

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 August 9, 2021. Ms. Leasure made a motion, seconded by Mr. Villanova, to accept the minutes of the August meeting. All members were in favor. Motion carried.

Chairperson Johnson addressed the first item on the agenda:

**1. Application of Linda Pinaire of 1439 Hennessey Road for Final Approval for a 3-lot Subdivision and Site Plan for the property located at 1439 & 1463 Hennessey Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Don Lewis of D.H. Lewis Engineering PLLC representing the property owners Linda Pinaire and Ann Stokes came forward to speak before the Board. Mr. Lewis said he was before the Walworth Planning Board for preliminary approval then the application went to the Wayne County Planning Board for approval. Mr. Lewis said he will address the comments from the Engineer for the Town.

Chairperson Johnson said the Wayne County Planning Board referred this application back to the Town to be handled as a local matter and apologized for the delay in having Mr. Lewis come before the Board for final approval.

Ms. Leasure made a motion, seconded by Mr. Landry, to open the public hearing. Chairperson Johnson opened the public hearing at 7:01PM. 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 7:02PM. Chairperson Johnson asked if there were any more comments from the Board. There were no issues brought forward.

Chairperson Johnson submitted the Final Subdivision Resolution provided by Wesley Pettee, Engineer for the Town, as written.

**TOWN OF WALWORTH PLANNING BOARD  
PRELIMINARY and FINAL SUBDIVISION APPROVAL RESOLUTION  
PINAIRE SUBDIVISION, 1439 HENNESSEY ROAD**

At a meeting of the Town of Walworth Planning Board (the "Planning Board") held on the 12<sup>th</sup> day of October 2021, Board member \_\_\_\_\_ moved adoption of the following resolution; Board member \_\_\_\_\_ seconded the motion:

**WHEREAS**, the Planning Board received a subdivision application and site plan application for the property located at 1439 Hennessey Road, and the applicant is seeking to create a 2.13-acre lot that would include a house and on-site septic system, as shown on drawings prepared by D.H. Lewis Engineering PLLC, dated July 12, 2021, as well as a drawing prepared by Magde Land Surveying, P.C. indicating a field survey was completed on May 10, 2021; and

**WHEREAS**, the Planning Board referred the application to the Wayne County Planning Board, as required by General Municipal Law, Section 239n, an October 6, 2021 letter from Brett DeRoo, Senior Planner, Wayne County, indicates "the Wayne County Planning Board reviewed the referenced referral and determined it to have no intermunicipal or countywide impact", with additional comments; and

**WHEREAS**, the Planning Board determines that the proposed action is an Unlisted Action as defined by 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 and Final Approval of the Pinaire Subdivision and Site Plan 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 12<sup>th</sup> day of October, 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

Elaine Leasure made a motion, seconded by Dennis Landry, to accept Final Resolution for the Pinaire Subdivision.

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

Motion carried.

Chairperson Johnson addressed the second item on the agenda:

**2. Application of Faith Wilbert of 4867 County Line Road for Final Approval for a Lot Line Adjustment for the property at 4867 County Line Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Nobody was present to speak before the Board on this application. Chairperson Johnson said the Zoning Board approved the area variance for the property located at 4867 County Line Road for a property line to go between an existing garage and an existing house. Chairperson Johnson said the Wayne County Planning Board has approved this application.

Mr. Paap made a motion, seconded by Mr. Landry, to open the public hearing. Chairperson Johnson opened the public hearing at 7:04PM. 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 7:05PM. Chairperson Johnson asked if there were any more comments from the Board. There were no issues brought forward.

Chairperson Johnson submitted the Final Subdivision Resolution provided by Wesley Pettee, Engineer for the Town, as written.

