

Chairman Gene Bavis called the regular meeting of the Planning Board to order at 7:30 P.M. Members present were Chairman Gene Bavis, Rick Johnson, Marlene Hall (alternate), and Karel Ambroz. Deb Amsler and Elaine Leasure were absent. Also present Phil Williamson, Code Enforcement Officer and Norm Druschel, Building Inspector.

Rick Johnson made a motion, seconded by Karel Ambroz to dispense of the reading of the formal legal notice. Motion carried.

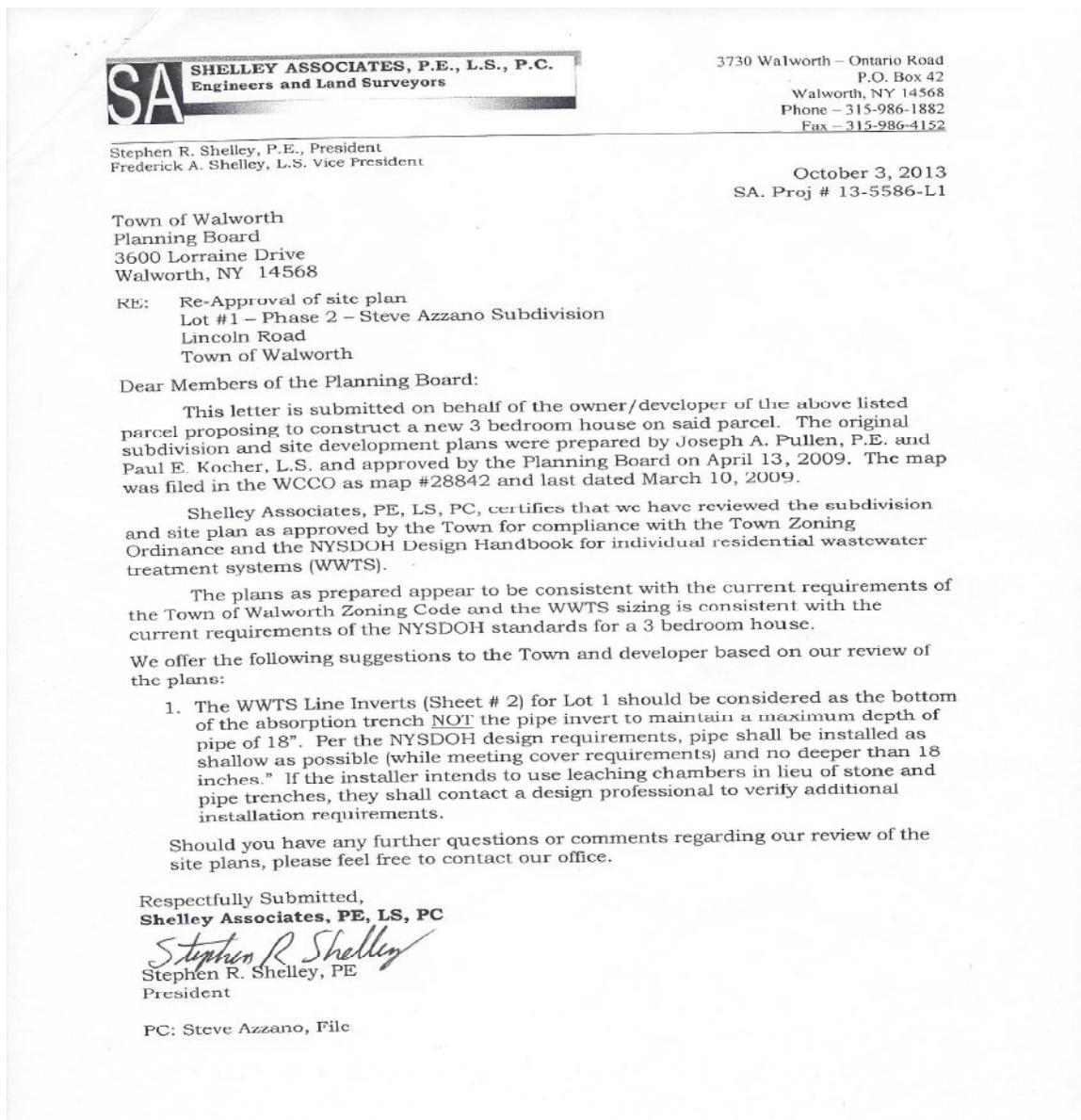
Karel Ambroz made a motion, seconded by Rick Johnson to approve the minutes of May 13, 2013 as presented.

