

Chairperson Bavis called the regular meeting of the Planning Board to order at 7:30PM. Members present were Chairperson Bavis, Elaine Leasure, Rick Johnson, Dennis Landry, Lou Villanova and Marlene Hall, Alternate. Also present was Phil Williamson, Code Enforcement Officer, Norm Druschel, Building Inspector, Michael Simon, Engineer for the Town (LaBella Engineering).

Chairperson Bavis asked the Board if there were any corrections that needed to be made regarding the minutes of February 11, 2019. There were no issues brought forward. Elaine Leasure made a motion, seconded by Rick Johnson, to accept the minutes of the February meeting as written. Dennis Landry abstained as he was not present at the February meeting. All other members were in favor. Motion carried.

Chairperson Bavis said a Home Occupation Major (Category B) was approved by the Town of Walworth Planning Board at the February 11, 2019 meeting with the condition that it was brought before the Town of Walworth Zoning Board of Appeals. Chairperson Bavis said the Zoning Board determined the property located at 420 Haley Road met the criteria of 5 acres for the Home Occupation Major (Category B) for a dog kennel and training facility.

Chairperson Bavis addressed the first item on the Agenda:

1. Application of Nathan Jenny for Preliminary and Final Approval for a Two Lot Subdivision and Site Plan for the property located at 3200 Valley Drive, Town of Walworth, and County of Wayne. Property is zoned PD-Planned Development. (Public Hearing)

Chairperson Bavis opened the public hearing at 7:31PM.

Nathan Jenny of 3200 Valley Drive came forward to speak before the Board. Mr. Jenny said he is seeking subdivision plan approval at this time. Mr. Jenny said he and his surveyor on this project, Gambino Surveying, received comments from the Mr. Simon showing what is still needed for the proposed site plan. Mr. Simon asked if this property is within 500 feet of the Walworth town line and would need to go before the Wayne County Planning Board. Mr. Druschel said the property is over 700 feet from the Town border so it does not need to go to the County Planning Board. Chairperson Bavis asked how many lots were being subdivided. Mr. Jenny said there would be 3 lots: his home is on lot 1, lot 2 is the location where a home would be built, and lot 3 would be vacant land. Mr. Simon said this will be a 3 lot subdivision creating the 2 new lots. Mr. Simon stated he can work with Mr. Jenny and Gambino Surveying to address the SEQR and the comments so the Preliminary and Final Subdivision and Site Plan could be done at the next Planning Board meeting. Mr. Druschel said the site plan can be done administratively after the subdivision is approved.

Chairperson Bavis asked if there were any comments from the Board. Mr. Simon said lot 2 is set up to build on since it has laterals, clean-outs and water services. Mr. Druschel said the sewer is private. Mr. Simon said there will need to be easements between lot 1, 2 & 3 for ingress and egress because there will be a shared drive. Chairperson Bavis asked if lot 3 would be an approved vacant parcel. Mr. Simon said after the subdivision and site plan are approved for lot 2, lot 3 would be a vacant parcel.

Chairperson Bavis asked if there were any comments from the public. There were no more issues brought forward. Chairperson Bavis said we will continue the public hearing until the application comes before the Board at a subsequent meeting.

Chairperson Bavis addressed the second item on the Agenda:

2. Concept plan for proposed snow tubing at the Links at Greystone by Alex Odenbach, General Manager of the Links at Greystone at 1400 Atlantic Avenue. Property is zoned RR1-Rural Residential 1. (Concept Discussion)

Sara Costich King, RLA of Costich Engineering, DPC, and Alex Odenbach, General Manager of the Links at Greystone, came forward to speak before the Board. Ms. Costich said the proposed snow tubing will be south of Atlantic Avenue on the existing driving range. Ms. Costich said the Links at Greystone is currently operating under a Special Use Permit. Ms. Costich stated the overall concept for the site shows a proposed 840' long by 120' wide snow tubing run and will use the existing topography with some earthwork and grading. Ms. Costich said they are proposing a ski lift and a kiddie hill area that would be walk up. Ms. Costich said the proposed hours of operation would be weekdays 4pm - 10 pm, Saturdays 9 am - 10 pm and Sundays 9 am - 7 pm, and the snow tubing would be lit and dark sky compliant and will be turned off when not in operation.

Ms. Costich said there will be snowmaking and grooming as needed. Chairperson Bavis asked if this would be operating 24 hours a day and 7 days a week. Mr. Odenbach said that mid-December they plan to make a lot of snow to get a good base and make the lanes so they can be running by Christmas break, and then they will make snow as needed during daytime hours. Chairperson Bavis asked if the snowmaking process makes a lot of noise. Mr. Odenbach said it uses a compressor so it will make noise and he will have more information once he determines which equipment he plans to purchase. Mr. Johnson asked if the lighting will be fixed poles or moveable. Mr. Odenbach said the lights will primarily be fixed but some will be moveable for the snowmaking process. Mr. Johnson asked what the age group will be for the kiddie hill. Mr. Odenbach said the kiddie hill will be based on height and will be designed for kids and their parents.

