

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; Wesley Pettee, Engineer for the Town (LaBella Engineering); and Tim Vendel, Highway Superintendent. 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 June 14, 2021. Mr. Landry 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)

Matt Tomlinson of Marathon Engineering came forward to speak before the Board. Mr. Tomlinson said he is seeking final approval for section 2 of the Lehrwood Estates Subdivision. Mr. Tomlinson said they would like to complete the earthwork this fall to provide additional protection to the state land south of the project and to allow the fill to settle so they can put in a roadway in the spring. Mr. Tomlinson stated that section 2 will be done in 2 phases, 2A & 2B, and the large storm water management facility has been constructed on the south side of Mildahn Road in section 2. Mr. Tomlinson said he received comments from LaBella Engineering so they are requesting conditional final approval so the comments can be addressed.

July 9, 2021

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

RE: Lehrwood Estates Final Subdivision Section 2 Review, 0 & 241 Mildahn Road
LaBella Project No. 212141.106

Dear Mr. Johnson and Planning Board Members:

LaBella Associates has reviewed the Lehrwood Estates Subdivision Section 2 Final Plan application prepared by Marathon Engineering, dated May 21, 2021. We offer the following summary of observations and findings for your consideration. Several of the below comments were provided to us by Town staff. In general, the application includes construction of 50 single-family residential lots with associated mass grading, utility, stormwater management, and roadway installation on 55 acres. It appears that Section 2 would be constructed in two phases (Section 2A and 2B).

We note that the State Environmental Quality Review Act process has already been completed for this project. It is our understanding that SEQRA process was completed during preliminary subdivision review.

Drawing C0.1

1. Add a note that the Building Inspector requires sanitary sewer laterals be videoed.
2. Add a note to required GPS as-built locations for cleanouts and water curb boxes.
3. Add a note to complete deflection testing on all flexible pipe main sewers (per Town Design Guidelines and Specifications Section 3.9.7).
4. Include the flood plain elevation and make note of fill permits required for fill in the flood plain (also see comment on drawing C2.1).
5. Erosion Control Note 4 shall be updated to reflect the current NYSDEC SPDES General Permit (GP-0-20-001).
6. The Building Inspector had indicated that the site distance is not shown to nearest driveway.

Drawing C0.2

7. The egress from Verbena Lane to Mildahn Road would align northbound vehicular lights directly into the home at 241 Mildahn Road. Applicant should consider opportunities to minimize or avoid this potential conflict (adjust intersection alignment; berm and/or vegetation plantings at 241 Mildahn Road).
8. Applicant to review the impact of the proposed Cobra light at the intersection of Verbena Lane and Mildahn Road on the resident at 241 Mildahn Road.
9. Indicate the origin for the 100-year flood plain information shown on this plan.
10. The plan indicates an offsite sanitary extension with a label, but the sewer itself is not shown.

Drawing SV1.1

11. Applicant to review and verify adequate site distance from the dip west of Verbena Lane to Lots 46, 47, and 48.
12. Provide a temporary turnaround that meets Standard Detail A.38.
13. Show flood plain.
14. Provide additional labels to clearly identify the side-lot easements such as the easement at Lots 23 and 24.
15. Provide callout for 5-foot wide concrete sidewalk that references Detail 4 on Drawing C5.0.
16. Depict and callout accessible sidewalk ramp at road intersections.

Drawing SV2.1

17. Show the entire Lot 14 (including stormwater management facilities).
18. Show the appropriate easements to the stormwater management facilities per Town Code 180-44.1(B)(2)(c)(8).
19. Provide additional labels to clearly identify the side-lot easements such as the easement at Lots 6 and 7.
20. Eliminate the overlap between the lot size label and geometry annotation at Lot 9.
21. We suggest the applicant clarify the rationale for the 50-foot front setback for lots around the cul-de-sac, as this is different from the typical 30-foot front setback elsewhere.
22. Please clarify the illegible notes and callouts near the intersection of Plumegrass Run and Mildahn Road (upper right of plan sheet).
23. Confirm which detail is associated with the "Open Space Marker" (such as, (6) Conservation Easement Marker vs. (7) Wetland Buffer Marker) on Drawing C5.0.
24. Verify front setbacks for Lots 9 through 15 (Lot 15 is on Drawing SV1.1).
25. Provide callout for 5-foot wide concrete sidewalk that references Detail 4 on Drawing C5.0.
26. Depict and callout accessible sidewalk ramp at road intersections.