Roll Vote:	Rick Johnson	Aye
	Elaine Leasure	Absent
	Marlene Hall	Aye
	Chairman Bavis	Aye
	Karel Ambroz	Aye
	Deb Amsler	Absent

Motion Carried.

1. Renewal of Approval of Site Plan, Lot #1, Phase 2 of the Azzano Subdivision, located on Lincoln Road, north of Plank Road originally prepared by Joseph A. Pullen, P.E., and Paul E. Kocher, L.S. and approved by the Planning Board on April 13, 2009. Property is zoned: RR-1 – Rural Residential 1 – 1 acre.

Fred Shelley, Shelley Associates was present along with the Steve Azzano, owner of the property. Fred Shelley explained that Steve Azzano was seeking renewal of the approval of the Site Plan for Lot #1, Phase 2 of the Azzano Subdivision previously approved by the Planning Board on April 13, 2009 so that he can begin construction on a new home. The Board was in receipt of the following letter:



Karel Ambroz asked Mr. Azzano when he intended to start construction and Mr. Azzano said that he would begin construction soon, possibly within 10 days.

Rick Johnson made the following motion, seconded by Karel Ambroz:

I move, to renew the approval for the Site Plan, Lot #1, Phase 2 of the Azzano Subdivision for a 12-month period beginning October 15, 2013.

Roll Vote:	Rick Johnson	Aye
	Elaine Leasure	Absent
	Marlene Hall	Aye
	Chairman Bavis	Aye
	Karel Ambroz	Aye
	Deb Amsler	Absent

Motion Carried.

2. Concept discussion of Katherine Cooman for 2-Lot Realty Subdivision to subdivide a portion of her property at 4350 West Walworth Road and convey 3.687 acres to adjoining property owner, Thomas and Kimberly Cooman at 922 Atlantic Avenue. The conveyance of 3.687 acres will increase the parcel size from 1.374 acres to 5.061 acres. Property is zoned: RR-1 – Rural Residential 1 – 1 acre.

David A. Weisenreder, P.E., Costich Engineering, P.C., Inc. , 217 Lake Avenue, Rochester, New York 14608 was present, along with Linda Pembroke, POA for Katherine W. Cooman. Mr. Weisenreder explained that Katherine Cooman (4350 West Walworth Road, intends to subdivide a portion of her property and convey it to her son and daughter-in-law, Thomas and Kimberly Cooman (922 Atlantic Avenue). Thomas and Kimberly Cooman currently own a 1.374 acre parcel residential parcel that fronts on Atlantic Avenue. When the proposed 3.687 acre conveyance is combined with the existing 1.374 acre parcel the resulting lot are will be 5.061.

Mr. Weisenreder said that part of the driveway and the road access of the Thomas and Kimberly Cooman property are currently on Katherine Cooman’s property. With the conveyance of land, the 5.061 acres would include the entire driveway. Also, if in the future the land were to be sold, the parcel would be large enough to meet the definition of “farm” as it is over 5 acres.

The Board members concurred that the proposed subdivision was straightforward and they did not see any problems. The application will be forwarded to the County for their review at their October meeting and the public hearing will be held at the next Planning Board meeting, November 12, 2013.

3. Other

Phil Williamson distributed the Application and Full Statement for the proposed TOPS Friendly Market to members present. Elaine Leasure and Deb Amsler will be contacted to pick up their copies so there will be adequate time for all members to review prior to the upcoming public hearing. Chairman Bavis has recused himself from all matters related to the TOPS application as he owns land bordering the property. Complete copies are also available in the Building Department.

The Application and Full Statement will also be hand delivered to the County Planning Board for their review at their October 30th meeting. The Walworth Planning Board public hearing will be held on Tuesday, November 12, 2013.

Chairman Bavis suggested that the Town Attorney should be present at the Planning Board meeting public hearing regarding the TOPS application. Phil Williamson said that the Denise Munson, Town Attorney is sent the agenda for all Planning Board meetings, so that she can schedule accordingly. Phil Williamson said that he would be hand delivering the TOPS application and Full Statement to the Town Attorney.

Chairman Bavis adjourned the meeting at 7:44 P.M.

Gail Rutkowski, Clerk

