

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; Marlene Hall; and Dennis Landry. Also present were Norm Druschel, Building Inspector; Michael Simon, Engineer for the Town (LaBella Engineering); and Phil Williamson, Code Enforcement Officer. Due to the COVID-19 pandemic and to comply with CDC social distancing, the meeting was held 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 May 11, 2020. Ms. Leasure said she had a correction for the May minutes. Ms. Leasure said on the 3rd item and 3rd paragraph down, it should not say: "Mr. Williamson said there should be" but it should say: "Mr. Williamson said there should not be". Ms. Leasure made a motion, seconded by Mr. Landry, to accept the minutes of the May meeting with the above-mentioned correction. 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 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)

Robert DeBree of 1979 Five Mile Line Road, Penfield, NY came forward to speak before the Board. Ms. Leasure made a motion, seconded by Mr. Villanova, to open the public hearing. All members were in favor. Chairperson Johnson opened the public hearing at 7:04 PM.

Chairperson Johnson said this project began in late 2018 and asked Mr. Simon if he had anything to add. Mr. Simon said he has been working with Mr. DeBree's engineer, Bryan White, P.E. of Elliott Engineering Solutions, and Mr. White has addressed about 95% of Mr. Simon's and the Town Staff's comments in regards to this project, and the conditions for approval would be to get Department of Transportation approval for an access permit and Department of Health approval for extension of the watermain. Mr. Simon said that this application needs to go to the Wayne County Planning Board for their approval since it is on a state road. Mr. Simon said he will work with Mr. DeBree, Mr. White, and Mr. Druschel regarding the extension of the watermain and fire code issues.

Mr. Villanova asked if there will be outside storage of equipment. Mr. DeBree said the equipment will be stored both inside and outside. Mr. Villanova asked if there is a plan for lighting. Mr. DeBree said they plan to have lighting on the building and property to record movement on the property and to work at night, but it will not encroach on the neighbors. Ms. Leasure asked if Mr. DeBree had a timeline for the addition of the future buildings in the plan. Mr. DeBree said it depends on financing.

Chairperson Johnson asked if there were any more comments from the Board. There were no more issues brought forward. Chairperson Johnson asked if there were any comments from the public. There were no issues brought forward. Ms. Leasure made a motion, seconded by Ms. Hall, to close the public hearing. All members were in favor. Chairperson Johnson closed the public hearing at 7:11 PM.

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 of the SEQR as written. The motion carried.

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

At a virtual meeting (due to COVID-19), of the Planning Board of the Town of Walworth held on the 8th day of June, 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 15, 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 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 after careful consideration of the information and supporting documentation provided by Town staff and the applicant, the Board determined that the proposed action will not result in any significant environmental impacts.

FURTHER RESOLVED, that the Planning Board hereby grants Preliminary site plan approval for the MRD Landscaping Site Plan and refers the 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 8th day of June, 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. Landry, to adopt the Preliminary Approval Resolution as written, noting that there are conditions as stated by Mr. Simon that must be followed.

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

Motion carried.

Chairperson Johnson addressed the second item on the Agenda:

2. Application of Kim Anderson of 3379 Walworth Road for Preliminary and 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)

Chairperson Johnson said this is a simple 2-lot subdivision which will result in a 10-acre lot and a 65.667-acre lot. Ms. Leasure made a motion, seconded by Mr. Villanova, to open the public hearing. All members were in favor. Chairperson Johnson opened the public hearing at 7:17 PM. Kim Anderson of 3379 Walworth Road came forward to speak before the Board. Ms. Anderson said the existing house will be on the 10-acre lot and she plans to sell the house, and the 65.667-acre lot will remain farmland.

Chairperson Johnson asked if there were any comments from the Board. There were no issues brought forward. Chairperson Johnson asked if there were any comments from the public. There were no issues brought forward. Mr. Landry made a motion, seconded by Ms. Hall, to close the public hearing. All members were in favor. Chairperson Johnson closed the public hearing at 7:18 PM.