Drawing C1.1

27. Applicant shall clarify the plan for long-term maintenance of stormwater facilities beyond the five-year maintenance period.
28. Provide a detail for the stabilized SWMF access road. Maintenance access should be provided around the entire facility.
29. Applicant to consider if Structure ST-10.0 would be better served as a gutter inlet.
30. Applicant to confirm that there is available space to avoid conflicts between structure ST- 14.0 and ST-14.1.
31. Add a note to the plans indicating that any underdrain installed within an individual lot is the responsibility of the homeowner.
32. Eliminate overlap in the hydrant label with the street annotation near Station A6+44.
33. Provide pipe lengths between SA-10.0 to SA-11.0 and ST-10.0 to ST-14.0, to be consistent with the rest of the plan.
34. A stop sign is present at Plumegrass Run where it intersects Verbena Lane. Add stop signs where Plumegrass Run and Verbena Lane each intersect with Mildahn Road.
35. Verify that crosswalk between lots 6 and 41 will be a part of the plan set, and if so, consider providing a crosswalk detail on Drawing C5.0. We did not identify the crosswalk on other plan sheets. The Town should consider whether a crosswalk is required at the proposed road intersections with Mildahn Road.

Drawing C2.1

36. Applicant to add a note that fill permits and elevation certificates will be required for Lots 22-26.

Drawing C2.2

37. Applicant to more specifically define the threshold for "site stabilization" associated with the piping near Lots 11 and 12.
38. Ensure all notes are visible within the SWMF inset (one note appears be cut-off at the righthand side).
39. Ensure that the items to be constructed as part of Section 1 are shown appropriately in this section if they will be existing for construction of Section 2.

Drawing C3.1

40. Provide the frequency of compaction testing of the proposed road within fill areas.

Drawing C4.1

41. Plant trees behind/outside of the utility easement. Applicant to review in multiple locations.

Thank you for the opportunity to review the project on your behalf. Please feel free to contact our office with any comments or questions.

Respectfully submitted,
LABELLA ASSOCIATES, D.P.C.
Wesley A. Pettee, AICP Senior Planner

Mr. Tomlinson said to reduce impact to the neighbor directly across the street to the north, berms and plantings were placed to screen the backyards from each other. Mr. Tomlinson said they needed to relocate a road and they do not anticipate any headlight spill encroaching into their windows from the roadway, but they will provide some plantings if necessary. Chairperson Johnson said the plantings or tree blocking the headlight spill will not be there forever so something needs to be done to mitigate this. Mr. Tomlinson said they will work with the Town staff to ensure satisfaction. Mr. Paap asked if the homeowner expressed any concerns about the light from the headlights coming into the front of his property. Mr. Tomlinson said he is not aware of him expressing any concern. Ms. Leasure asked if the proposed light fixture will affect the neighbor. Mr. Tomlinson said a light is to be installed at each intersection and they do not anticipate a significant light spill to their property.

Mr. Vendel said the location of the road that was moved to will improve the sight distance but create the problem for the neighbor across the street. Mr. Druschel said he and Mr. Vendel are concerned there is not enough sight distance for first 2 or 3 lots to the west since the traffic travels over the 40mph speed limit. Mr. Tomlinson said they could explore shared driveways for these lots and warning signs could be added to the approved plans. Mr. Druschel asked Mr. Tomlinson to provide the actual sight distances. Mr. Vendel asked for the correct sight distance for a 40mph speed limit.

Ms. Leasure asked Mr. Tomlinson to clarify the rationale for the 50-foot front setback for lots around the cul-de-sac. Mr. Tomlinson said it is 50 feet to ensure there is adequate side setbacks since the lots are pie shaped.

Mr. Landry asked if fill will be brought in from off-site. Mr. Tomlinson said they anticipate bringing a little bit of fill for section 2.

