

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, and Lou Villanova. Also present were Phil Williamson, Code Enforcement Officer; Norm Druschel, Building Inspector; Michael Simon, Engineer for the Town (LaBella Engineering); and Daniel Brocht (LaBella Engineering). Marlene Hall, Alternate, was absent from the meeting.

Chairperson Bavis asked the Board if there were any corrections that needed to be made regarding the minutes of April 8, 2019. There were no issues brought forward. Rick Johnson made a motion, seconded by Elaine Leasure, to accept the minutes of the March meeting as written. Dennis Landry abstained as he was not present at the April meeting. All other members were in favor. Motion carried.

Chairperson Bavis addressed the first item on the Agenda:

1. Application of Kevin Tomko for Final Approval for a Site Plan for the property located at 915 Kuttruff Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential (Public Hearing).

Kevin Tomko of 915 Kuttruff Road came forward to speak before the Board. Mr. Tomko said he and David Secor of SECOR Building Solutions addressed the comments in the letter from Michael Simon of LaBella Associates dated April 4, 2019. Mr. Tomko said that he submitted new plans done by Mr. Secor dated April 19, 2019.

Chairperson Bavis addressed the comments in the letter dated May 9, 2019 with Mr. Tomko and Mr. Simon:

May 9, 2019

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

**RE: Tomko Organic Farm
 Kuttruff Road
 Site Plan Review
 LaBella Project No. 212141.110**

Dear Mr. Bavis and Planning Board Members,

LaBella Associates has reviewed the above reference plan prepared by SECOR Building Solutions dated March 7, 2019, last revised April 29, 2019. We offer the following comments for the Boards consideration.

The following comments remain unanswered from our last review dated February 2, 2019:

1. The perc test was performed on 12/14/2018 by David Secor as per note 1/ Dwg. L-2. No witness to the test is listed.
2. The Septic System Design basis is noted as a new 3 bedroom dwelling for the barn/farm store, how was the water usage determined.
3. Calculations for the water service sizing should be provided.
4. Design and NYS DOH approval for a backflow prevention device should be provided, a drain within the building will be required for this device.
5. Erosion and sediment controls should be shown on the plans.
6. Water and Electric service are shown to the New Barn/ Farm Store only. Will gas or other utilities be provided to the buildings.
7. Proposed solar panels are indicated but are not detailed.
8. The number of parking spaces at the New Barn/ Store should be based upon the Zoning code, currently 6 spaces are shown. The handicapped space needs to be a paved surface. The current parking layout does not allow for a place for the end spaces to back out to turn around.
9. The sight distance at the drive entrances should be provided.
10. All proposed lighting should be provided on the plans.

We will send a copy of this directly to the applicant's Engineer and will work with them to clarify any questions they may have. Please submit written responses to the above comments so we can proceed with our review. Please contact our office with any questions you may have in this regard.

Chairperson Bavis addressed the comments on Mr. Simon's letter:

1. A witness to the perc test needs to be listed on the plan.
2. The plan engineer needs to address how the septic design was calculated.
3. Notate calculation on plan.
4. Mr. Tomko said the design and DOH approval is in process.
5. The erosion and sediment controls need to be listed on the plan.
6. Gas and other utilities need to be noted on the plans.
7. Mr. Druschel said the details will need to be provided when the building permit application is received. Mr. Simon said the Planning Board can disregard that comment.
8. The parking spaces will be noted on the plans.

- 9. The sight distance needs to be listed on the plan.
- 10. Proposed lighting needs to be listed on the plan.

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

Elaine Leasure made a motion, seconded by Rick Johnson, to close the public hearing. All members were in favor. Chairperson Bavis closed the public hearing at 7:42 PM.

