

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, Dennis Landry, and Christopher Paap. Also present were Norm Druschel, Building Inspector; Phil Williamson, Code Enforcement Officer; and Susie Jacobs, Town Supervisor. 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 January 11, 2021. Mr. Landry made a motion, seconded by Ms. Leasure, to accept the minutes of the January meeting as written. All members were in favor. Motion carried.

Chairperson Johnson addressed the first item on the Agenda:

**1. Application of Mark and Lisa Soucy of 5272 County Line Road for Preliminary and Final Approval for a Site Plan for the property located at 3973 Walworth-Ontario Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Mark Soucy of 5272 County Line Road came forward to speak before the Board. Mr. Soucy said he would like to build a second home on his property at 3973 Walworth-Ontario Road, but he does not want to subdivide the property at this time.

Mr. Landry made a motion, seconded by Ms. Leasure, to open the public hearing at 7:05PM. Chairperson Johnson asked if there were any comments from the public. There were no issues brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to close the public hearing at 7:06PM.

Ms. Leasure asked if Mr. Soucy owns the house in front of the one he proposes to build and what are the plans for that house. Mr. Soucy said he has owned the house since 1993 and he plans to continue renting it out. Ms. Leasure asked if the barns on the property are rented. Mr. Soucy said the barns are not rented out. Mr. Paap said the drawing shows an existing shed that would be removed and a proposed driveway and asked if the driveway will be put in at this time. Mr. Soucy said the driveway is proposed if he was ever to subdivide the property.

Chairperson Johnson asked if there were any comments from the Board. No more issues were brought forward.

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 to accept the SEQR as written. Motion carried.

Mr. Landry made a motion, seconded by Ms. Leasure, to accept the Preliminary Resolution for the Soucy Site Plan as written.

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

Motion carried.

Mr. Landry made a motion, seconded by Ms. Leasure, to accept the Final Resolution for the Soucy Site Plan as written.

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

Motion carried.

TOWN OF WALWORTH  
PRELIMINARY and FINAL APPROVAL RESOLUTION  
SOUCY SITE PLAN

3975 WALWORTH-ONTARIO ROAD

At a meeting of the Planning Board of the Town of Walworth held on the 8<sup>th</sup> day of February 2021, 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 develop a single family home on Tax Map Number 63114-00-407794, 3975 Walworth-Ontario Center Road as shown on the map prepared by MAS Engineering, P.C. dated January 8, 2021. and;

**WHEREAS**, the 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 Parts 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 Site Plan approval for the property at TAX No. 63114-00-407794, 3975 Walworth-Ontario Road.

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 February 2021 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: 2021

(SEAL)

\_\_\_\_\_  
Town Clerk

Chairperson Johnson addressed the second item on the Agenda:

**2. Concept discussion by Linda Pinaire and Ann Stokes for Subdivision and Site Plan at 1439 & 1463 Hennessey, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1.**

Ann Stokes of 1463 Hennessey Road and Linda Pinaire of 1439 Hennessey Road came forward to speak before the Board. Ms. Stokes said she would like to subdivide a portion of her property which is 70 feet by 965 feet and transfer it to Linda Pinaire’s property at 1439 Hennessey Road. Mr. Landry said the 70-foot-wide parcel should not remain a separate parcel. Ms. Leasure asked where the proposed new house at 1439 Hennessey Road will be placed. Josh Pinaire came forward to speak before the Board. Mr. Pinaire said the new house where he plans to live will be placed east of the existing house. Mr. Pinaire said the subdivided portion from 1463 Hennessey Road would be added to 1439 Hennessey Road so the parcel with the new house could be subdivided in the future. Mr. Landry asked Mr. Williamson if the 15 feet between the existing house and the new house as shown in the diagram will be enough. Mr. Williamson said since this property is located in an RR1 district, the side setback requirement is 15 feet so the 15 feet between the houses would not be enough. Mr. Druschel said it would need to be at least 30 feet. Mr. Williamson said the diagram also shows the new house as 10 feet from the side property line, which is not enough, and it should be at least 15 feet. Ms. Pinaire said that is the reason for adding the 70-foot-wide parcel to her property. Ms. Stokes asked if there is an issue with the Board if she divides the 70-foot-wide parcel from her property and transfers it to 1439 Hennessey Road. Chairperson Johnson said the applicant would need a new map for the site plan. Chairperson Johnson asked the Board if there were any issues. No issues were brought forward for the subdivision.