Mr. Simon said that this application will need to go to the Wayne County Planning Board since the applicant’s plan prepared by McMahan LaRue Associates, P.C. shows it is on a county road. Mr. Druschel said that section of Walworth Road is not a county road, but it can go to the county for approval. Mr. Simon said the Board could grant preliminary and final approval with the condition that if it is determined this section of Walworth Road is not apportioned to the county road, the Board will hereby grant preliminary and final approval.

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 of the SEQR as written. The motion carried.

**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 McMahan 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, with the condition that it is determined this section of Walworth Road is not apportioned to the county road.

Roll Vote:	Chairperson Johnson	Aye
	Dennis Landry	Aye
	Lou Villanova	Aye
	Marlene Hall	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.

Chairperson Johnson said he received an email from the owner or the property, Geoca Homes LLC, giving the applicants permission to discuss this concept in regards to this property located on Sunset Drive with the Planning Board.

Bethany and Dan Coleman came forward to speak before the Board. Ms. Coleman said that Mr. Coleman is currently running a landscaping business, and they would like to build a house and a detached garage on the property on Sunset Drive and run the business from that location.

Chairperson Johnson asked the Board if they had any questions. Mr. Landry asked what the acreage is of this property and is it an open field. Ms. Coleman said it is 6.41 acres and it is mostly wooded with a small clearing in the center for a house. Ms. Leasure asked how far back they would be from the present houses. Ms. Coleman said the closest they would be to any property line is 150 feet and over 200 feet from any structure. Chairperson Johnson asked if Mr. and Ms. Coleman are in negotiations to buy the property. Ms. Coleman said they are preapproved to buy the property and are waiting on the Board to see if they can build what they are looking for before they make the purchase. Ms. Leasure asked where the business is located presently. Ms. Coleman said it runs out of a house in a neighborhood in Penfield and storage units in East Rochester. Ms. Leasure asked what type of landscaping they do. Mr. Coleman said it mostly mowing and occasional mulching and consists of pickup trucks and landscape trailers. Ms. Coleman said storage of material would be inside the garage and short term. Mr. Williamson said the property is in Gananda located between Sunrise Drive and Hiddenpond Lane, which is all residential. Mr. Williamson asked if employees will be coming to pick up trucks and trailers and leaving in the morning, and is this operation going to be in harmony with the neighborhood. Ms. Leasure said this location is in a condensed subdivision with lots of children and this operation would have larger vehicles. Ms. Coleman said they will not have big dump trucks or dump trailers, and employees come in the morning at about 8 AM and return around 5:30 PM with the pickup trucks and trailers. Mr. Landry said if you look at how many houses could be located on a 6-acre lot in a cluster development, there would be more traffic than this proposed operation. Chairperson Johnson said the applicants should speak to the surrounding neighbors to let them know what they are proposing. Ms. Leasure asked if the business will expand. Ms. Coleman said they will build a 3-car garage and they will only have 3 trucks on the property, so if they did expand, they would keep the extra equipment elsewhere. Ms. Coleman said she knows this is raw land with no approvals on it. Mr. Williamson said the Board may want to take a serious look at the criteria for a Home Occupation Major Category B, and the applicants could return next month for the next Planning Board meeting with information showing that this will generate no additional traffic than what you would normally get with a residential development. Mr. Williamson said that the Board should look closely at the property as to its location in the housing development. Mr. Landry asked if the applicants could canvas the neighborhood and get letters from the neighbors. Mr. Williamson said he would encourage the applicants to canvas the neighbors backing up to the property. Chairperson Johnson asked the Board to review the criteria for Home Occupation Category B and the applicants to canvas the neighborhood to get their opinion and then come back next month to discuss this proposal further. All Board members agreed.

Chairperson Johnson asked if there was any other business to come before the Planning Board. No more issues were brought forward. Mr. Landry made a motion, seconded by Ms. Leasure, to adjourn the meeting. All members were in favor. Chairperson Johnson adjourned the meeting at 7:48 PM.

Respectfully Submitted,

Barbara Goulette, Clerk