Ms. Leasure read the proposed Resolution, provided by Michael Simon, Engineer for the Town:

**TOWN OF WALWORTH
FINAL APPROVAL RESOLUTION
TOMKO SITE PLAN
KUTTRUFF ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 13th day of May 2019, at the Town Hall in said Town, Board member _____ moved adoption of the following resolution; Board member _____ seconded the motion:

RESOLVED, that the Planning Board of the Town of Walworth has reviewed the proposed action to construct a 1,730+/- square foot Barn/Farm Store with associated parking, utilities and subsurface waste disposal system on a 24.8 acre parcel at 915 Kuttruff Road, tax parcel 61115-00-952056. Plans prepared by Secor Engineering dated March 7, 2019 last revised April 29, 2019.

FURTHER RESOLVED, that the Planning Board has determined that the proposed action is an "Unlisted Action" as defined under SEQR and has previously determined that the proposed action will not result in any significant environmental impacts;

FURTHER RESOLVED, that the Planning Board hereby grants Final Site Plan approval for the Tomko Site Plan.

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 ____ day of May, 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

Mr. Simon said the conditions under which this resolution is adopted would be the LaBella comments dated May 9, 2019 be addressed in writing and appropriately shown on the plans and the condition that the RPZ is approved by the NYS DOH prior to issuance of a building permit.

Elaine Leasure made a motion, seconded by Rick Johnson, to adopt the Final Approval Resolution subject on all of the conditions Mr. Simon provided.

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

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

Motion carried.

Chairperson Bavis addressed the second item on the Agenda:

- 2. Application for proposed snow tubing at the Links at Greystone by Alex Odenbach, General Manager of the Links at Greystone, at 1400 Atlantic Avenue, Town of Walworth, and County of Wayne . Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Chairperson Bavis opened the public hearing at 7:44PM.

Alex Amering, PE of Costich Engineering, DPC, and Alex Odenbach, General Manager of the Links at Greystone, came forward to speak before the Board. Mr. Amering said this operation will primarily utilize the existing golf course facilities, including parking and club facilities. Mr. Amering said the primary improvement will be grading for the slopes, lighting for nighttime operations and snow making operations using water pumped from the ponds.

Mr. Amering addressed the comments in the letter from Michael Simon of LaBella Associates dated May 10, 2019 in the following letter also dated May 10, 2019:

May 10, 2019

Mike Simon
LaBella Associates
300 State Street
Rochester, New York 14608

Re: The Links at Greystone - Snow Tubing Park
Town of Walworth, New York
LaBella Project No. 212141.109
Response to Comments

Dear Mr. Simon:

The following are responses to your written comments for the above referenced project. These comments are as enumerated on your letter dated May 9, 2019.

1. *The applicant should verify with the Code Enforcement office as to whether this use is covered under the existing Special Use Permit for the golf course. The Permit may need to be modified.*

Code enforcement will be contacted to confirm whether the use requires modification to the Special Use Permit, or if it is allowed under the use for the Golf Course operation.

2. *What will the "multi snow tubing lift" consist of? Will there need to be concrete pads poured for any of the equipment involved? If so, please add to the plans.*

The proposed tubing lift is a tow rope style unit, with steel cable and adjustable wheels at either end. The wheels will be mounted on a structural post, which is supported by a concrete base, and a tie back system. Concrete base locations will be added to the Site Development drawings per comment.

3. *The Board should discuss hours of operation and lighting details with the applicant.*

Acknowledged. The applicant and design representatives will be present for discussion on hours of operation and lighting. It is currently proposed that the tubing operation would run until 10pm at night and lighting would remain on for an additional half hour (10:30pm), allowing time for the staff to shut down equipment, and confirm all patrons have safely returned to their vehicles in the parking lot.

4. *Is the existing storm sewer system in the project area being removed or being modified? If remaining, add the existing storm sewer system to the Snow Tubing Hill profile on sheet CA100 and show the modifications adjusting to the new grade. Also show proposed inverts and rim elevations. If being removed, please create a Demolition Plan and indicate what utilities are being removed.*

The existing storm sewer will require some modification due to the cuts and/ or fills. We will revise the Utility, Grading, and Erosion Control Plan (CA110) to reflect the modifications that will be proposed. The proposed modifications will also be added to the plan-profile.