Chairperson Johnson addressed the third item on the Agenda:

**3. Concept discussion by Frank Calabria for a Site Plan at VL Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned Hamlet.**

Frank Calabria and Brain Moran came forward to speak before the Board. Mr. Moran said he and Mr. Calabria are interested in doing a subdivision on Walworth-Ontario Road which would consist of 113 apartments. Mr. Calabria said they checked the sewer depths, the water, and the area, and they would like to know if this is an allowable use and acceptable to the Board.

Chairperson Johnson said under Town Code 180-13 Hamlet Districts, this property meets the criteria because each parcel is over 15,000 square feet. Chairperson Johnson said he is concerned with putting 112 units on the property since each unit could have 2 cars and that could total 224 cars coming in and out of the property onto Walworth-Ontario Road. Mr. Landry asked if there will be access from Teresa Drive. Mr. Calabria said they can arrange for that access so there would be two ways out. Mr. Druschel said there is a right-of-way to Teresa Drive. Ms. Leasure said the project contains dead-end streets and the highway department does not like those because it is very difficult to plow. Mr. Landry said he would not want the road dedicated to the Town and have the Town responsible for it. Mr. Williamson said this project will need to be built according to Town standard and the dedication of a road is up to the Town Board. Mr. Moran said he and Mr. Calabria would like to do a road dedicated to the Town. Mr. Calabria asked if hammerheads at the end of the roads be acceptable. Chairperson Johnson said that we be determined by the Engineer for the Town. Ms. Leasure asked where the parking spaces are for the units. Mr. Moran said they are in front of each building. Mr. Calabria said there would be 300 parking spots and a sidewalk that would connect to the sidewalk on Walworth-Ontario Road.

Mr. Calabria said they would use the fill from digging the pond on the property to raise grades where needed, and they propose to put a stone path and benches around the pond. Mr. Paap asked if the pond will be connected to an existing water source. Mr. Calabria said the proposed pond is in a flood zone.

Chairperson Johnson said the pump stations would need to be adequate to provide water pressure and water load for the project. Mr. Calabria asked if the Town or his engineer would find out the capacity for the pump station and water loads. Chairperson Johnson said it would be a collaboration between the engineers. Mr. Williamson said any required upgrades to handle the volume of waste generated by the apartments would be done at the developer's expense. Mr. Landry asked if this project would help the existing water pressure issue on Teresa Drive. Mr. Druschel this would benefit Teresa Drive in that respect. Mr. Calabria asked if there is an environmental impact study needed for this project. Mr. Simon said they would need to go through the SEQR process and determine what type of action it is.

Chairperson Johnson asked if the project will be built in phases. Mr. Moran said it would probably be done in 3 phases. Mr. Paap asked over how much time would the phases take. Mr. Moran said it should be done over a 2-year period. Ms. Leasure asked if they would be one- or two-bedroom apartments and what kind of a building is going to be built. Mr. Moran said they are proposing to build 2-bedroom townhouse style apartments. Mr. Landry asked if this would be subsidized housing. Mr. Moran said it would be market rent. Ms. Leasure asked if there will be a structure for storage units, rental office, and maintenance building. Mr. Moran said there will be another structure for that purpose if they can fit it in. Mr. Moran said he and Mr. Calabria would like to know if the Board is agreeable with putting apartments on this property, and he said the engineering will need to be done to ensure the project is done to Town Codes.

Chairperson Johnson asked if there were any comments from the Board. No more issues were brought forward. Chairperson Johnson said the Board is interested in this project, and they will need more detailed drawings and a collaboration with the engineers, the water authority, and the sewer authority.

Chairperson Johnson asked if there was any other business to come before the 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 7:49 PM.

Respectfully Submitted,

Barbara Goulette, Clerk