

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

Chairperson Bavis asked the Board if there were any corrections that needed to be made regarding the minutes of October 15, 2019. Ms. Leasure said she would like the minutes to reflect that she was not absent from the meeting on October 15th, but she came in at 7:35PM. Ms. Leasure made a motion, seconded by Mr. Landry, to accept the minutes of the October meeting as corrected. Ms. Hall abstained since she was not present at the October meeting. All other members were in favor. Motion carried.

Chairperson Bavis said the Board was presented with the proposed Planning Board schedule for the year 2020 and asked if the Board is agreeable to have the meetings at 7:00PM instead of 7:30PM. Mr. Williamson said 7:00PM would be more consistent with the Zoning and Town Board meetings since they are normally held at 7:00PM. The Planning Board members were agreeable with the calendar. Mr. Williamson said the Town Board will adopt the calendar at their organizational meeting on January 1, 2020.

Chairperson Bavis addressed the first item on the Agenda:

1. Application of James Uetz of 4711 Walworth-Ontario Road for Preliminary and Final Approval for a Subdivision for the property located at 4681 & 4711 Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Timothy R. Voellinger of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of James Uetz. Mr. Voellinger said Mr. Uetz owns both properties in this application and proposes to do a boundary line adjustment removing 50' from 4681 Walworth-Ontario Road and adding it to 4711 Walworth-Ontario Road. Therefore 4681 Walworth-Ontario Road will be 1.206+/- acres and 4711 Walworth-Ontario Road will be 1.666+/- acres.

Chairperson Bavis asked the Board if they had any questions. There were no issues brought forward.

Chairperson Bavis asked Mr. Druschel and Mr. Williamson if they had any questions. Mr. Williamson stated that it met the minimum 1-acre zoning requirement.

Mr. Voellinger said there was one comment in a letter from Mr. Simon dated November 6, 2019:

November 06, 2019

Mr. Gene Bavis
Town of Walworth
3600 Lorraine Drive
Walworth, NY 14568

**RE: Town of Walworth, Planning Board
Plan of Lands Owned by James P. & Ruth E. Uetz
4681 & 4711 Walworth-Ontario Road
LaBella Project No. 212141.118**

Dear Mr. Bavis and Planning Board Members:

LaBella Associates has reviewed the re-subdivision plan and applications for James P. and Ruth E. Uetz prepared by Greene Land Surveying PLLC dated October 14, 2019 and offer the comments below.

The applications includes a re-subdivision of tax account numbers 63115-00-565671 and 63115-00-568946. We offer the following comments for the Boards consideration;

1. Please indicate the correct site addresses for each lot. Currently both house numbers listed for lots R-2 and R-3 are 4711.

Please contact us at your earliest convenience with any comments or questions you may have in this regard.

Sincerely,
LABELLA ASSOCIATES, D.P.C.



Michael A. Simon
Sr. Project Manager

Cc Greene Land Surveying

Mr. Voellinger said he corrected the address on the plans.

Chairperson Bavis addressed the SEQR (Short Environmental Assessment Form) Part 2 in which all the items listed will have little or no impact since this subdivision will not result in a significant adverse environmental or personal impact. The Planning Board members agreed.

Chairperson Bavis asked if there were any comments from the public. There were no issues brought forward. Elaine Leasure made a motion, seconded by Lou Villanova, to close the public hearing. All members were in favor. Chairperson Bavis closed the public hearing at 7:36 PM.

Elaine Leasure read the proposed Final Approval Resolution, provided by Michael Simon, Engineer for the Town.

**TOWN OF WALWORTH
PRELIMINARY & FINAL APPROVAL RESOLUTION
UETZ SUDIVISION
WALWORTH-ONTARIO ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 12th day of November 2019, 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 re-subdivide Tax Map Number 63115-00-565671 and 63115-00-568946, as shown on map prepared by Greene Land Surveying dated October 14, 2019. The parcels will be re-subdivided into two lots, the first being 1.7 +/- acres for #4711 Walworth-Ontario Road and the second, remaining lands, being 1.2+/- acres for XXXX Walworth-Ontario Road. 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, 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 and Final Subdivision approval for the Uetz Subdivision.