5. *The plans indicate a line type of a line then circle then line around the snow tubing area. Is that a proposed fence line? If so, please include a detail for fencing being used.*

The line type referenced is intended to be a temporary snow / safety fence, similar to what is used for skiing facilities. It is typically installed using a battery power drill with auger bit, and then inserted into the snow subbase. It would be removed prior to resuming golf course operations. A detail will be added to the Site Plans for clarification.

6. *Will there be any lighting at the "Kiddie Hill Area"?*

The "Kiddie Hill Area" will be lit. The owner is currently working with a lighting supplier to provide an alternative layout, which would be more efficient and provide better general overall illumination levels (including the Kiddie Hill Area).

7. *There is an existing tree in the "additional runout area". Will this be removed?*

The tree which is currently in the "additional runout area" will be removed as part of the proposed improvements. The Existing Features/Demolition Plan (VA100) will be updated to reflect the proposed removal of trees.

8. *Revise sheet number on Existing Features Plan to "VA100" per Cover & General Note Sheet.*

The Existing Features Plan sheet number will be updated to reflect the sheet number listed on the Drawing Index on the Cover Sheet (V A100).

9. *Provide silt fencing along the western side of the project.*

The Utility, Grading and Erosion Control Plan (CA100) will be updated to include silt fence along the back side of the proposed unloading area (western side of the project).

10. *The Detail sheet shows 2 types of inlet protection practices. Please indicate which practices are being used for the inlets in the project area.*

The Utility, Grading and Erosion Control Plan (CA100) will be updated to reflect the specific type of inlet protection be proposed for each inlet.

11. *Will the proposed construction entrance be left in place or is it temporary?*

The proposed construction entrance will be temporary. It will be installed prior to earth disturbing activities, and removed upon stabilization of all disturbed areas. The reference on the Utility, Grading and Erosion Control Plan (CA100) will be updated to reflect this.

If you have any questions or comments, please feel free to contact our office.

Sincerely,
COSTICH ENGINEERING, D.P.C.

Alexander Amering, P.E.

AA/ew

h:\job\7020\documents\letters\2019-05-10 response to Labella comments dated 2019-05-09

Mr. Simon said the technical engineering has been addressed to his satisfaction. Mr. Simon said the lighting is not down-lighting since it needs to illuminate the slope and the applicant needs to ensure it will not create an intrusion to neighbors. Ms. Leasure asked if the lighting is adjustable. Mr. Amering said the lighting is adjustable and it will be off ½ hour after closing. Mr. Johnson asked what the hours of operation will be. Mr. Amering said the hours of operation will be 4pm-10pm on weekdays, 9am-10pm on Saturdays, and 9am to 7pm on Sundays. Mr. Amering said most of the snow making will be done at night depending on the temperature. Mr. Villanova asked if the snowmaking machines are noisy. Mr. Amering said they are similar in noise to a big air conditioner at about 150 feet away. Mr. Williamson said the snow making equipment manufacturer specifications with the decimal levels should be included with the application. Mr. Amering said they will be using a groomer attached to a snowmobile. Mr. Landry asked if there will be a temporary snow fence and if the patrons will be using the restroom facilities in the club house. Mr. Amering said it will be a temporary fence and the facilities in the club house will be used.

Mr. Williamson said the existing Special Use Permit for the golf course will need to be modified.

Chairperson Bavis asked the public if they had any questions. Bonnie Tucker-Mongeon of Downs Road came forward to speak before the Board. Ms. Tucker-Mongeon said she is concerned with light from the slopes coming into her home and asked what the hours for grooming and snowmaking will be. Mr. Landry said grooming should be done just before and/or after the hours of operation and snowmaking will be done mostly at night.