Mr. Landry asked if the retention ponds will be done now. Mr. Tomlinson said one pond is already in and the second will be done with section 2. Ms. Leasure asked Mr. Tomlinson to clarify the plan for long-term maintenance of stormwater facilities. Mr. Tomlinson said they are within a conservation easement to the Town of Walworth, and within a town wide drainage district and stormwater facility maintenance easement so the Town has easements to provide access to maintain them, and each of the lots will have a charge on their taxes. Mr. Vendel said that is agreeable with the Highway Department.

Chairperson Johnson asked if the drawing for the pump station has been done. Mr. Tomlinson said LaBella just replied to them last week so the supplies can be ordered. Chairperson Johnson asked if the rainwater runoff issue has been resolved. Mr. Tomlinson said they are working with LaBella and are replacing an under-sized pipe and providing a swale.

Chairperson Johnson asked if there were any more comments from the Board. There were no more issues brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to open the public hearing. Chairperson Johnson opened the public hearing at 7:17PM. Chairperson Johnson asked if there were any comments from the public. No issues were brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to close the public hearing. Chairperson Johnson closed the public hearing at 7:18PM.

Chairperson Johnson submitted the Lehrwood Estates, Section 2, Final Resolution as written. Mr. Pettee asked that comments from Wayne County Water and Sewer Authority be added to the Resolution. Chairperson Johnson asked that the comments be added to the resolution.

**TOWN OF WALWORTH PLANNING BOARD
RESOLUTION
LEHRWOOD ESTATES, SECTION 2, FINAL SUBDIVISION**

At a meeting of the Planning Board of the Town of Walworth held on the 12th day of July 2021, at the Town Hall in said Town, Board member _____ moved adoption of the following resolution; Board member _____ seconded the motion:

WHEREAS, Marathon Engineering has made application on behalf of its client, Lehrwood Estates, LLC (the "Applicant") to the Town of Walworth to construct a residential subdivision comprising 50 residential lots on approximately 55.4-acres at or about Mildahn Road commonly known and referred to as "Lehrwood Estates Subdivision, Section 2" (the "Application"); and

WHEREAS, as part of such Application, the Applicant requested approval to proceed as a cluster subdivision pursuant to Section 180-18 of the Walworth Town Code, which cluster request was conditionally approved by the Walworth Town Board during the time of Preliminary Subdivision consideration; and

WHEREAS, the Planning Board has received comments from the Town Engineer, LaBella Associates, dated July 9, 2021; and

WHEREAS, the Planning Board has received and fully reviewed all application materials, documents and other information relevant to the Application, and finds that the Application is in general conformance with the overall approved preliminary subdivision; and

WHEREAS, the Comprehensive Plan and the Parks and Recreation Master Plan to determine whether a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the Town, including an evaluation of the present and anticipated future needs for park and recreational facilities in the Town based on projected population growth to which the particular subdivision plat will contribute; and

WHEREAS, the Planning Board issued a SEQRA Negative Declaration during the overall preliminary subdivision application process.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the Final Subdivision Section 2 Application, as depicted on the Final Section-2 Plans for Lehrwood Estates Subdivision, prepared by Marathon Engineering, dated May 20, 2021, subject to the following conditions:

That all those conditions and requirements a part of the Walworth Town Board's cluster subdivision approval resolution be satisfied as required therein; and