**TOWN OF WALWORTH PLANNING BOARD  
PRELIMINARY and FINAL SITE PLAN APPROVAL RESOLUTION  
WILBERT SITE PLAN, 4867 COUNTY LINE ROAD**

At a meeting of the Town of Walworth Planning Board held on the 12<sup>th</sup> day of October 2021, Board member \_\_\_\_\_ moved adoption of the following resolution; Board member \_\_\_\_\_ seconded the motion:

**WHEREAS**, the Town of Walworth Planning Board (the "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 develop a single-family residence on Lot 2 as depicted on a map prepared by Greene Land Surveying, dated June 17, 2021; and

**WHEREAS**, the Planning Board referred the site plan application to the Wayne County Planning Board pursuant to Section 239-m of the General Municipal Law; and

**WHEREAS**, the Wayne County Planning Board responded in a letter dated August 4<sup>th</sup>, 2021 indicating the project would “have no intermunicipal or countywide impact”, and recommended the referral “be returned to the Town to be handled as a local matter”; and

**WHEREAS**, the Planning Board issued a SEQRA Negative Declaration at the July 12, 2021 Planning Board meeting; Now, therefore,

**BE IT RESOLVED**, the Planning Board hereby issues Preliminary Approval and Final Approval of the Wilbert Site Plan application, subject to the following condition:

1. That comments from LaBella Associates dated July 12, 2021 be addressed to the satisfaction of the Town Engineer.

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 12<sup>th</sup> day of October, 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

Dennis Landry made a motion, seconded by Lou Villanova, to accept Final Resolution for the Wilbert Subdivision.

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 Parrone Engineering for Preliminary and Final Approval for a 2-lot Subdivision for the properties located at 1436 Hiddenpond Lane and 3303 Goldenrod Court, Town of Walworth, County of Wayne. Property is zoned PD-Planned Development. (Public Hearing)**

David Staerr, P.L.S. of Parrone Engineering came forward to speak before the Board. Mr. Staerr said he is looking for approval for a 2-lot subdivision. Mr. Staerr said the property owners would like to subdivide the property and merge it with their existing parcels. Ms. Leasure asked if the owners were looking to create access to the property on Hiddenpond Lane. Mr. Staerr said there is no plan for future development 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 7:08PM. Chairperson Johnson asked if there were any comments from the public. No issues were brought forward. Mr. Landry made a motion, seconded by Ms. Leasure, to close the public hearing. Chairperson Johnson closed the public hearing at 7:09PM.

Mr. Pettee asked if the measurement on the front lot line on an existing parcel is correct. Mr. Staerr said it is correct.

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.

Chairperson Johnson submitted the Preliminary and Final Subdivision Resolution provided by Wesley Pettee, Engineer for the Town, as written.

**TOWN OF WALWORTH PLANNING BOARD  
PRELIMINARY and FINAL SUBDIVISION APPROVAL RESOLUTION  
HIDDEN POND RESUBDIVISION, 1436 Hidden Pond Lane & 3303 Goldenrod Court**

At a meeting of the Town of Walworth Planning Board held on the 12<sup>th</sup> day of October 2021, Board member \_\_\_\_\_ moved adoption of the following resolution; Board member \_\_\_\_\_ seconded the motion:

**WHEREAS**, the Town of Walworth Planning Board (the "Planning Board") received a subdivision application on or about September 13, 2021 for the properties located at 1436 Hidden Pond Lane & 3303 Goldenrod Court, and the applicant is seeking to subdivide a 1.5+/- acre parcel into two areas which will be adjoined to two existing parcels, as depicted on a map prepared by Parrone Engineering, dated August 23, 2021; and

**WHEREAS**, the Town Engineer, LaBella Associates, provided a letter dated October 8, 2021 commenting on the subdivision application; and

**WHEREAS**, the Planning Board hereby classifies the project as an Unlisted Action pursuant to the State Environmental Quality Review Act; and the Planning Board has evaluated the Project and the Short Environmental Assessment Form using the criteria for determining significance identified in 6 NYCRR Section 617.7 (c) (1) and in accordance with 6 NYCRR Section 617.7 (c) (2) and (3), and no environmental impacts were identified with this Action; Now, therefore,

**BE IT RESOLVED**, the Planning Board hereby issues a Negative Declaration, which concludes the SEQRA process; and

**BE IT FURTHER RESOLVED**, the Planning Board hereby issues Preliminary Approval and Final Approval of the Hidden Pond Resubdivision, subject to the following condition:

1. That comments from LaBella Associates dated October 8, 2021 be addressed to the satisfaction of the Town Engineer.

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 12<sup>th</sup> day of October, 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

Dennis Landry made a motion, seconded by Elaine Leasure, to accept Preliminary and Final Resolution for the Hiddenpond Subdivision.