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 12th day of November, 2019 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: 2019
(SEAL)

Town Clerk

Ms. Leasure said that the number for the second lot should be 4681. Mr. Voellinger said the second tax map number should be 63115-00-568646 instead of 63115-00-568946. Elaine Leasure made a motion, seconded by Dennis Landry, to adopt the Preliminary Approval Resolution as corrected.

Roll Vote: Chairperson Bavis Aye
 Elaine Leasure Aye
 Dennis Landry Aye
 Lou Villanova Aye
 Marlene Hall Aye

Motion carried.

Chairperson Bavis addressed the second item on the Agenda:

- 2. Application of Thomas Keyes of 4712 Ontario Center Road and Nancy Sclamo of 384 Haley Road for Preliminary and Final Approval for a Subdivision for the property located at 4712 Ontario Center Road & 4700 Lewis Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Chairperson Bavis said this application is postponed.

Chairperson Bavis addressed the third item on the Agenda:

3. Application of Glenna Godown of 3430 Daansen Road for Home Occupation-Major Category B to operate a dog training facility at 3430 Daansen Road, Town of Walworth, and County of Wayne. Property is zoned R-Residential. (Public Hearing)

Glenna Godown came forward to speak before the Board. Ms. Leasure asked if Mr. and Mrs. Godown own the property in this application or are they renting it. Ms. Godown said they own the property with their daughter and her husband. Ms. Godown submitted 3 supporting letters to the Board from neighbors saying that she is orderly and quiet. Mr. Landry asked if the dilapidated barn on the property will be repaired. Ms. Godown said it is now being repaired and part of it taken down so it will not be a hazard on the property. Chairperson Bavis asked if the classes will be held inside the existing 63' x 43' barn and what will be the hours. Ms. Godown said the majority of the classes will be inside the barn and will take place Monday through Friday from 5pm-9pm, Saturday mornings, and occasionally private lessons will be held during a weekday. Chairperson Bavis asked if there will be no more than a dozen dogs at each training session with the owners present and if there will be adequate parking. Ms. Godown agreed and said the proposed facility will not be a kennel or grooming facility.

Chairperson Bavis asked if there were any comments from the public. There were no issues brought forward. Ms. Leasure made a motion, seconded by Dennis Landry, to close the public hearing. All members were in favor. Chairperson Bavis closed the public hearing at 7:47 PM.

Mr. Williamson said the Board should refer to Walworth Town Code 180.43.1 A(2)(g) HOME OCCUPATION, MAJOR (CATEGORY A):

Any occupation, business or profession that offers skilled services, excluding and excepting services in connection with motorized equipment and vehicles, upon the submittal of a written application and provided that the Planning Board determines the use qualifies as a home occupation, major-category A, and complies with the requirements set forth in § 180-43.1D(1)(a), (b), (c), (d), (e), (f) and (g) and any other reasonable conditions as may be established by the Planning Board.

Mr. Williamson said that the building for this proposed facility has been inspected by Norm Druschel, Building Inspector and Fire Marshall, and is in compliance with the building code as required.

Dennis Landry made a motion, seconded by Elaine Leasure, to approve the Home Occupation-Major Category B to operate a dog training facility at 3430 Daansen Road subject to Walworth Town Code 180.43.1 A(2)(g) Home Occupation, Major (Category A).

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

Roll Vote:	Chairperson Bavis	Aye
	Elaine Leasure	Aye
	Dennis Landry	Aye
	Lou Villanova	Aye
	Marlene Hall	Aye

Motion carried.

Chairperson Bavis asked if there was any other business before the Board. No other issues were brought forward. Chairperson Bavis adjourned the meeting at 7:49PM.

Respectfully Submitted,

Barbara Goulette, Clerk