

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; Richard Johnson; and Marlene Hall, alternate. Also present were Norm Druschel, Building Inspector; and Phil Williamson, Code Enforcement Officer; Michael Simon, Engineer for the Town (LaBella Engineering); and Susie Jacobs, Town Supervisor.

Chairperson Bavis asked the Board if there were any more corrections that needed to be made regarding the corrected minutes of November 12, 2019. Ms. Leasure said the roll vote did not have the correct members listed and the minutes have been corrected. Ms. Leasure made a motion, seconded by Mr. Landry, to accept the minutes of the November meeting as corrected. Mr. Johnson abstained since she was not present at the November meeting. All other members were in favor. Motion carried.

Chairperson Bavis addressed the first item on the Agenda:

1. 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 will not be heard tonight since the applicant is still working on completing the plans.

Chairperson Bavis addressed the second item on the Agenda:

2. Application of Joseph DiGravio of 6079 Lincoln Road for Preliminary and Final Approval for a Subdivision for the property located at 5425 Albright Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Donald Lewis of D.H. Lewis Engineering PLLC came forward to speak before the Board on behalf of Joseph DiGravio. Mr. Lewis said Mr. DiGravio would like to subdivide a 1.5-acre parcel from the 23+ acre lot. Chairperson Bavis asked if it is an existing parcel with a house. Mr. Lewis said it is a parcel with a house, 2 outbuildings and septic system. Mr. Druschel said Mr. DiGravio has also applied for a driveway permit with the highway department.

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

Mr. Simon said the subdivision meets all the codes and setback requirements.

Mary Mattice of 5412 Albright Road came forward to speak before the Board. Ms. Mattice asked if this application was for the subdivision only and not a site plan. Chairperson Bavis asked if a site plan for this property would come before the Planning Board or would it be handled administratively. Mr. Williamson said the site plan would come before the Board because any property that has been subdivided within the past 5 years is required to go before the Planning Board. Mr. Druschel said a driveway can be put on the property as a farm driveway so he can access the land without it coming before the Planning Board and the driveway will be pitched to prevent any drainage issue for neighboring properties. Chairperson Bavis said a driveway would be included on the site plan. Mr. Williamson said the site plan will be reviewed by the Engineer for the Town and a sign will be placed on the property when it is due to come before the Board for the Board.

Sarah Pierce-Sander of 5231 Albright Road came forward to speak before the Board. Ms. Pierce-Sander asked what the limit of lots would be on the 20+ acre lot if the owner wanted to subdivide it in the future. Chairperson Bavis said 12-15 houses could be built on the property, but it depends on the topography. Ms. Pierce asked how much notice neighbors receive for a property that is coming before the Planning Board meeting. Mr. Williamson said the meetings are advertised in the Wayne County Times and the Sun & Record Wayne County Mail at least 10 days prior to the meeting and a sign goes up within the week before the meeting.

Chairperson Bavis asked if there were any more comments from the public. There were no more issues brought forward. Elaine Leasure made a motion, seconded by Richard Johnson, to close the public hearing. All members were in favor. Chairperson Bavis closed the public hearing at 7:49 PM.

Chairperson Bavis said the Short Environmental Quality Review (SEQR) Document Part 2 consists of 11 questions that address the environmental impact of this subdivision that the Board responds to.

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.

When answering the questions, the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?
2. Will the proposed action result in a change in the use or intensity of use of land?
3. Will the proposed action impair the character or quality of the existing community?
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

- 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?
- 7. Will the proposed action impact existing:
 - a. public / private water supplies?
 - b. public / private wastewater treatment utilities?
- 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?
- 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?
- 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?
- 11. Will the proposed action create a hazard to environmental resources or human health?

The Board members agreed that the answer to the questions in part 2 are that this proposed subdivision will have no or small impact.

