

Chairman Gene Bavis called the regular meeting of the Planning Board to order at 7:31 P.M. Members present were Chairman Gene Bavis, Rick Johnson, Elaine Leasure, Deb Amsler and Karel Ambroz. 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 Elaine Leasure to table approving the November 12, 2013 until the next meeting.

Motion carried.

1. Application of Orchard View Estates for Simple-Realty Subdivision (minor lot line adjustment) to convey 335 sq. ft. to 3843 Teresa Drive. Property is zoned: R – Residential.

Chairman Bavis opened the public hearing.

Anthony Evans, 2160 Church Street owner of the property was present. The Board was in receipt of a map entitled, "Resubdivision of Lot R-208 Orchard View Estates", prepared by Marques & Associates, P.C, 656 Park Avenue, Rochester, NY 14607, dated January 28, 2013. Mr. Evans explained that this is a simple realty subdivision (lot line adjustment). He was approached by James and Judith Straight, the owners of 3843 Teresa Drive about conveying 335 sq. ft. from the property behind them (Future Section of Orchard View Estates - Tax Account #63114-10-467600 – owned by Anthony Evans) to square off the Straights lot. The Straights were concerned that once the property behind them is developed; a future owner could possibly put a shed in the northwest corner blocking the view. Mr. Evan agreed to convey 335 sq. ft. to the Straights.

Karel Ambroz asked if by conveying the square footage; would the undeveloped lot still be in conformance and Mr. Evan said that it would still conform to the Town code requirements for lot size and dimension.

Chairman Bavis said that he had received an e-mail from Jody Allen regarding several minor corrections that need to be made to the map. The application included a Short Form SEQR that was on the old form. The applicant must complete a SEQR Short Form on the new revised form (effective October 1, 2013).

There were no comments from the public.

Karel Ambroz made a motion, seconded by Elaine Leasure to close the public hearing. Motion carried.

Karel Ambroz moved adoption of the following SEQR resolution; seconded by Deb Amsler:

**SEQR RESOLUTION – NEGATIVE DECLARATION
ORCHARD VIEW ESTATES
LOT LINE ADJUSTMENT
3843 TERESA DRIVE**

RESOLVED that in accordance with the New York State Environmental Quality Review Regulations (SEQR) the Planning Board of the Town of Walworth announces its intent to serve as Lead Agency to conduct an environmental review under Section 617.7 of the New York State Codes, Rules and Regulation (NYSCR) of the proposed action to convey 335 sq. ft. from the Future Section of Orchard View Estate – Tax Account #63114-10-467600) to 3843 Teresa Drive.

FURTHER RESOLVED, the Planning Board has determined that the proposed action is an "Unlisted Action" as defined under SEQR.

FURTHER RESOLVED, that the Planning Board, in its capacity of Lead Agency has caused to be prepared an environmental assessment of the significance of potential environmental impact associated with the above-listed action. The Planning Board declares that, based on the environmental assessment which has been prepared, the action will result in no major impacts, nor cause significant damage to the environment, and the preparation of an Environmental Impact Statement is not warranted. A Negative Declaration under SEQR is therefore issued for this project.

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

Motion Carried.

Deb Amsler made a motion, seconded by Rick Johnson to approve the conveyance of land to 3848 Teresa Drive as presented with the following conditions:

- 1) Short Form SEQR is completed on the updated form
- 2) All corrections to the map are addressed to the satisfaction of the Town Engineer.

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

Motion Carried.

2. Concept discussion of Christopher and Jillian Hannold for 2-Lot Realty Subdivision and 1-Lot Residential Site Plan for property located at 4952 School House Road. Property is zoned: RR-1 – Rural Residential 1.

The Board was in receipt of a map entitled, "Preliminary/Final Plan Resubdivision of Lot 1 - School House Road Subdivision", prepared by Shelley Associates, P.E., L.S., P.C., 3730 Walworth-Ontario Road, Walworth, NY 14568 and a map entitled, "Preliminary/Final Hannold Site Plan – Lot R1A School House Road", also prepared by Shelley Associates.

Fred Shelley said that the 6.0 acre parcel located at 4952 School House Road is owned by Cindy Davis (affidavit provided). Ms. Davis plans on subdividing the property into two parcels. Her daughter and son-in-law, Jillian and Christopher Hannold intend to build a single-family residence on Lot R1-A (1.805 acres). Lot R1-B will be 4.195 acres with the existing house where Cindy Davis currently resides. The site will be serviced by a private waste water treatment system and a well.

Karel Ambroz asked about surface runoff. Fred Shelley said that anytime you construct a new home there will be an increase in surface runoff, but the increase will be minor. Proper erosion control measure will be taken during construction.

Chairman Bavis said that Cindy Davis should be made aware that once subdivided the 4.195 acre parcel will no longer meet the 5 acre minimum requirement to be considered a "farm". Fred Shelley said that she aware of that.

The Planning Board members had no further questions and were agreeable to the concept as presented.

3. Concept discussion of Michael Buchiere for 2-lot Realty Subdivision to convey approximately 2.5 acres at 4999 Lincoln Road (Estate of Betty Buchiere) to adjoining vacant property at 576 Plank Road owned by Michael Buchiere. Property is zoned: Hamlet.

Michael Buchiere, who resides at 600 Plank Road was present to discuss the concept. An affidavit was provided by Kathleen Buchiere, Executor of the Estate of Betty Buchiere. The Board was in receipt of a map entitled, "Map of a Survey of Lands Owned by Betty Buchiere Estate", prepared by Robert F. Morris III, P.L.S. 104 Sherman Parkway, Newark, NY 14513. Michael Buchiere said that his mother died this past June and he and his siblings are preparing to sell the Estate located at 4999 Lincoln Road. The plan is to subdivide the total 13.038 acre parcel into two parcels; one being a total 10.468 acres (B-1) and second a total of 2.570 acres (B-2). Michael Buchiere said that he intends to purchase the 2.570 acre parcel which will then be joined with a vacant 17.857 acres parcel ("Parcel A" with an address of 576 Plank Road) which he also owns. The family intends to sell the remaining 10.468 acres, including the 2-story home.

The Planning Board was agreeable to the concept as presented.

4. Other – Approval of the 2014 Planning Board calendar

Elaine Leasure made a motion, seconded by Rick Johnson to approve the 2014 Planning Board calendar.

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

Motion Carried.

The meeting was adjourned at 7:59 P.M.

Gail Rutkowski, Clerk