

Chairperson Johnson called the regular meeting of the Planning Board to order at 7:00PM. Members present were Chairperson Rick Johnson; Lou Villanova; Elaine Leasure; and Marlene Hall. Also present were Norm Druschel, Building Inspector; Michael Simon, Engineer for the Town (LaBella Engineering); Phil Williamson, Code Enforcement Officer; and Susie Jacobs, Walworth Town Supervisor. Dennis Landry, Planning Board member, was not present. Due to the COVID-19 pandemic and to comply with CDC social distancing, the meeting was held at the Walworth Town Hall and via video and phone conferencing, accessible live to the public.

Chairperson Johnson asked the Board if there were any corrections that needed to be made regarding the minutes of July 13, 2020. Ms. Leasure made a motion, seconded by Mr. Villanova, to accept the minutes of the July meeting. Ms. Hall abstained since she was not present at the July meeting. All other members were in favor. Motion carried.

Chairperson Johnson addressed the first item on the Agenda:

1. Application of Robert DeBree of 686 Development, LLC for Final Approval for a Site Plan for the property located at 686 Route 441, Town of Walworth, and County of Wayne. Property is zoned B-Business. (Public Hearing)

Chairperson Johnson opened the public hearing at 7:07PM. Chairperson Johnson asked if there were any comments from the public. No issues were brought forward. Chairperson Johnson closed the public hearing at 7:08PM. All members were in favor.

Robert DeBree of 1979 Five Mile Line Road, Penfield, NY came forward to speak before the Board. Chairperson Johnson asked Mr. DeBree if he is aware of the 5 conditions on the Final Approval Resolution. Mr. DeBree said he is aware that the proposed barn will be moved from its original planned location. Mr. Simon said he met with Bryan White of Elliott Engineering Solutions, the engineer on this project, and Mr. Druschel, and they agreed on a suitable location for the barn and water main which will include a hydrant for fire protection. Mr. Druschel said the hydrant needs to be on the island in the first parking area, and it needs to be a 6-inch water line. Mr. Simon said he and Mr. Druschel will review the revised plans with the new location for the barn prior to signing. Mr. Simon said a condition of the Final Resolution is when the future proposed buildings are to be constructed the applicant would be required to meet with Mr. Williamson, Mr. Druschel, and Mr. Simon prior to receiving permits since it may require additional water main extensions. Mr. DeBree asked if the Town of Walworth will take the water main in dedication. Mr. Simon said the Town will own the water main, Wayne County Water and Sewer Authority will maintain the system, and both the Town and Wayne County Water and Sewer Authority will have an easement over the water main and along the driveway to do maintenance.

Mr. Simon said the lighting plan was submitted with the cut sheet showing the lights will be downcast LED cutoff wall pack lights. Mr. DeBree said the lights will shine down of the pavement.

Chairperson Johnson submitted the Final Resolution into the record as written:

**TOWN OF WALWORTH
FINAL APPROVAL RESOLUTION
686 DEVELOPMENT LLC (MRD LANDSCAPING) SITE PLAN
686 ROUTE 441**

At a meeting of the Planning Board of the Town of Walworth held on the 10th day of August 2020, Board member _____ moved adoption of the following resolution; Board member _____ seconded the motion:

WHEREAS, that the Planning Board of the Town of Walworth has reviewed the proposed action to develop and construct a Landscaping Business on 11.3 acres of land at Tax Account # 63114-00-666394, as shown on plans prepared by Elliot Engineering Solutions dated March 2019, revised through May 21, 2020 and;

WHEREAS, said Business will consist of three 50'x100' buildings with vehicle bays, office space and toilet rooms, one 30'x40 salt storage building, a laydown area for material bulk storage, on site sanitary septic system, domestic and fire water service as well as storm water collection and conveyance systems and;

WHEREAS, Planning Board has completed the State Environmental Quality Review (SEQR) process and determined that the proposed action will not result in any significant environmental impacts; therefore;

BE IT RESOLVED, that the Planning Board hereby grants Final site plan approval for the MRD Landscaping Site Plan with the following conditions;

1. All Town staff, Consultant and Planning Board comments be addressed prior to plan signatures.
2. The extension of the watermain and/or other means of fire protection are provided on the plans to satisfaction of the Town Building Inspector/Fire Marshall and Town Engineer prior to signature. The plans shall indicate an easement over the dedicated watermain to both the Town of Walworth and the Wayne County Water and Sewer Authority and an access easement over the driveway shall be provided to Wayne County Water and Sewer Authority.
3. Further review of the two proposed buildings (to the south) by Town staff and Town Engineer will be required prior to issuance of Building Permits for these future buildings. This review will include the need for extension of the watermain, site lighting and parking.
4. A Letter of Credit, Bond or other surety are posted with the Town for all dedicated utilities and erosion and sediment control measures prior to commencement of work.
5. Approvals and/or Permits are obtained from New York State Department of Transportation, New York State Department of Health and Wayne County Water and Sewer Authority prior to issuance of Building Permit from the Town of Walworth

Upon being put to a vote, the resolution was _____ . AYE ___ NAY ___

STATE OF NEW YORK:
COUNTY OF WAYNE: ss
TOWN OF WALWORTH:

I, Aimee Phillips, Town Clerk of the Town of Walworth, Wayne County, New York, DO HEREBY CERTIFY that I have compared the foregoing resolution duly adopted by the Planning Board of the Town of Walworth on the 10th day of August, 2020 with the original thereof now on file in my office, and the same is a correct and true copy of said resolution and of the whole thereof.