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 Tim Verschage of Verschage Ventures LLC for Preliminary and Final approval for a Multi-Family Housing Site Plan for the property at 3713 Walworth Road, Town of Walworth, County of Wayne. Property is zoned Hamlet. (Public Hearing)**

Timothy Verschage of Verschage Ventures LLC came forward to speak before the Board. Chairperson Johnson said that the Board needs an engineered site plan to move forward on this application. Mr. Verschage said he has not received the closing papers with the dimensions of the property, so he submitted a picture showing the placement of the proposed parking. Mr. Verschage said he will submit the site plan at a later meeting. Chairperson Johnson said the Board will hold a public hearing on this application at that time.

Chairperson Johnson addressed the fifth item on the agenda:

**5. Concept discussion by Gerber Homes for a 59-lot Subdivision at 3553 West Walworth Road, Town of Walworth, and County of Wayne. Property is zoned R-Residential.**

Chairperson Johnson said this is not a public hearing since this is a concept discussion. Bruce Gerber of Gerber Homes and Al LaRue, L.S. of McMahon LaRue Associates, P.C. representing Gerber Homes came forward to speak before the Board. Mr. LaRue said he is proposing a cluster development on this 33-acre parcel in which 11 acres will be open space. Mr. LaRue said the lots are on sewer and water, and there will be 3 cul-de-sacs. Mr. LaRue said this will require a quite a bit of fill which will come from on-site surplus. Mr. LaRue said the minimum lot size will be 10,000 square feet and the minimum lot width is 78 feet.

Chairperson Johnson said there has been problems with water pressure and drainage at this site and this will need to be addressed. Mr. LaRue said they will loop the water main. Mr. Landry asked what type of homes they are building. Mr. Gerber said they plan to build ranches and 2-story homes with estimated price being in the \$300,000 range. Ms. Leasure asked if the open space will be forever wild. Mr. LaRue said it would stay as it is. Mr. LaRue said they are not proposing sidewalks since there are no sidewalks in the existing development. Mr. Paap asked what the square footage will be for these homes. Mr. Gerber said they will be approximately 1,800 to 2,000 square feet.

Mr. Landry asked if they would have streetlights. Mr. LaRue said there will not be lighting since there is none in the development. Mr. LaRue said a traffic analysis will be done. Mr. Villanova asked if the Walworth Highway Superintendent has been contacted about snow removal within the cul-de-sacs and will fire trucks have any trouble with access in this development.

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

Mr. Pettee said the grading is challenging, there will need to be significant earthwork, and the grades do not lend themselves to connect the 3 proposed cul-de-sacs. Mr. Pettee said the slope right behind the back of some of the houses leaves no yard space. Mr. LaRue said he typically comes out at a 2-4% grade then drops off. Mr. Pettee said a shorter road and less homes could result in less need for grading and fill. Mr. Pettee asked what the soils are like on the property. Mr. LaRue said only the topsoil has been tested. Mr. Pettee said he would want to see a geotechnical report on the soil suitability.

Mr. Pettee said this project will need to go through the environmental review process and the Planning Board will evaluate the proposed project in relation to the environment, community character, the capacity of the surrounding infrastructure to accommodate these new homes, potential impacts to wetlands or streams, and the public will have the opportunity to look at the plans and comment on the project. Mr. Pettee said the applicant should look at Walworth Town Code Chapter 151 with the subdivision regulations. Chairperson Johnson said the engineer can work with the engineer for the town and file a formal subdivision application to come before the Board for a public hearing.

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 7:41 PM.

Respectfully Submitted,

Barbara Goulette, Clerk