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

**TOWN OF WALWORTH
PRELIMINARY APPROVAL RESOLUTION
DIGRAVIO SITE PLAN and SUBDIVISION
ALBRIGHT ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 9th day of December 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 5424 Albright Road, Tax Map Number 62116-00-360579, as shown on map prepared by DH Lewis Engineering dated November 13, 2019. The existing 22.33 acre parcel will be subdivided into two lots, Lot 1 would be 1.5 +/- acres and Lot 2, remaining lands, would be 20.83 and;

WHEREAS, the plan proposes the construction of a driveway on Lot 2 with no other improvements 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 Site Plan and Subdivision approval for the DiGravio 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 9th day of December, 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. Johnson said that the second item is to be struck from the resolution. Ms. Leasure said the Resolution is to be revised as follows: "Preliminary Site Plan and Subdivision" will be changed to "Preliminary and Final Subdivision" and the statement "**WHEREAS**, the plan proposes the construction of a driveway on Lot 2 with no other improvements" is to be excluded since only the subdivision was addressed by the Board.

Elaine Leasure made a motion, seconded by Richard Johnson, to adopt the Preliminary and Final Subdivision Resolution as corrected.

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

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

Motion carried.

Chairperson Bavis addressed the third item on the Agenda:

3. Application of Daniel Kummerow of 121 Beverly Drive, Rochester, NY 14625 for Preliminary Approval for a Subdivision and Site Plan for the property located at 304 Whitney Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Chairperson Bavis stated this application is for preliminary approval only since it needs to go to the Wayne County Planning Board for approval.

Donald Lewis of D.H. Lewis Engineering PLLC came forward to speak before the Board on behalf of Daniel Kummerow. Mr. Lewis said Mr. Kummerow proposes to subdivide a 1-acre lot from a 25-acre parcel. Mr. Lewis said the perc test was done and witnessed by Mr. Druschel, and it will be for a single lot house.

Mr. Lewis addressed comments from engineer for the Town, Michael Simon of LaBella Associates, in a letter dated

December 4, 2019:

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

**RE: Town of Walworth, Planning Board
Plan of Lands Owned by Daniel Kummerow and Lisa Lipani
Lot 7 Whitney Road
LaBella Project No. 212141.122**

Dear Mr. Bavis and Planning Board Members:

LaBella Associates has reviewed the Subdivision Plan prepared by R. Morris Surveying PLS dated October 25th, 2019 and the Site Plan prepared by DH Lewis Engineering PLLC dated November 3rd, 2019, the Tax Account number for the parcel is 61116-00-080761. We offer the comments for your consideration.

1. The site plan has “forced’ all of the grading to the west side of the lot against the neighboring property, with 25+ acres available the applicant should consider reconfiguring the lot to provide more room on the west side.
2. The grading at the proposed driveway turnaround is on the property line and should be moved to the east so that drainage from the neighbor to the west is not impeded. Where will roof leaders be discharged, all of the grading on the west side of the house is directed toward the neighbor.
3. The applicant proposes to subdivide 25.71 acres into two new lots, Lot 7 – 1.0 acre and the remaining lands to be 24.71 acres. The Subdivision Plan should more clearly note the entire holdings and what the remaining acreage will be. Also it does not appear that the Location Plan correctly depicts where the Lot 7 is to be located.
4. How many lots have been split from the parent parcel in the past 3 years? If there are more than four, this will be classified as a Realty Subdivision and may fall under more strict Health Department and SEQR requirements.
5. The leach line closest to Whitney Road needs to be a minimum of 10 feet from the property line.
6. Will this home have a basement? It should be noted that seepage was apparent at 48” during the soil testing. If there is a basement where will the sump pump be discharged?
7. Any work in the right of way should be coordinated with the Highway Superintendent.

Please contact us with any comments or questions you may have in this regard.

Sincerely,
LABELLA ASSOCIATES, D.P.C.



