

Chairman Gene Bavis called the regular meeting of the Planning Board to order at 7:31 P.M. Members present were Chairman Gene Bavis, Elaine Leasure, Rick Johnson, Marlene Hall, Deborah Amsler and Karel Ambroz. Also present Phil Williamson, Code Enforcement Officer and Norm Druschel, Building Inspector.

Elaine Leasure made a motion, seconded by Rick Johnson to approve the minutes of February 11, 2013 as presented.

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

Motion carried.

**1. Recertification of Site Plan for Lot 2, Section 2 of the Kummerow Subdivision on Whitney Road. Property is zoned: RR-1.**

Dan Kummerow was present regarding recertification of the Site Plan for Lot 2, Section 2 of the Kummerow Subdivision on Whitney Road. He explained that he intends to build a single-family residence on Lot 2 and plans to start construction within the next couple of months. The Board was in receipt of a subdivision map entitled, "Kummerow Subdivision, Section 2", prepared by James K. Glogowski, P.L.S. 9580 Ridge Road, Brockport, New York 14420.

Chairman Bavis read the following letter addressed to Norman Druschel from Mr. Glogowski, dated March 7, 2013:

"On March 6, 2013 I inspected the drawing of the Kummerow Subdivision, Section 2, as approved by the Walworth Planning Board on January 12, 2004 and found it to be in compliance with the subdivision requirements and specifications of the Town of Walworth, Wayne County and the State of New York."

Norm Druschel said that the plan was updated to show erosion control details (latest revision 3/5/2013). An MS4 Stormwater Pollution Prevention Plan (SWPPP) has been submitted to the Town.

Dan Kummerow showed the architectural plans for the house to the Planning Board. Phil Williamson said that when applying for the building permit for the house, plans for the detached garage must be submitted at the same time.

Karel Ambroz made the following motion, seconded by Deb Amsler to approve the recertification of the site plan for Lot #2, of the Kummerow Subdivision, Section 2 for a 12-month period of time, beginning March 11, 2013.

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

Motion carried.

**2. Other: Concept Discussion by Ray Appleman regarding 2-lot subdivision of property located at 4575 Walworth-Ontario Road. Property is zoned: RR-1.**

Ray Appleman, owner of property located at 4575 Walworth-Ontario Road presented a concept drawing of how he would like to subdivide his property. He currently owns 38.4 acres and intends to retain 2.9 acres with the existing house and shed. The remaining lands (35.5 acres) would be transferred to his daughter and son-in-law, Keith and Shannon Hurley who live next door at 4595 Walworth-Ontario Road.

Chairman Bavis questioned if the septic system would be on the 2.9 acres and was told that it would be. The two lots meet the width to depth ratio requirement.

The Planning Board members concurred that they did not foresee any problems with the concept and the applicant was advised that the next step would be to submit a formal application and subdivision map. The Town Engineer and Wayne County Planning Board must review the application and a public hearing held.

**3. Other: Statement Chairman Gene Bavis**

Karel Ambroz made a motion, seconded by Rick Johnson to enter into the record the following statement by Chairman Gene Bavis:

“It is my understanding that an application may be coming before this Board for development of the site between Kwik Fill and the Walworth Professional Building. I am the owner of the parcel to the south of that site and there is a drainage easement on my property for that site. I want to go on record that I will recuse myself of participation on that application and will ask Vice Chair Elaine Leasure to chair the Board for matters related to the project. I am making this statement now because I hope to discuss drainage with the developer prior to the plans being submitted and I want to make it clear that I am speaking as a private citizen, not a representative of the Town.”

Motion carried.

Chairman Bavis adjourned the meeting at 7:45 P.M.

Gail Rutkowski, Clerk