Chairperson Bavis said the public hearing will remain open and this application will need to be submitted to the Wayne County Planning Board for review.

Dennis Landry made a motion, seconded by Lou Villanova, to send this application to the Wayne County Planning Board for their review. All members were in favor.

Chairperson Bavis addressed the third item on the Agenda:

3. Application of Donald Boone for Preliminary and Final Approval for a Two Lot Subdivision for the properties located at 4025 Walworth-Ontario Road and 4037 Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Chairperson Bavis opened the public hearing at 8:05PM.

Donald Boone came forward to speak before the Board. Mr. Boone said he is proposing to subdivide the lot at 4025 Walworth-Ontario Road into a 1-acre lot and a 5-acre lot and then attach the 5-acre lot to his property at 4037 Walworth-Ontario Road.

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

Mr. Johnson made a motion, seconded by Elaine Leasure, to close the public hearing at 8:14pm. All members were in favor.

Chairperson Bavis said the SEQR lists no or small impact and states the proposed action will not result in any significant adverse environmental impact. All members agreed.

Ms. Leasure read the proposed Resolution, provided by Michael Simon, Engineer for the Town:

**TOWN OF WALWORTH
PRELIMINARY & FINAL APPROVAL RESOLUTION
BOONE SUDIVISION
4025 WALWORTH – ONTARIO ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 13th day of May 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 subdivide the property at 4025 Walworth – Ontario Road, Tax Map Number 63114-00-559833 and 63114-00-589209, as shown on map prepared by R. Morris Surveying PLS PLCC dated April 6, 2019. A 8.296+/- acre parcel will be subdivided into two lots, the first being 1.0 +/- acres and the second, remaining lands, being 7.3+/- 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, 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 Boone Subdivision.

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

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

I, _____, 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 day of May, 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

Chairperson Bavis said a an additional statement of the resolution needs to be that the 5-acre parcel being removed from 4025 Walworth-Ontario Road needs to be merged with 4037 Walworth-Ontario Road. Mr. Simon said that it should read revised through May 9, 2019 after the date April 6, 2019 in the resolution.

Elaine Leasure made a motion, seconded by Rick Johnson, to adopt the Preliminary & Final Approval Resolution with the above mentioned revisions. Chairperson Bavis asked the Board if they had any questions. There were no more issues brought forward.

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

Motion carried.

Chairperson Bavis addressed the fourth item on the Agenda:

4. Application of Thomas Wielandt for Preliminary and Final Approval for a Two Lot Subdivision and Site Plan for the property located at 1148 Whitney Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential. (Public Hearing)

Chairperson Bavis opened the public hearing at 8:17PM.

Donald H. Lewis, Jr. PE of DH Lewis Engineering PLLC came forward to speak before the Board representing Thomas Wielandt. Mr. Lewis said Mr. Wielandt is proposing to subdivide a 1-acre lot from the 10-acre lot at 1148 Whitney Road for a single family house to be built on it.

Chairperson Bavis asked Mr. Lewis if he responded to the comments in the letter from Michael Simon of LaBella Associates dated May 9, 2019. Mr. Lewis said he has not.

Chairperson Bavis read the comments from the letter:

May 9, 2019

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

**RE: Weilandt Subdivision
Town of Walworth, New York
LaBella Project No. 212141.113**

Dear Mr. Bavis and Planning Board Members,

LaBella Associates has reviewed the site plan dated April 19, 2019 for the above referenced project as prepared by D.H. Lewis Engineering PLLC and offer the comments below:

1. Limits of disturbance are shown on the Site Plan. Add the total area of disturbance.
2. The proposed septic system will require New York State Health Department approval. Please provide all correspondence from the State with the Town. The perc and deep hole test need to be witnessed by a Town representative. Deep hole information needs to be added to the plan.
3. On the Site Plan, show where electric and gas service lines will be installed.
4. Add French Drain detail.
5. Provide Silt Fence detail.