1. That all engineering comments dated submitted by the Town Engineer on July 9, 2021 be satisfied to the Town Engineer's satisfaction; and
2. That all comments by the Town's highway department be satisfied to the satisfaction of the Town Highway Superintendent; and
3. That all sewer infrastructure, including the Everwild and Dewbury Pump Station, be properly installed, upgraded and otherwise suitable to the satisfaction of the Town Engineer; and
4. That all required improvement districts, including, but not limited to, a sewer district, a sidewalk district and a lighting district, be properly formed and implemented to the satisfaction of the Town Engineer and the Town Attorney; and
5. That all open space be preserved to the satisfaction of the Town Engineer and Town Attorney, including pursuant to proper easement(s); and
6. That all Codes, standards and requirements applicable to the Application be complied with, unless specifically waived, varied or otherwise formally dispensed with; and
7. That, with respect to parks and recreational facilities, the Planning Board finds and directs as follows:
 - A. That the proposed subdivision will increase the population of the Town of Walworth and will create additional need and/or further demand for recreational facilities within the Town; and
 - B. The Parks and Recreation Master Plan of 2019 (the "Rec Plan") provides that the Town's growth rate indicates a demand for continued enhancement of the quality and quantity of parks and recreational facilities in Town (p. 14); and
 - C. The Building Department has advised that the Town continues to issue numerous building permits year after year for residential homes, thus also indicating growth within the Town and continued demand for parks and recreation facilities; and
 - D. The Rec Plan clearly finds that there is a need for "expansion of our parks, our trails and indoor facilities in the Town of Walworth and expansion . . ." (at p. 8), including:
 - a. A strategy focusing on a number of improvements to existing parks (pgs. 8-9 of the Rec Plan); and

- b. The development of outdoor recreational facilities, including athletic field, picnic areas, etc. (p. 24); and
 - c. The development of indoor facilities (p. 24); and
- E. While the Rec Plan does allow for land acquisition (but only in the north, center and west of Town), its primary focus is the improvement and development of its existing parklands, including that the Town shall seek a fee in lieu of parkland equal to \$650.00 per new residential lot to fund such improvements; and
 - F. Given the above, the proposed development supports a proper case for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the Town pursuant to Town Law Section 277(4); and
 - G. The Town currently has a number of acres of parklands that are undeveloped, and it appears that additional vacant or minimally developed parklands would not be suitable in addressing the Town's parks needs; and
 - H. Given the above, including the size and location of the particular land involved in this application, as well as given the fact that the Rec Plan calls for improved parks, including outdoor and indoor recreational facilities, the Planning Board finds that a suitable park cannot be located on the subject lands or is otherwise not practical, and thus, a sum of money (commonly known as a parks and recreation fee) shall be provided in lieu thereof; and
 - I. Such sum of money in lieu thereof shall be equal to \$650.00 per residential lot included in the subject subdivision, per the Rec Plan, which sum shall be deposited into a trust fund to be used by the Town exclusively for park, playground or other recreational purposes; and
 - J. Per the above, a fee of \$650.00 per residential lot a part of this subdivision shall be paid to the Town, all in accordance with Town Law Section 277 and in lieu of a set side of parkland, as set forth herein, such monies being due prior to the issuance of a building permit.
 - K. That comments from Jason Monroe, Wayne County Water and Sewer Authority, submitted on July 12, 2021 via e-mail be addressed, where said comments include the following:
 - 1. Individual water service taps should avoid being constructed under driveways planned for proposed lots on the opposite side of the road;
 - 2. A watermain easement will need to be provided for the wet tap and axillary piping crossing Lot 30 at the Plumbgrass Run and Mildahn Road intersection; and
 - 3. A 3-way valve will be required at the Plumbgrass Run and Verbena Lane.

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 12th day of July, 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

Mr. Landry made a motion, seconded by Mr. Paap, to adopt the Lehrwood Estates, Section 2 final subdivision approval resolution as written with the 3 additional conditions added.

Roll Vote: Chairperson Johnson Aye

Dennis Landry	Aye
Lou Villanova	Aye
Elaine Leasure	Aye
Chris Paap	Aye

Motion carried.

Chairperson Johnson addressed the second item on the agenda:

**2. Application of Douglas Weeks of 2614 Smith Hill Road for Final Approval for a Site Plan 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)**

Tim Voellinger of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of Douglas Weeks. Mr. Voellinger said this application was sent to the Wayne County Planning Board for their review and he is now seeking final approval. Chairperson Johnson said the Wayne County Planning Board letter stated the County determined this to have no impact and referred it back to the Town to be handled as a local matter.

Chairperson Johnson asked if there were any comments from the Board. There were no issues brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to open the public hearing. Chairperson Johnson opened the public hearing at 7:22PM. Chairperson Johnson asked if there were any comments from the public. No issues were brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to close the public hearing. Chairperson Johnson closed the public hearing at 7:23PM.