Michael A. Simon
Sr. Project Manager

Mr. Lewis said the grading along the west side of the lot will be reconfigured to allow better drainage and the roof leaders will be discharged to splash blocks. Mr. Lewis said the last subdivision was in 2014 and the 24.71-acre lot may be subdivided about every 3 years for which Mr. Kummerow would provide plans to the Planning Board. Mr. Lewis said the leech line will be a minimum of 10 feet from the property line, the house will have a basement, and he set the grade 2 foot above the seepage with the sump pump discharge to the ditch. Mr. Simon asked Mr. Lewis to respond to these comments in writing for the record. Ms. Leasure asked what the maximum number of lots could be developed on this piece of property. Mr. Lewis said Mr. Kummerow intends to do maybe 5 more lots.

Chairperson Bavis asked Mr. Druschel, Mr. Williamson, and the Board if they had any more questions. There were no more issues brought forward. Chairperson Bavis asked the public if they had any more questions. There were no issues brought forward.

Ms. Leasure made a motion, seconded by Ms. Johnson, to close the public hearing. All members were in favor. Chairperson Bavis closed the public hearing at 8:07PM.

Chairperson Bavis said the SEQR lists no or small impact and the proposed action will not result in any significant adverse environmental impact. All members were in favor. The motion carried.

Chairperson Bavis asked the statement "property subject to the satisfaction of the town engineer's comments" be added to the preliminary resolution after the statement "Preliminary Site Plan and Subdivision approval for the Kummerow".

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

**TOWN OF WALWORTH
PRELIMINARY APPROVAL RESOLUTION
KUMMEROW SITE PLAN and SUBDIVISION
WHITNEY ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 9th day of December 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 property located on Whitney Road, Tax Map Number 62116-00-080761, as shown on map prepared by R. Morris Surveying PLS dated October 26, 2019. The 25.71 acre parcel will be subdivided into two lots, the first being 1.0 +/- acres and the second, remaining lands, being 24.71 and;

WHEREAS, the Planning Board has reviewed the Site Plan for a single family residence as shown on plans prepared by DH Lewis Engineering dated November 3, 2019 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 Site Plan and Subdivision approval for the Kummerow 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 9th day of December, 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

Elaine Leasure made a motion, seconded by Dennis Landry, to adopt the Preliminary Site Plan and Subdivision Resolution as corrected.

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

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

Motion carried.

Chairperson Bavis addressed the fourth item on the Agenda:

4. Concept plan by Sandra Lee Allen for proposed Subdivision and Home Occupation Major A or B at 5585 Lincoln Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Sandra Lee Allen came forward to speak before the Board. Ms. Allen said she has a 45-acre farm including a 10-acre conservation area. Ms. Allen said a neighbor who corners to the 10-acre area is interested in purchasing that 10-acre area and would like to merge it to his property. Mr. Williamson suggested the condition for a permanent access easement could be required for the 10-acre lot since it would be a land-locked parcel.

Ms. Allen would like to keep approximately 2 ½ acres which includes her house, and then sell a 14.5-acre parcel to her son who plans to build his house and a pole barn to operate his excavating business. Mr. Williamson said that would qualify as a Home Occupation Major Category B Permit and he would need to come before the Planning Board for approval of the permit and site plan.

Ms. Allen said the 34-acre parcel has 800-foot road frontage and she may want to divide it down the center. Chairperson Bavis said that she could make one lot a flag lot and the other lot would have more road frontage.

Chairperson Bavis addressed the fifth item on the Agenda:

5. Application of Bruce Howlett, Lehrwood Estates, LLC for 1112 E. River Rd., Avon, NY 14414 for Preliminary Approval for a 98 Residential Lots known as Lehrwood Estates Subdivision. The property is located on Mildahn Road approximately 1500 feet west of intersection of Mildahn Rd & Gananda Parkway, Town of Walworth, and County of Wayne. Property is zoned R- Residential. (Public Hearing)