We will send a copy of this directly to the applicant's Engineer and will work with them to clarify any questions they may have. Please submit written responses to the above comments. Once received, we will proceed with our review. Please contact our office with any questions you may have in this regard.

Respectfully submitted,

LaBella Associates



Michael A. Simon
Sr. Project Manager

Mr. Simon said it was a mistake that the proposed septic system will not require New York State Health Department approval.

Chairperson Bavis said this application will need to go the Wayne County Planning Board for review. Chairperson Bavis asked the public if they had any questions.

Mark Chandler of 1168 Whitney Road came forward to speak before the Board. Mr. Chandler said he is concerned with flooding on the property where the proposed home is being built. Mr. Chandler asked where the water is going to go.

Mr. Simon said he asked for detail on the French Drain and the plan calls for the water to drain to the swale at the road. Mr. Druschel said that roadside is maintained by the Town of Ontario. Mr. Johnson said the Board will need more information about the water issue because it could cause an impact on the neighbors and the proposed site.

Chairperson Bavis addressed the fifth item on the Agenda:

- 5. Application of Robert DeBree of 686 Development, LLC for Preliminary and 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 Bavis opened the public hearing at 8:27PM.

Robert DeBree of 686 Development, LLC came forward to speak before the Board. Mr. DeBree said he is proposing to build 3 pole barns at 686 Route 441, one for an existing landscape business and the other two to be rented for storage or small business purposes.

Mr. DeBree said he received the letter dated May 9, 2019 from Michael Simon of LaBella Associates:

May 9, 2019

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

**RE: MRD Landscape Plan
Town of Walworth, New York
LaBella Project No. 212141.112**

Dear Mr. Bavis and Planning Board Members,

LaBella Associates has reviewed the site plans dated March 2019 for the above referenced project as prepared by Elliot Engineering Solutions and offer the following comments:

Existing Conditions and Clearing Plan (Sheet 1 of 8):

1. Is the 40' wide shared access driveway easement existing or proposed? If existing, please label with liber and page.
2. Show the limits of the existing trees on east and west property lines as well as limits of any tree clearing.

Site Plan (Sheet 2 of 8):

3. The entrance off of NYS Rte. 441 will require a New York State DOT permit. Please provide a copy of all correspondence with the State to the Town.
4. The 2 proposed buildings to the south are labeled "future". Will the area around the future buildings to be constructed at this time? If the site work is intended to be phased, please add phase lines to the plans.
5. The "Proposed Bulk Storage" appears to be over the front setback line. Please explain what this area consists of.
6. Confirm that both driveway details are H2O loading.
7. Show internal turning movements for fire protection services.

Grading and Erosion Control Plan (Sheet 3 of 8):

1. The proposed grading spills over onto neighboring properties. Please supply letters from the adjoining property owners affirming their agreement to this. Please include the extent of the agreement and for how long the agreement shall be in place.
2. The grading off the southeast corner of the proposed salt barn extends into the 40' wide shared driveway easement. Please explain if the proposed grading limits the location of the future access drive within the restraints of the easement.
3. Drainage swales should be added to the project to intercept the run-off before leaving the property.
4. Currently the plans only show silt fencing for erosion and sediment control on the plans. Show all erosion and sediment control in place on the Grading and Erosion Control Plan.
5. The need for a stormwater management facility will be determined under the future review of the SWPPP.
6. Add pipe outlet locations to grading plan along with proposed inverts and rip-rap.

Driveway Profile (Sheet 4 of 8):

7. Add existing utilities to profiles. Show proposed water service crossings.

Utility Plan (Sheet 5 of 8):

8. The proposed septic design will need to be approved by the New York State Health Department. Please provide a copy of all correspondence with the State to the Town.
9. Show the location of the proposed RPZ on the plans, this will also require Health Department approval.
10. Will the project require a private hydrant? Please confirm with the Fire Marshall and/or Building Inspector that this project has proper fire protection coverage.
11. It appears that the proposed top soil pile location is in the path of the outfall from a proposed pipe and end section. This should be avoided.
12. Provide a profile along the proposed 4" sanitary lateral in respect to proposed grades and the proposed water service.
13. Remove the signature line for Monroe County Water Authority. Add signature line for Wayne County Water and Sewer.