Ms. Leasure read the proposed Final Approval Resolution, provided by Wesley Pettee, Engineer for the Town.

**TOWN OF WALWORTH PLANNING BOARD
FINAL APPROVAL RESOLUTION
WEEKS SUBDIVISION
SMITH HILL ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 12th day of July 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 subdivision 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, that the Planning Board hereby determines that the proposed action is an Unlisted Action as defined under the State Environmental Quality Review Act (“SEQRA”) 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 adverse environmental impacts.

BE IT RESOLVED, that the Planning Board hereby grants Final Subdivision approval for the Weeks 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 12th day of July, 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)

Ms. Leasure made a motion, seconded by Mr. Villanova, to accept the Final 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 addressed the third item on the agenda:

3. Application of Chad Amsler for Preliminary and Final Approval for a Site Plan for the property located at 4897 Lincoln Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Chad Amsler came forward to speak before the Board. Mr. Amsler said he proposed to make a secondary residence on his property. Chairperson Johnson submitted the comments from LaBella Engineering for this application.

July 12, 2021

Mr. Rick Johnson, Planning Board Chair

Planning Board Members

Town of Walworth

3600 Lorraine Drive

Walworth, NY 14568

**RE: Planning Board – Application 2021-07-PB / Amsler Residence Site Plan
LaBella Project No. 212141.143**

Dear Mr. Johnson and Planning Board Members:

LaBella Associates has reviewed the site plan application for the property at 4897 Lincoln Road. We offer the following summary of our observations and findings, and would be happy to discuss the project in further detail at your upcoming meeting.

The proposed project would convert an existing building into a 2-bedroom residence within the Town's RR-1 Zoning District. As the property already contains a single-family residence, the project would create two single-family residences upon a single lot. The project does not currently propose a subdivision that would create one new lot; however, the property could be subdivided in the future so as to provide each residential structure with its own tax account parcel.

Comments

1. SEQRA. The project appears to be a Type II Action pursuant to the State Environmental Quality Review Act, Section 617.5, Paragraph (C) 11 and 13, which state the following:

11. Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith;

13. extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on this list;

Classification as a Type II Action concludes the SEQRA process.

2. Location Map Inset. We ask the design professional include a location map inset on the site plan that depicts the general project location within the Town.

3. Overall Holdings. We suggest the plan set include a graphic depicting the overall holdings of the project parcel, and the location of the building that is being converted to a residence within the overall holdings.

4. Zoning Table. We ask the applicant’s design professional to provide a zoning table on the site plan that includes identification of zoning district (RR-1), associated minimum lot size and setback requirements.

5. Scale. LaBella requests that a scale be provided on the site plan, as we were unable to identify the scale.

6. Perc Test Witness Information. We suggest that the site plan include a note indicating the entity that witnessed the perc test on March 4, 2021. Sheet 2 of 2 includes a note that that perc test was conducted on 3/4/2021.

7. Meter Pit. Please verify whether a meter pit would be required by the Wayne County Water and Sewer Authority, and provide on the site plan if necessary.

8. Existing Septic Tank. Please clarify the status of the “existing 1000 gallon tank” noted on Sheet 2 of 2. We note that proposed leach lines and new distribution box will be connected to the existing tank.

9. Accessory Structure. We note that an existing shed is in front of the proposed 2-bedroom residence, and we defer to the Town’s Building Department on whether any variance or waiver would be needed for an accessory structure that is forward of the primary structure.

10. Property Lines. LaBella suggests the site plan distinguish between existing property line and potential future property line. Sheet 1 of 2 appears to show what may be a future property line.

11. Water Source. Please clarify whether the water service will be provided as part of this project, or whether the new residence will rely upon a well. We note that the application form (2nd page) indicates that the project will not have an impact to the Town’s water system, as the property contains an existing well. However, the site plan (Sheet 1) depicts a “future water service”.

12. Future Setback Callout. We suggest the site plan provide a callout of accessory structure setbacks to future lot lines.