Matt Tomlinson CPESC of Marathon Engineering came forward to speak before the Board. Also present were Bruce Howlett; Pete Gorman of Marathon Engineering; and Jake Harrington of Ryan Homes. Mr. Tomlinson said this proposed subdivision fronts on Gananda Parkway and Mildahn Road. Mr. Tomlinson said they are proposing a 98-lot cluster development since there is state wetland on the south side of the project and to extend the sanitary sewer. Mr. Tomlinson said the cluster development was approved by the Walworth Town Board on May 14, 2019:

RESOLUTION 130-19: TO AUTHORIZE THE PLANNING BOARD TO MAKE CHANGES IN THE ZONING REGULATIONS PERTAINING TO APPLICATION OF SUB-DIVIDER PURSUANT TO §278 OF TOWN LAW IN ORDER TO CARRY OUT THE INTENT OF AND GOAL OF SECTION §180-18 CLUSTER DEVELOPMENT OF THE CODE OF TOWN OF WALWORTH

Councilman Phillips offered the Resolution and moved its adoption. Seconded by Councilman Ruth to wit:

The following was submitted:

To: Susie Jacobs, Supervisor, Larry Ruth, Karel Ambroz, Vaughn Pembroke & Cody Phillips as members of the Town Board.

From: Town of Walworth Planning Board

Date: May 14, 2019

Re: Lehrwood Estates 105 Lot Subdivision on 82.7 acre parcel located on the north and south sides of Mildahn Road.

After review and discussion regarding the applicants request for subdivision and site plan development to be known as Lehrwood Estates and understanding the Purpose and intent of a "Cluster development," the Planning Board hereby requests authority from the Town Board to make changes in the zoning regulations pertaining to the sub-divider's application pursuant to § 278 of the Town Law in order to carry out the intent and goal of section § 180-18. Cluster development of the Code of the Town of Walworth.

Upon the granting of the requested authority from the Town Board the Planning Board will conduct the required preliminary and final review of the application and upon completion of such review(s) the Planning will then grant final approval with conditions until Sub-divider has complied with the requirements as noted in the Code of the Town of Walworth.

Respectfully submitted

Eugene Bavis, Planning Board Chairperson

Eugene R Bavis 5/14/19

BE IT RESOLVED, to authorize the Planning Board to make changes in the zoning regulations pertaining to the application of sub-divider pursuant to §278 of Town Law in order to carry out the intent of and goal of section §180-18 Cluster Development of the Code of Town of Walworth.

Adopted this 16th day of May, 2019 at a meeting of the Town Board.

Roll call vote:	Councilman Ruth	Aye
	Councilman Pembroke	Aye
	Councilman Ambroz	Aye
	Councilman Phillips	Aye
	Supervisor Jacobs	Aye

Resolution carried.

I, the undersigned Clerk of the Town of Walworth, County of Wayne, State of New York DO HEREBY CERTIFY:

THAT, I have compared the attached proceedings of the Town of Walworth including the resolution contained therein with the originals thereof on file in my office and that the same is true and correct copy of the said original as recorded in the minutes of the Town Board meeting dated 5/16/19 and filed in the Office of the Town Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Walworth, New York on this 17 day of May, 2019.

Town Clerk
Town of Walworth



Mr. Tomlinson said their proposal consists of 21 acres on the north side and 55 acres on the south side of Mildahn Road, for a total of 76 acres with approximately 46 of those acres developed. Mr. Tomlinson said the minimum lot width would be 70 feet and are proposing to reduce the lot size from the required .5-acre lot to approximately 10009 to 12005 sq. ft. and ranging up to almost a half-acre. Mr. Tomlinson said the front setback would be reduced from the required 60 feet to 30 feet on the internal roads, not including Mildahn Road, and the required 15-foot side setback would be 15 feet on the garage side and 8 feet on the other side of the property. Mr. Williamson said the 15-foot setback and 8-foot setback on each lot satisfies the need for the residents to use these properties as they intend. Mr. Tomlinson said they anticipate the project occurring in 2 to 4 phases with 48 lots on the north and 50 lots on the south side of Mildahn Road. Mr. Johnson asked if the lots will affect the wetland. Mr. Tomlinson said the subdivision is staying out of the wetlands and the 100-foot buffer except for the storm water management facility within the buffer that will be permitted as part of this subdivision. Mr. Tomlinson said they propose to have off-site sanitary sewer which will discharge to the Everwild pump station.