D.O.T Plan (Sheet 6 of 8):

No comments at this time, we will defer to NYS DOT for comments.

D.O.T Notes & Details (Sheet 7 of 8):

14. Add existing utility locations to the driveway profile, again we will defer to NYS DOT.

Details (Sheet 8 of 8):

No comments at this time

Storm Water Pollution Prevention Plan:

Is currently being reviewed. Initial comments will be issued once complete.

General Comments:

15. Will any vehicle maintenance be done onsite?
16. Is there any proposed lighting? If so, please submit for review.
17. Is there any proposed landscaping? If so, please submit for review.
18. Will there be any commercial or wholesales sales on the site? Will there be public access.

We will send a copy of this directly to the applicant's Engineer and will work with them to clarify any questions they may have. Please submit written responses to the above comments. Once received, we will proceed with our review. Please contact our office with any questions you may have in this regard.

Respectfully submitted,

LaBella Associates



Michael A. Simon
Sr. Project Manager
CC Via Email: Elliot Engineering Solutions

Mr. Simon said he has not fully reviewed the Storm Water Pollution Prevention Plan (SWPPP). Mr. Simon said Mr. Druschel met with the fire department and a 6" water main, a hydrant and a turnaround need to be placed on the property for fire vehicles. Mr. Simon said an easement that has been granted will require the liber and page, grading will need to go to swales, and lighting will need to be on plan if there will be lighting and it will need to be dark sky lighting. Mr. Brocht asked if this operation will be commercial and if there will be retail sales on the site. Mr. DeBree said he will sell mulch from the premises and deliver it, and there will not be retail sales. Mr. DeBree said he will not store or maintain vehicles on the site. Mr. DeBree said he will provide the neighbor with a farm lane on the side of the property where there is a steep grade under a lease agreement.

Chairperson Bavis said if the back buildings being rented will be used for working on equipment then certain provisions will need to be made as opposed to buildings being used for storage. Mr. Williamson said this application will need to go to the Wayne County Planning Board and is subject to a Special Use Permit under WalworthTown Code 180-53 & 180-54. Mr. Simon said a New York State DOT permit will be required before Mr. Druschel can issue a building permit.

Chairperson Bavis asked if there were any comments from the public. Susie Jacobs asked where the property is located. Chairperson Bavis said it is just before the curve at West Walworth Road on the south side.

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

Chairperson Bavis addressed the sixth item on the Agenda:

8. Application of Shane Dehn for Preliminary and Final Approval for a Site Plan for the property located at 4258 Boynton Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential (Public Hearing).

Chairperson Bavis said this application is being done administratively so it will not be addressed by the Planning Board.

Chairperson Bavis addressed the seventh item on the Agenda:

9. 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)

Robert P Bringley, PE of Marathon Engineering, and Jake Harrington of Ryan Homes came forward to speak before the Board. Mr. Bringley said they are looking for approval from the Planning Board under Walworth Town Law 278 to allow a cluster development with reduced lot sizes on this 83 acre parcel on Mildahn Road. Mr. Bringley said they are planning a maximum of 106 lots at about 1/3 of an acre each. The Walworth Town Board requested a recommendation from the Walworth Planning Board as to the whether this cluster development is acceptable. Mr. Harrington said the homes will be mostly 2-story homes with average 1900 sq. ft. and with at least a 2-car garage at an estimated price of \$285,000 to \$300,000. Ms. Leasure asked if any lots will be in the buffer zone. Mr. Bringley said a few lots will be partially in the buffer. Chairperson Bavis asked if there are any issues with getting onto Gananda Parkway. Mr. Bringley said Wayne County does not have an issue.