Chairperson Bavis asked if there were any comments from the Board. There were no more issues brought forward.

Chairperson Bavis addressed the third item on the Agenda:

3. Concept plan for proposed Lehrwood Estates 105 Lot Subdivision on the 82.7 acre parcel located on both the north and south sides of Mildahn Road currently owned by Douglas and Patricia Scott. Property is zoned R-Residential. (Concept Discussion).

John Stapleton of Marathon Engineering and Jake Harrington of NVR Inc. came forward to speak before the Board. Mr. Stapleton said the proposed subdivision would be located on Mildahn Road about 1000 feet east of the intersection at Gananda Parkway and will be on both sides of Mildahn Road. Mr. Stapleton is requesting to build this development under Town Law 278-Cluster Development. Mr. Stapleton said the parcel has some federal wetlands midway on the south property, and DEC check zones and flood zones are along the south property line. Mr. Stapleton said the land can support 115 lots, but they are proposing to develop under the cluster development of 100 to 110 lots at 76' x 175' each, which is a little over 13,000 sq. ft. Mr. Stapleton said the minimum requirement for the front setback is 60 feet and the side setback is 15 feet, but they would be looking for a 30 foot front setback and a 15 foot side setback on the garage side and 8 foot setback on the house side of each lot. Mr. Stapleton said there are 2 pump stations for sewer access that they need to determine what upgrades would be needed to accommodate the proposed development.

Ms. Leasure asked if the existing buildings on the south side of Mildahn Road will remain. Mr. Stapleton said they will be removed. Chairperson Bavis asked if the south line of the property is the Macedon-Walworth town line. Mr. Druschel said it is the town line. Chairperson Bavis asked what the street widths would be. Mr. Stapleton said they would all be dedicated and should be 60 feet wide. Chairperson Bavis stated that the Walworth Town Board is interested in seeing street lights and sidewalks. Mr. Stapleton asked if the Board would be amenable to sidewalks on one side of the road. Chairperson Bavis said it should be amenable. Mr. Williamson said the street lighting should be LED lighting. Mr. Harrington said they normally put individual light posts in front of each lot. Chairperson Bavis said street lights will be required at intersections.

Chairperson Bavis stated that the Town of Walworth is not interested in owning more land and asked what the plan for the open space is. Mr. Stapleton said if the Town will not accept dedication then they will do an HOA or extend lots so the land would be under private ownership with a conservation easement.

Chairperson Bavis asked if 2-car garages are planned. Mr. Stapleton said 2-car garages are planned with the option of upgrading to a 3-car garage. Chairperson Bavis asked what the length of the driveways would be. Mr. Stapleton said the length of the driveways would be 43 to 45 feet, long enough to park at least 2 cars. Mr. Williamson said the short driveways may result in people in parking on the street. Mr. Druschel asked if the driveways will have turn arounds near the garages. Mr. Harrington said only the lots with 3-car garages will have room to turn around.

Mr. Johnson asked if there will be dedicated fire hydrants. Mr. Stapleton said there is an existing dedicated main along Mildahn so they will use that. Mr. Johnson asked if there is only one road access off of Gananda Parkway. Mr. Stapleton said there will be an access off of Gananda Parkway and off of Mildahn Road. Mr. Villanova said he is concerned that having an access road onto Ganda Parkway would not be safe because of the amount and speed of the traffic on the Parkway. Mr. Simon said Gananda Parkway is a county road and access would have to be permitted by Wayne County Highway Department.

Chairperson Bavis asked if the mailboxes will be consolidated or individual on each lot. Mr. Stapleton said they will be individual mail boxes. Mr. Williamson said he does not prefer to have cluster mail boxes because people need to walk in the street to access them and they are not normally cleared out in the winter.

Chairperson Bavis said the Town is also concerned with any possible drainage issues. Mr. Stapleton said they will set up a storm water management facility and work to ensure there is excess capacity to retain water. Mr. Johnson asked if there would be fencing around the storm water ponds. Mr. Stapleton said there will not be fencing but there will be safety shelves so the water will be 12"-16" at the edge and deep in the middle.

Ms. Leasure asked what type of houses are planned to be built on the lots and what is the price range. Mr. Harrington said they will be 2-story colonial homes 1950-2400 sq. ft. with an open floor plan, large bedrooms and closets, and flex space with a price of about \$285,000. Chairperson Bavis asked if the projected project will be done in phases. Mr. Harrington said it will be done in 3 phases. Mr. Landry asked how long the project will take. Mr. Harrington said he speculates they will sell 28-30 homes per year so it should take 3-5 years.

Chairperson Bavis asked if there were any comments from the Board, Mr. Simon, or Mr. Druschel. There were no more issues brought forward.

Chairperson Bavis adjourned the meeting at 8:33PM.

Respectfully Submitted,

Barbara Goulette, Clerk