

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 Dennis Landry. 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. Marlene Hall, 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 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 June 8, 2020. Mr. Landry made a motion, seconded by Ms. Leasure, to accept the minutes of the June meeting. All 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)

Robert DeBree of 1979 Five Mile Line Road, Penfield, NY came forward to speak before the Board. Chairperson Johnson asked Mr. Simon if he had any comments at this time. Mr. Simon said he has been working with the applicant and his engineer, Bryan White of Elliott Engineering Solutions, on the two outstanding items to be addressed: the lighting plan and better fire protection. Mr. Simon said he is working on the fire protection plan with Mr. Druschel and Martin Aman of Wayne County Water and Sewer Authority because of the classification of the building and the distance from the existing fire hydrant on the north side of Route 441. Mr. Druschel said the hydrant needs to be within 150 feet of the building and there needs to be a hydrant at the entrance of the parking area. Mr. Druschel said there will need to be a hydrant at the proposed second building. Mr. DeBree said the first proposed building will be 200 feet off the road and the lighting will not face the neighbor. Chairperson Johnson said the Planning Board will table this application until next month to give the Board and Mr. Simon a chance to review the lighting and fire protection plan. All members were in favor.

Chairperson Johnson addressed the second item on the Agenda:

2. Application of Kim Anderson of 3379 Walworth Road for Final Approval for a 2-Lot Subdivision Plan for the property located at 3379 Walworth Road, Town of Walworth, County of Wayne. Property is zoned R-Residential. (Public Hearing)

Ms. Anderson was not present to come before the Board. Chairperson Johnson said the application was referred to the Wayne County Planning Board and they recommended that this application be returned to the Town as it is a local matter. Chairperson Johnson said the existing lot of 75.3 acres is proposed to be subdivided into a 10-acre parcel which includes the existing residence and multiple outbuildings, and a 65.3-acre farm parcel. Chairperson Johnson opened the public hearing at 7:16PM. Chairperson Johnson asked if there were any comments from the public. No issues were brought forward. Chairperson Johnson closed the public hearing at 7:16PM.

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

**TOWN OF WALWORTH
FINAL APPROVAL RESOLUTION
CAMPBELL SUBDIVISION
WALWORTH ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 13th day of July 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 63114-00-461044, as shown on map prepared by McMahon LaRue Associates, P.C. dated May 12, 2020. The existing 75.3 acre lot will be subdivided into parcel into two new lots, Lot 1 – 10.00 acres with an existing residence, multiple out buildings and other improvements, and Lot 2 – 65.3 acres vacant, and;

WHEREAS, the 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 FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision approval for the Campbell Subdivision with the following conditions;

- 1. All consultant and Planning Board comments and be addressed prior to plan signatures.
- 2. Map is duly filed in the Wayne County Clerk’s Office.
- 3. A parks and recreation fee shall be assessed for each lot created in the amount currently established by the Town Board and same shall be paid prior to the issuance of a building permit.

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 13th day of July,

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

Roll Vote:	Chairperson Johnson	Aye
	Dennis Landry	Aye
	Lou Villanova	Aye
	Elaine Leasure	Aye

Motion carried.

Chairperson Johnson addressed the third item on the Agenda:

3. Concept discussion by Bethany Coleman for Home Occupation for a landscaping business on Sunset Drive (TAX MAP # 62114-19-6222004), Town of Walworth, and County of Wayne. Property is zoned PD-Planned Development.

Bethany and Dan Coleman came forward to speak before the Board. Chairperson Johnson said that he understands that applicants are planning to purchase this property on Sunset Drive, build their primary residence, and run their landscape business from this property. Chairperson Johnson asked if their will be trailers at the residence that employees will pick up in the morning and return at the end of the day. Mr. Coleman said there will, and maintenance of the equipment will be done at the property during the day or at the end of the day. Ms. Leasure asked if mulch will be stored on the property. Ms. Coleman said they only buy mulch for a specific job so they will not be storing it on the property. Ms. Leasure asked if the property will remain screened by the existing trees. Ms. Coleman said they plan to save as many existing trees as possible. Ms. Leasure asked what the hours of operation will be. Ms. Coleman said they will usually be 8am to 5pm from April until mid-October, and then Mr. Coleman is the only one who will have a truck at the residence to plow snow in the winter. Ms. Leasure asked if the applicants will consider enlarging the barn to store more equipment in the future. Ms. Coleman said the barn will not be enlarged and if they need more room, they will store equipment off site.

Chairperson Johnson said the next step is for the applicants to submit the site plan and home occupation permit applications, and the business meets the criteria of a Home Occupation Major B.

Chairperson Johnson addressed the fourth item on the Agenda:

4. Concept discussion by Timothy Verschage of Verschage Construction LLC for converting the building into rental units at 3713 Walworth Road, Town of Walworth, and County of Wayne. Property is zoned Hamlet.

Timothy Verschage of Verschage Construction came forward to speak before the Board. Chairperson Johnson said he understands Mr. Verschage wants to convert the old Grange Hall into apartments. Mr. Verschage said the owner of the property, David Kords, is in the process of selling the property. Mr. Verschage said the property is in good shape so he will not change anything on the outside of the building, but he proposes to convert the inside into 5 to 7 apartments. Mr. Verschage said there will be 13-15 parking spots in the back of the property where he will remove the existing barn and grass to make it possible. Mr. Landry asked Mr. Druschel if sprinklers would be required in the building. Mr. Druschel said sprinklers would not be required but there would need to be fire separation between the apartments. Mr. Druschel said an elevator would not be required. Mr. Verschage said he proposes to run all new electrical so each apartment would be on its own utilities, and if there was a fire on one apartment all the alarms would go off in every apartment. Ms. Leasure asked if there will be laundry facilities in the building. Mr. Verschage said there will be one upstairs and storage spots in the full basement. Mr. Williamson asked if there will be 1½ parking spaces off the street for each dwelling unit. Mr. Verschage said there will be about 13 off-street parking spaces. Mr. Villanova asked if the driveway is wide enough to accommodate a fire truck. Mr. Johnson said there is adequate access off both streets for firetrucks. Mr. Druschel said this property is not on the historical registry. Mr. Landry asked if this would be low income housing. Mr. Verschage said it would not. Ms. Jacobs asked if Mr. Verschage will be the owner and developer of the property. Mr. Verschage said he is in the process of purchasing the property and he will also be the developer. Ms. Leasure asked if there will be a manger on site. Mr. Verschage said he will do all the managing himself. Mr. Simon said he will need a survey and site plan including the parking area and a drainage plan. Mr. Landry asked if the sewer needs to be enlarged coming out of the building. Mr. Druschel said Mr. Simon will have to determine this when he reviews the plans.

Chairperson Johnson asked if there was any other business to be brought before the Board. There was no more business brought forward.

Mr. Landry made a motion, seconded by Mr. Villanova, to adjourn the meeting. All members were in favor. Chairperson Johnson adjourned the meeting at 7:42PM.

Respectfully submitted,

Barbara Goulette, Clerk