Mr. Tomlinson said he received preliminary comments and had discussions with Wayne County DOT, State Health Department, and Wayne County Water and Sewer. Mr. Tomlinson said they anticipate having a lighting district which will consist of streetlights at the internal and external intersections, a sanitary sewer district extension, a conservation area which consists of the wetlands, and a drainage district. Mr. Tomlinson said they are hoping to break ground in May of 2020. Mr. Johnson asked where phase 1 will start. Mr. Tomlinson said they anticipate starting in the south, and they would like to build a model home in the northern portion near the Gananda Parkway for visibility and sales. Mr. Tomlinson said phase 2 would most likely be half of the northern portion and then phase 3 would be the remainder of the northern portion. Ms. Leasure asked if the development is in the Penfield School District. Mr. Tomlinson said it is. Ms. Leasure requested that Mr. Tomlinson provide pictures of the proposed houses to be built in the development. Mr. Landry asked if the houses will be 2 story houses. Mr. Harrington said the houses will be 1 and 2 story houses, 40 feet wide, the square footage will be 1500 to 2400 sq. ft., and the wider lots will be able to accommodate a 3-car garage. Mr. Villanova asked what the anticipated price range is. Mr. Harrington said they estimate \$239,900 to \$285,000.

Mr. Simon said he is in the midst of the technical review and will have comments to forward to the Board and design engineers. Mr. Simon said Mr. Druschel came up with a list of comments that were reviewed at a meeting with Mr. Simon; Mr. Druschel; Rob Burns, Walworth Sewer Superintendent; and Tim Vendel, Walworth Highway Superintendent. Mr. Simon said Mr. Tomlinson has been informed that the Town of Walworth is not interested in the open space area, and sidewalks are not proposed for this project so that will need to be looked at by the Board. Mr. Tomlinson said the developer would prefer not to install sidewalks since there is no sidewalk in the area to connect to and it reduces maintenance for the Town. Mr. Druschel said drainage, lighting and sidewalk districts were discussed at the above-mentioned meeting and they will need to be addressed by the Town Board.

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

Mr. Villanova asked if the 2 intersections on Mildahn Road and the 1 on the Gananda Parkway will have traffic lights. Mr. Tomlinson said with the dispersion of 2 entrances from each side of the development there isn't any anticipated level being met that would require traffic lights. Mr. Tomlinson said there is some discussion with Kevin Rooney, Wayne County Highway Department Superintendent, about the site distances, lighting and a wide shoulder so people turning right will be able to move over to ensure safe intersections.

Mr. Johnson asked how the traffic will be controlled during peak construction on the southern portion of the development since it is near the Everwild subdivision and a childcare facility. Mr. Tomlinson said the north side of the development could be used as a staging area while the south side is being developed. Mr. Harrington said they will not be moving dirt off-site so big trucks should not be an issue near the childcare facility or the housing development.

Mr. Williamson said the utility company suggests the streetlights be put on a meter so the actual not estimated amount of usage is paid. Mr. Tomlinson said metering the lighting may be cost prohibitive and unattractive. Mr. Landry asked if Mr. Tomlinson could come up with the amount of wattage that would be used on the LED light during a 12-hour period so they can compare it to the utility's meter charge. Mr. Landry asked what the total time on the project will be. Mr. Harrington said they plan on building 36 houses a year so it will take 3 ½ years.

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

Mr. Simon said this is a SEQR Type 1 action and he provided the Board with a SEQR Resolution so the Board can designate themselves as Lead Agency on this project. Mr. Simon will send a letter to notify the involved & interested agencies of the Planning Board's intention to act as lead agency for this project.