13. Signature Lines. Our understanding is there would not be a need for the signature lines for the Town Highway Superintendent or Water Utilities Superintendent.

Thank you for the opportunity to review the project on your behalf. Please feel free to call us if you have any questions.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

Wesley A. Pettee, AICP Senior Planner

Chairperson Johnson addressed the comments from Mr. Pettee of LaBella Associates. 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. Mr. Pettee said this project is classified as a Type 2 Action under SEQR so there is no need to do a further evaluation under SEQR and part 2 and 3 do not need to be done. Mr. Pettee asked if the 1000-gallon septic tank is existing. Mr. Amsler said the tank is existing and new leach lines will be added. Mr. Pettee said the plan shows a future plan for water service connected to the public water service. Mr. Amsler said this is shown on the plans in case the property is subdivided in the future, the residence can be hooked to the public water service. Mr. Amsler said he doesn’t intend to subdivide the lot at this time.

Chairperson Johnson asked if there were any more comments from the Board. There were no more issues brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to open the public hearing. Chairperson Johnson opened the public hearing at 7:30PM. Chairperson Johnson asked if there were any comments from the public. No issues were brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to close the public hearing. Chairperson Johnson closed the public hearing at 7:31PM.

Mr. Landry read the proposed Final Approval Resolution, provided by Wesley Pettee, Engineer for the Town.

**TOWN OF WALWORTH PLANNING BOARD
FINAL RESOLUTION
AMSLER RESIDENCE SITE PLAN, 4897 LINCOLN ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 12th day of July 2021, at the Town Hall, 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 site plan application seeking to convert an existing building into a 2-bedroom residence, as shown on map prepared by MAS Engineering, dated June 1, 2021; and

WHEREAS, the Planning Board has determined that the proposed action is a Type II Action as defined under the State Environmental Quality Review Act ("SEQRA") pursuant to Section 617.5, Paragraph C 11 and 13 of the SEQRA regulations, and classifications as a Type II action concludes the SEQRA process.

BE IT RESOLVED, that the Planning Board hereby grants final approval for the Amsler Residence 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 12th day of July, 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

Mr. Landry made a motion, seconded by Mr. Villanova, to accept Final Resolution for the Amsler Residence Site Plan.

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

Motion carried.

Chairperson Johnson addressed the fourth item on the agenda:

4. Application of Colleen Stuerwald for Preliminary and Final Approval for a 2-lot Subdivision Plan for the property located at 2033 Finley Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Tim Voellinger of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of Colleen Stuerwald, applicant; and Ruth V. Hennessey, property owner. Mr. Voellinger said they are proposing to subdivide a 10.25-acre parcel into a 5.125-acre lot with the residence and a 5.1-acre lot with a shed. Mr. Voellinger stated the shed to be moved on the plan has been removed. Ms. Leasure asked where the wetland is on the property. Mr. Voellinger said there is a stream on the property to the west.

Chairperson Johnson asked if there were any more comments from the Board. There were no more issues brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to open the public hearing. Chairperson Johnson opened the public hearing at 7:36PM. Chairperson Johnson asked if there were any comments from the public. No issues were brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to close the public hearing. Chairperson Johnson closed the public hearing at 7:37PM.

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.

Mr. Landry read the proposed Final Approval Resolution, provided by Wesley Pettee, Engineer for the Town.

**TOWN OF WALWORTH PLANNING BOARD
PRELIMINARY AND FINAL APPROVAL RESOLUTION
STUERWALD SUBDIVISION, 2033 FINLEY ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 12th day of July 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 subdivision application proposing to divide 10.225-acres into two lots, Lot 1 proposed to be ~5.125 acres and Lot 2 to be ~5.1 acres, as shown on map prepared by Greene Land Surveying, dated June 11, 2021.

WHEREAS, the Planning Board has previously determined that the proposed action is an Unlisted Action as defined under the State Environmental Quality Review Act ("SEQRA") 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 adverse environmental impacts and hereby issues a Negative Declaration.

BE IT RESOLVED, that the Planning Board hereby grants Preliminary Subdivision approval and Final Subdivision approval for the Stuerwald 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 12th day of July, 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

Mr. Landry made a motion, seconded by Ms. Leasure, to accept Final Resolution for the Stuerwald Subdivision.