DATED: 2020

(SEAL)

Town Clerk

Ms. Leasure made a motion, seconded by Mr. Villanova, to adopt the Final Approval Resolution as written.

Roll Vote: Chairperson Johnson Aye
Lou Villanova Aye
Elaine Leasure Aye
Marlene Hall Aye

Motion carried.

Chairperson Johnson addressed the second item on the Agenda:

2. Application of Jennifer Buchiere of 1253 Fairport Road, Fairport, NY for Preliminary and Final Approval of a 2-Lot Subdivision for the property located at 576 Plank Road, Town of Walworth, County of Wayne. Property is zoned Hamlet. (Public Hearing)

Jennifer Buchiere and Aaron Horn of 1253 Fairport Road, Fairport, NY came forward to speak before the Board. Mr. Horn said he and Ms. Buchiere would like to build a single-family home about 400 feet off the road, and the property has a 25-foot driveway with a culvert at the roadway installed by the Walworth Highway Department.

Chairperson Johnson opened the public hearing at 7:20PM. Chairperson Johnson asked if there were any comments from the public. Louis Rivellino of 648 Plank Road came forward to speak before the Board. Mr. Rivellino said when the culvert was installed at the roadway, they were not able to locate the stake for his property, and he would like the property surveyed and staked. Mr. Rivellino said a back stake on the east side is also missing. Mr. Rivellino said he is concerned that his leech field on the side of his property could be run over. Chairperson Johnson said that this application is for a simple subdivision, but once the applicants have plans completed to build on the property, a survey will need to be done at that time.

Chairperson Johnson asked if there were any more comments from the public. No more issues were brought forward. Ms. Hall made a motion, seconded by Mr. Villanova, to close the public hearing. All members were in favor. Chairperson Johnson closed the public hearing at 7: 29PM. Chairperson Johnson asked if there were any comments from the Board. No issues were brought forward.

Chairperson Johnson said the SEQR lists 11 items in which there is no or small impact and the proposed action will not result in any significant adverse environmental impact. All members were in favor.

Chairperson Johnson submitted the Preliminary Resolution into the record as written:

**TOWN OF WALWORTH
PRELIMINARY APPROVAL RESOLUTION
BUCHIERE SUBDIVISION
PLANK ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 10th day of August 2020, at the Town Hall in said Town, Board member _____ moved adoption of the following resolution; Board member _____ seconded the motion:

WHEREAS, the Planning Board of the Town of Walworth has reviewed the proposed action to subdivide Tax Map Number 61116-00-555013, as shown on map prepared by Robert Morris, LS. dated July 15, 2020. The existing 20.42+/- acre parcel will be subdivided into two new parcels, the first parcel being 2.57+/- acres, and second parcel – 17.85 acres, and;

WHEREAS, Planning Board has reviewed Part 1 of State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) completed by the Applicant and;

WHEREAS, the Planning Board has completed Part 2 & 3 of the EAF therefore;

BE IT RESOLVED, that the Planning Board has determined that the proposed action is an “Unlisted Action” as defined under SEQR and based on the information and supporting documentation provided by the applicant and Town staff, the Board determined that the proposed action will not result in any significant environmental impacts.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision approval for the Buchiere Subdivision and refers this application to the Wayne County Planning Board.

Upon being put to a vote, the resolution was _____ . AYE _____ NAY _____

STATE OF NEW YORK:
COUNTY OF WAYNE: ss
TOWN OF WALWORTH:

I, Aimee Phillips, Town Clerk of the Town of Walworth, Wayne County, New York, DO HEREBY CERTIFY that I have compared the foregoing resolution duly adopted by the Planning Board of the Town of Walworth on the 10th day of August, 2020 with the original thereof now on file in my office, and the same is a correct and true copy of said resolution and of the whole thereof.

DATED: 2020

(SEAL)

Town Clerk

Mr. Villanova made a motion, seconded by Ms. Hall, to adopt the Preliminary Approval Resolution as written.

Roll Vote:	Chairperson Johnson	Aye
	Lou Villanova	Aye
	Elaine Leasure	Aye
	Marlene Hall	Aye

Motion carried.

Chairperson Johnson said this application will be forwarded to the Wayne County Planning Board for their review and then the application will return to the Walworth Planning Board for final approval at their next meeting.

Chairperson Johnson asked if there was any other business to come before the Planning Board. Ms. Hall made a motion, seconded by Ms. Leasure, to adjourn the meeting. All members were in favor. Chairperson Johnson adjourned the meeting at 7:34PM.

Respectfully Submitted,

Barbara Goulette, Clerk