

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, and Christopher Paap. Also present were Norm Druschel, Building Inspector; Phil Williamson, Code Enforcement Officer; and Wesley Pettee, Engineer for the Town (LaBella Engineering). Dennis Landry, Planning Board member, was not present. 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 October 12, 2021. Ms. Leasure made a motion, seconded by Mr. Villanova, to accept the minutes of the October meeting. All members were in favor. Motion carried.

Chairperson Johnson addressed the first item on the agenda:

- 1. 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)**

Chairperson Johnson said there was no additional paperwork submitted on this application at this time so it will be postponed until Mr. Verschage submits the paperwork requested by the Planning Board at the October meeting.

Chairperson Johnson addressed the second item on the agenda:

- 2. Concept discussion by Lori Woods for dog agility training in the pole barn at 4007 West Walworth Road, Town of Walworth, and County of Wayne. Property is zoned Hamlet.**

Lori Woods of 4007 West Walworth Road came forward to speak before the Board. Ms. Woods said she is planning to have a 40' x 100' pole barn built on her property and would like to run a business. Ms. Woods said she had a survey done by Michael Greene of Greene Land Surveying, PLLC with the location of the proposed pole barn.

Chairperson Johnson asked how big the property is. Ms. Woods said it is 2 acres and provided the survey to the Board. Ms. Woods said there will be off-street parking, and the chicken building and lean-to will be removed. Ms. Woods said the pole barn will be heated, air-conditioned, and insulated. Chairperson Johnson asked if this will be dog agility training. Ms. Woods said she does dog obedience and agility training. Mr. Paap asked if there will be dog boarding at the facility. Ms. Woods said she will not have a boarding kennel. Mr. Villanova asked what the hours of operation will be. Ms. Woods said the proposed hours would be from about 6:00PM until 8:00PM. Ms. Woods said she plans to rent the building during the day from about 10:00AM until 6:00PM to train 1 or 2 dogs at a time. Mr. Paap asked if there will be lighting on the building and in the parking area. Ms. Woods said she plans on having motion detecting lights.

Chairperson Johnson said under Town Code 180-9 (D) states: Use not specifically permitted is prohibited. All uses not specifically permitted in a district or permitted after obtaining a special use permit shall be deemed prohibited. Mr. Williamson said the Planning Board would need to write a letter to the Town Board stating their recommendation if they determine that this is comparable to what is allowed in the Town Code. Mr. Williamson said the Town Board then decides if this can be done under a special use permit. Mr. Williamson said the Planning Board could grant a special use permit if the Town Board approves the Planning Board's recommendation, and Ms. Woods would need to provide a site plan to the Planning Board. Chairperson Johnson said the Planning Board will need a detailed drawing to give to the Town Board with their letter of recommendation. Mr. Williamson said the Planning Board would need to consider the applicant's proposal to rent the facility before they grant the special use permit since that is not allowed under Town Code.

Ms. Leasure asked Ms. Woods if she will proceed with building the pole barn whether or not she gets approval for agility training. Ms. Woods said she will proceed and use the barn to train her own dogs privately. Ms. Leasure asked if the applicant spoke with the neighbor about this proposal. Ms. Woods said there is some previous contention with her neighbor, but she did inform the neighbor that she will put up a privacy fence.

Chairperson Johnson said the Board's recommendation is for Ms. Woods to submit a request with a detailed drawing and any supporting documentation for a special use permit and then the Planning Board can write a letter to the Town Board. Mr. Druschel said the engineered drawing needs to have the off-street parking plotted.

Chairperson Johnson asked if there were any more comments from the Board. The Board members had no issue with the concept and agreed that consideration will be given to make the recommendation to the Town Board for their review.

Chairperson Johnson addressed the third item on the agenda:

**3. Concept discussion by Kevin Hiscock of 5007 Lincoln Rd for Subdivision at 4987 Lincoln Road, Town of Walworth, and County of Wayne. Property is zoned Hamlet.**

Kyle Hiscock of 5007 Lincoln Road came forward to speak before the Board. Mr. Hiscock said there is an error on the agenda, and his name is Kyle not Kevin. Mr. Hiscock said he is the new owner of 5007 Lincoln Road and plans to obtain an approximately 160' x 71' portion of the land at 4987 Lincoln from Scott Davies to add to the back of his property. Mr. Paap asked Mr. Hiscock if he plans on developing or building on this property. Mr. Hiscock said he has no immediate plans. Chairperson Johnson said Mr. Hiscock will need to submit an application and engineered drawing to the Planning Board.

Chairperson Johnson addressed the fourth item on the agenda:

**4. Concept discussion by Steven Bippes for a small lawn mower business at 4520 Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1.**

Chairperson Johnson said this application has been withdrawn.

**Other Business: 2022 Planning Board Calendar**

Chairperson Johnson made the recommendation to accept the Planning Board calendar as printed. 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. Villanova, to accept the calendar as printed. All members were in favor.

Chairperson Johnson said next month will be his last meeting as the Planning Board Chairperson since he won the election for the Town Board and will start in January.

Chairperson Johnson asked if there was any other business to come before the Board. No more issues were brought forward. Chairperson Johnson adjourned the meeting at 7:28 PM.

Respectfully Submitted,

Barbara Goulette, Clerk