Mr. Simon gave a list of involved and interested agencies for this project:

Martin J. Aman, Executive Director
Wayne County Water and Sewer Authority
3377 Daansen Road
Walworth, NY 14568

Kevin Rooney, Superintendent
Wayne County Highway Department
7227 Rt. 31
Lyons, NY 14489

Scott Sheeley, Reg. Permit Administrator
NYS Department of Environmental
Conservation, Region 8
6274 East Avon-Lima Road
Avon, NY 14414

Richard A. Ball, Commissioner
NYS Dept of Agriculture and Markets
10B Airline Drive
Albany, NY 12235

Diane M. Devlin RN, BSN, MS
Director of Public Health
Wayne County Public Health
1519 Nye Rd., Suite 200
Lyons, NY 14489

Susie Jacobs
Town Board
Town of Walworth
3600 Lorraine Drive
Walworth, NY 14568

Ruth Pierpont, Director
NYS Office of Parks, Rec. & Hist. Pres.
Historic Preservation Field Services
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

Ms. Lindsey Gerstenglager
Soil and Water Conservation District
Wayne County, NY
7312 RT 31
Lyons, NY 14489

Michael Kunzer, Zoning Board Chairman
Town of Walworth
3600 Lorraine Dr
Walworth, NY 14568

Brian Pincelli, Director
Wayne County Planning Department
County Office Building
9 Pearl Street
Lyons, NY 14489

Thomas K. Putnam, Superintendent
Penfield Central School District
2590 Atlantic Avenue; PO Box 900
Rochester, NY 14625

Karrie Bowers, Town Clerk
Town of Macedon
32 Main Street
Macedon, NY 14502

Elizabeth Henderson, Chairman
Wayne County Agriculture and Farmland
Protection Board
c/o Wayne County Planning Department
9 Pearl Street
Lyons, NY 14489

Amy M. Steklof, Town Clerk
Penfield Town Hall
3100 Atlantic Avenue
Penfield, NY 14526

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

**TOWN OF WALWORTH
LEHRWOOD ESTATES
MILDAHN ROAD
SEQR RESOLUTION - INTENT TO DECLARE LEAD AGENCY STATUS**

At a meeting of the Planning Board of the Town of Walworth held on the 9th day of December 2019, at the Town Hall in said Town, Board member Elaine Leasure moved adoption of the following resolution; Board member Dennis Landry seconded the motion:

WHEREAS, the Planning Board of the Town of Walworth has received application for review of a 98 lot residential subdivision located on 76 acres of land on both the north and south side of Mildahn Road known as Lehrwood Estates. A total of 46 acres of land will be developed under the Towns Cluster Development provision with the remainder of the land remaining as open space and;

WHEREAS, the Planning Board has determined that this will be a Type 1 action under New York State Environmental Quality Review Act section 617.4(b)(5)(iii) and section 617.4(b)(10) and;

WHEREAS, the applicant has submitted Part 1 of a full Environmental Assessment Form for the project and;

WHEREAS, the Planning Board wishes to serve as lead agency for purposes of SEQR for this action.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board will notify the Involved & Interested Agencies of its intention to act as Lead Agency for this project and will provide them with a copy of the completed Part 1 full Environmental Assessment Form for review during the statutory 30 day period.

Upon being put to a vote, the resolution was adopted. AYE 5 NAY 0

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 9th day of December, 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

Elaine Leasure made a motion, seconded by Dennis Landry, to adopt the SEQR Resolution.

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

Roll Vote:	Chairperson Bavis	Aye
	Elaine Leasure	Aye
	Dennis Landry	Aye

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	Lou Villanova	Aye
	Richard Johnson	Aye

Motion carried.

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

Mr. Williamson came forward to speak before the Board. Mr. Williamson said Chairperson Bavis spent 35 years in service to the Town of Walworth and thanked him for his service.

Chairperson Bavis adjourned his final meeting at 9:08PM.

Respectfully Submitted,

Barbara Goulette, Clerk