Chairperson Bavis asked if there were any more comments from the Board. Mr. Landry asked Ms. Jacobs if she had any input. Ms. Jacobs said she is concerned with the access to Gananda Parkway, but she personally approves of this project.

Mr. Williamson said that the Planning Board needs to make a recommendation to grant a cluster development to the Town Board if they feel this is a project that will meet the Town's needs as far as criteria design code under Town Law 278. Mr. Williamson said under Town Law 151-6, the Planning Board has the right to waive the criteria that states more detailed plans are required for this approval.

Dennis Landry made a motion, seconded by Rick Johnson, to acknowledge the waiver in Town Law 151-6 and recommend to the Walworth Town Board that they adopt the cluster development plan for this project based on Town Law 278 with the condition that the application is sent back to the Planning Board for final approval.

Chairperson Bavis asked if there were any more comments from the Board. Mr. Johnson asked if the wetlands will be dedicated to the Town of Walworth. Mr. Bringley said the wetlands will not be dedicated to the Town and will be deed restricted. Mr. Villanova said he is concerned with the entrance and exit on Gananda Parkway. Mr. Simon said that a traffic analysis will need to be done.

Chairperson Bavis asked if there were any comments from the public. Kim Wyman of Kittering Rd, Macedon came forward to speak before the Board. Ms. Wyman asked what the plans are for drainage for this project, and if the lots will be reduced by 20%. Mr. Bringley said the plan is to build a detention facility to control the discharge into the wetland. Chairperson Bavis said the cluster plan makes it allowable to have smaller size lots.

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

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

Motion carried.

Chairperson Bavis addressed the eighth item on the Agenda:

10. Other: Extension of Site Plan and Special Use Permit approval for property located 3615 Baker Road. Property is zoned PD-Planned Development.

Chairperson Bavis said a letter dated May 7, 2018 was written by David Weisenreder, P.E. of Costich Engineering, DPC on behalf of Capital Telecom Holdings, LLC stating that this project still complies with the Town of Walworth Zoning Law and the latest revision of the NYS Building Code:

Phil Williamson, Code Enforcement Officer
Town of Walworth
3600 Lorraine Drive
Walworth, New York 14568

Re: Capital Telecom Holdings, LLC - Walworth #1 Wireless Telecommunications Facility
3615 Baker Road, Walworth; TA#62114-00-508310
Final Site Plan and Special Use Permit Approval- Extension

Dear Mr. Williamson:

On behalf of our client, Capital Telecom Holdings, LLC, we are requesting an extension to the Planning Board's Final Site Plan and Special Use Permit approvals granted for the above referenced project.

The Planning Board granted Final Site Plan and Special Use Permit approval at their June 17, 2017 meeting and an extension was granted on 7/9/2018, permitting the construction of a wireless telecommunications facility consisting of a 114' tall monopole tower and associated infrastructure/ site improvements as shown on the zoning drawings prepared by Costich Engineering, DPC dated 3/8/2017 and last revised 4/21/2017. The site plans were completed in conformance with and are still in compliance with the requirements of the local municipality (Section 180-43.4 of the Town of Walworth Zoning Law relating to telecommunications towers) and the latest revision of the NYS Building Code.

Dennis Landry made a motion, seconded by Rick Johnson, to grant the extension of the Site Plan and Special Use Permit for Capital Telecom Holdings, LLC to install a tower at 3615 Baker Road in the Town of Walworth with an expiration date 1 year from this date, May 13, 2019.

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

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

Motion carried.

Chairperson Bavis asked if there was any other business to be brought before the Board.

Mr. Simon said that he suggested to the Walworth Town Board to modify Town Law 278 Cluster Development in which wetlands or steep slopes will not be calculated into the formula to determine the number of lots allowed, but this will not affect this project.

Chairperson Bavis adjourned the meeting at 9:24PM.

Respectfully submitted,

Barbara Goulette, Clerk