Planning Board.

The additional six antennas will be located at 155' level on the 165' tower. Crown Atlantic, owner of the telecommunications tower provided a structural analysis report that indicated that tower will support the addition of coax lines and the antennas. The propagation maps show that there are no significant openings in the service. Mr. Ortenberg explained that a monopole tower is designed for three sets of antennas. This will be the third set of antennas to be installed between the two existing sets. An environmental long form was submitted as required. Simulated photographs were provided that showed that there is negligible visual impact.

Chairman Ruth stated that it was his opinion that William Johnson, cell tower expert should review the application. The Board members concurred. Phil Williamson stated that he would forward the application to Mr. Johnson for his comments in preparation for the public hearing. Brendan Bystrak will also review and comment on the application and all materials.

Phil Williamson clarified that the correct addresses that should be on all paperwork is 1180 (not 1800 Atlantic Avenue) and 3600 Lorraine Drive (not 3625 Lorraine Drive). Phil Williamson requested that Mr. Ortenberg provide a letter to confirm the corrected addresses. The letter will be filed with the applications.

Mr. Ortenberg stated that he does not anticipate the installation of any further towers in the Town of Walworth.

## **3. Mandated Training**

Discussion ensued about the upcoming training opportunities for the Planning and Zoning Board. Chairman Ruth cancelled the April 18<sup>th</sup> worksession to allow Planning Board members the opportunity to attend the two courses being offered the same evening in Lyons. If you have not already registered for the classes, please see Gail Rutkowski, who will assist with the registration process.

## **4. Other**

Gene Bavis posed a few follow-up questions from the February 21, 2007 meeting. Mr. Bavis questioned whether the Town Attorney had reviewed the Robert Salamone application or the request of the Walworth Sportsman's Club for modification of the hours of operation of the previously approved Special Use Permit. Phil Williamson stated that he had yet to receive a response from the Town Attorney on either matter. Phil Williamson stated that the Salamone application would definitely need to go before Zoning Board for a Use Variance.

Gene Bavis questioned whether the Richard DeVrieze application also had to go before the Zoning Board. Phil Williamson stated that it would also have to go before the Zoning Board for a area variance as one of the lots being subdivided would be less than the 1-acre required in the RR-1 district.

Chairman Ruth adjourned the meeting at 8:28 pm.