

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 Wesley Pettee, Engineer for the Town (LaBella Engineering). Due to the COVID-19 pandemic and to comply with CDC social distancing, the meeting was held at the Walworth Town Hall, 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 10, 2021. Ms. Leasure made a motion, seconded by Mr. Villanova, to accept the minutes of the May meeting. All members were in favor. Motion carried.

Chairperson Johnson addressed the first item on the agenda:

- 1. Application of Bruce Howlett, Lehrwood Estates, LLC of 1112 E. River Rd., Avon, NY 14414 for Final Approval for 50 Residential Lots, Section 2, 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)**

Chairperson Johnson said the application of Bruce Howlett has been tabled until the July Planning Board meeting.

Chairperson Johnson addressed the second item on the agenda:

- 2. Application of Joe McGee of 3213 Sherwood Drive Preliminary and Final Approval for a Site Plan for the property located at 3790 Walworth-Ontario Road, Town of Walworth, County of Wayne. Property is zoned B-Business. (Public Hearing)**

Robert Keiffer, P.E. came forward to speak before the Board on behalf of Joe McGee. Mr. Keiffer said Mr. McGee owns the parcel at 3790 Walworth-Ontario Road and proposes to build a 2500 sq. ft. ranch style home for his personal use. Mr. Keiffer said he will meet the requirements for setback and lot size. Mr. Keiffer said he received the comments from LaBella Associates dated June 10, 2021, and he and Mr. McGee do not take issue with any of the items.

June 10, 2021

Mr. Rick Johnson, Planning Board Chair
Planning Board Members
Town of Walworth
3600 Lorraine Drive
Walworth, NY 14568

**RE: McGee Residence Site Plan Review
Walworth Ontario Road
LaBella Project No. 212141.141**

Dear Mr. Johnson and Planning Board Members:

LaBella Associates has reviewed the McGee Residence Site Plan prepared by McMahan LaRue Associates, P.C. dated April 30th, 2021 and offer the following for your consideration.

The application includes the construction of a single family home and a barn at 3790 Walworth Ontario Road.

1. The plan indicates a septic tank prior to the E-One grinder pump unit. It is not clear why this is being proposed as they are not required for this particular pump application. A typical sanitary clean out is shown at the right-of-way, this unit has a 1.5" force main that calls for a manufacturers unilateral/check valve rather than a clean out. The connection to the existing manhole should be revised to reflect the 1.5" lateral installation rather than a 4" connection.
2. There are a number of details that can be eliminated from the plans including the sanitary clean out, septic tank, water and sewer main crossing and watermain valve.
3. Will the home have a basement, if one is proposed the basement floor elevation should be added. It appears a gravity drain could be utilized if in fact a basement is proposed.
4. Water service installation should be directly coordinated with Wayne County Water and Sewer Authority.
5. Signature lines only need to include, Planning Board Chairman, Building Inspector, Wayne County Water and Sewer Authority and Town Engineer.

Please feel free to contact our office with any comments or questions you may have in this regard. Thank you.
Respectfully submitted,

LaBella Associates



Michael A. Simon
Sr. Project Manager

Cc via email – Bob Keiffer, PE

Mr. Keiffer addressed the 5 comments in the LaBella letter with Mr. Pettee and will work with LaBella to comply with the comments. Mr. Landry asked if there will be floor drains or bathrooms in the proposed barn. Mr. Keiffer said they will be able to gravity flow out of the barn, but the plan is to postpone the buidling of the barn for a number of years.

There was no one present from the public except for the applicants. Chairperson Johnson asked if there were any more comments from the Board. There were no more issues 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. The motion carried.

Ms. Leasure read the proposed Preliminary and Final Approval Resolution provided by the Engineer for the Town.

TOWN OF WALWORTH
PRELIMINARY and FINAL RESOLUTION
MCGEE SITE PLAN
3790 WALWORTH ONTARIO ROAD

At a meeting of the Planning Board of the Town of Walworth held on the 14th day of June 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 construct a single family home and barn with public water and sanitary sewer at the above address, as shown on map prepared by Robert Keiffer, PE. dated April 30th, 2021. The home and barn are being proposed on an existing 4.34 acre lot , 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 and Town staff, 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 approval for the McGee 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 14th day of June, 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.

(SEAL)

 Town Clerk

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

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

Motion carried.

Chairperson Johnson addressed the third item on the agenda:

3. Application of Douglas Weeks of 2614 Smith Hill Road for Preliminary Approval for a Subdivision for the property located at 2630 & 2660 Smith Hill Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Timothy Voellinger of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of Douglas Weeks. Mr. Voellinger said Mr. Weeks proposes to subdivide 20.331 acres into 3 parcels. Mr. Voellinger said one parcel will be 1.141 acres and include the existing residence, another parcel will be 11.146 acres, and the remaining parcel will be 8.044 acres. Chairperson Johnson said one of the parcels is within 500 feet of the town of Marion. Mr. Williamson said this application will need to go to the Wayne County Planning Board for their approval. Chairperson Johnson said preliminary approval can be granted at this meeting, and final approval can be granted at the next Walworth Planning Board meeting in July.

There was no one present from the public except for the applicants. Chairperson Johnson asked if there were any comments from the Board. There were no issues 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. The motion carried.

Ms. Leasure read the proposed Preliminary and Final Approval Resolution provided by the Engineer for the Town.

TOWN OF WALWORTH
PRELIMINARY RESOLUTION
WEEKS SUBDIVISION
SMITH HILL ROAD

At a meeting of the Planning Board of the Town of Walworth held on the 14th day of June 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 re-subdivide Tax Map Numbers 61115-00-125725 and 61115-00-147681, as shown on map prepared by Greene Land Surveying, dated May 20th, 2021. Three new lots will be created, Lot R-1A will be 7.94 acres, Lot R-1B will be 11.14 acres and Lot R-1C will be 1.00 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 and Town staff, 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 approval for the Weeks Subdivision and refers the plan to the 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 14th day of June, 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

Ms. Leasure made a motion, seconded by Mr. Landry, to accept the Preliminary Resolution for the Weeks Subdivision as written.

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

Motion carried.

Chairperson Johnson asked if there was any other business to come before the Board. No more issues were brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to adjourn the meeting. All members were in favor. Chairperson Johnson adjourned the meeting at 7:18 PM.

Respectfully Submitted,

Barbara Goulette, Clerk