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

Motion carried.

Chairperson Johnson addressed the fifth item on the agenda:

5. Application of Faith Wilbert for Preliminary Approval for a 2-lot Subdivision and Site Plan for the property located at 4867 County Line Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Tim Voellinger of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of Faith Wilbert. Mr. Voellinger said the applicant proposes to subdivide the property in which lot 1 will be 1.414 acres and lot 2 will be 5.592 acres. Mr. Voellinger stated that the intent is to build a new residence on lot 2 to be used as a rental, and they are keeping

both lots. Mr. Voellinger said they will not be addressing the site plan at this meeting since the site plan is not ready. Mr. Paap asked about a discrepancy in the application and the agricultural data statement in regard to the property address. Mr. Voellinger said the correct address is 4867 County Line is the correct address.

Chairperson Johnson asked if there were any more comments from the Board. There were no more issues brought forward. Ms. Leasure made a motion, seconded by Mr. Villanova, to open the public hearing. Chairperson Johnson opened the public hearing at 7:41PM. Chairperson Johnson asked if there were any comments from the public. No issues were brought forward. Ms. Leasure made a motion, seconded by Mr. Landry, to close the public hearing. Chairperson Johnson closed the public hearing at 7:42PM.

Chairperson Johnson read the revised Resolution provided by Wesley Pettee, Engineer for the Town.

**TOWN OF WALWORTH PLANNING BOARD
PRELIMINARY SUBDIVISION APPROVAL RESOLUTION
WILBERT SUBDIVISION, 4867 COUNTY LINE ROAD**

At a meeting of the Town of Walworth Planning Board held on the 12th day of July 2021, Board member _____ moved adoption of the following resolution; Board member _____ seconded the motion:

WHEREAS, the Town of Walworth Planning Board received a subdivision application and site plan application on or about June 18, 2021 for the property located at 4867 County Line Road, and the applicant is seeking to subdivide 6.91 acres into two lots, where Lot 1 would be approximately 1.41 acres and Lot 2 would be approximately 5.59 acres as shown on map prepared by Greene Land Surveying, dated June 17, 2021; and

WHEREAS, the Town of Walworth referred the subdivision and site plan applications to the Wayne County Planning Board pursuant to Section 239-n of the General Municipal Law; and

WHEREAS, the Planning Board determines that the proposed action is an Unlisted Action as defined under the State Environmental Quality Review Act ("SEQRA"), and based on the information and supporting documentation provided by the applicant and Town staff, the Planning Board determines that the proposed action will not result in any significant adverse environmental impacts and hereby issues a Negative Declaration; Now, therefore,

BE IT RESOLVED, the Planning Board hereby issues Preliminary Approval of the Wilbert Subdivision application.

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 12th day of July, 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 made a motion, seconded by Mr. Landry, to accept Final Resolution for the Wilbert Subdivision.

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

Motion carried.

Mr. Williamson said that this application needs to go to the Wayne County Planning Board since the property is next to Monroe County. Mr. Williamson said the Walworth Planning Board can grant the final subdivision and site plan approval at their next meeting.

Chairperson Johnson addressed the sixth item on the agenda:

6. Concept discussion by Adam Lamb of 4214 County Line Road and David Furguson of 4200 County Line Road for Subdivision and exchange of land at 4220 & 4214 County Line Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1.

Adam Lamb and David Furguson came forward to speak before the Board. Mr. Lamb said he owns 3 lots and Mr. Furguson owns 2 lots. Mr. Lamb said he has a lot behind Mr. Furguson's lot that he would like to break up, and Mr. Furguson owns woods behind Mr. Lamb that he would like to break up, and then they would exchange parcels. Mr. Lamb said he would retain the parcels behind his home and Mr. Furguson would retain the remainder. Discussion ensued. Chairperson Johnson recommended that the applicants submit an application to get on the agenda for the next Planning Board meeting since the Board does not see any issue with this concept.

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 7:55 PM.

Respectfully Submitted,

Barbara Goulette, Clerk