

Chairperson Landry called the regular meeting of the Planning Board to order at 7:00PM. Members present were Chairperson Landry, Lou Villanova, Patricia Marini, and Christopher Paap. Also present were Norm Druschel, Building Inspector; Phil Williamson, Code Enforcement Officer; and Wesley Pettee, Engineer for the Town (LaBella Engineering). Elaine Leasure, 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 Landry asked the Board if there were any corrections that needed to be made regarding the minutes of December 13, 2021. Mr. Villanova made a motion, seconded by Mr. Paap, to accept the minutes of the December meeting. Ms. Marini abstained since she was not present at the December meeting. All other members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

1. Application of Daniel Kummerow of 121 Beverly Drive, Rochester, NY 14625 for Final Approval for a Subdivision and Site Plan for the property located at 304 Whitney Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Mr. Paap made a motion, seconded by Mr. Villanova, to open the public hearing. Chairperson Landry opened the public hearing at 7:02PM.

Chairperson Landry said that Don Lewis of D.H. Lewis Engineering PLLC, the applicant's engineer, and Daniel Kummerow could not come before the Board. Chairperson Landry asked if there were any comments from Wesley Pettee, Engineer for the Town. Mr. Pettee said he provided a comment letter dated December 13, 2021.

December 13, 2021

Mr. Rick Johnson, Planning Board Chair

Planning Board Members

Town of Walworth

3600 Lorraine Drive

Walworth, NY 14568

RE: Kummerow Subdivision, Lot 8

LaBella Project No. 212141.149

Dear Mr. Johnson and Planning Board Members: LaBella Associates has reviewed the proposed subdivision to create a 1-acre lot on the south side of Whitney Road in the RR-1 Zoning District. The plan was drawn by D.H. Lewis Engineering and is dated 11/3/21. We offer the following summary of our findings and observations for your consideration.

1. County Referral. We note that the parent parcel (Tax Map No. 61116-00-115754) appears to be within 500-feet of the municipal boundary. Our understanding is that this proximity would trigger the need to refer the application to the Wayne County Planning Board pursuant to GML, Section 239-n.

2. Potential Realty Subdivision. We ask that the Applicant verify whether this subdivision needs Realty Subdivision approval per the NYS Department of Health. Our understanding is that a Realty Subdivision is a subdivision into five (5) or more lots, each comprising of five (5) acres or less within any three (3) year period.

3. Silt Fence Callout. The design professional may want to adjust the leader arrow for the "Proposed Silt Fence", as it appears to be pointing to the limit of disturbance.

4. Septic. We generally defer septic system comments to the Town of Walworth, but we note that the leach field appears to have a diversion swale and grading so as to avoid or minimize the amount of surface water that would flow over the area.

5. Finished Grade Septic Lateral Invert. We note that the proposed finished grade is called out on Sheet 1 as being 504.5', and the Lateral invert at the house is called out as 504.5. We ask the applicant to confirm the lateral and septic tank inverts.

6. Stone Check Dam. We ask the design professional to clarify whether the proposed stone check dams are temporary features or permanent features.

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

cc (via e-mail): Norm Druschel, Building Inspector, Town of Walworth

Phil Williamson, Code Enforcement Officer, Town of Walworth

Barbara Goulette, Clerk, Town of Walworth

Donald H. Lewis, Jr. PE, DH Lewis Engineering PLLC

Mr. Pettee said he understands after speaking with the design engineer that this is not a realty subdivision. Mr. Pettee stated the minor technical issues can be changed before the mylar is submitted for signature.

Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Mr. Paap made a motion, seconded by Mr. Villanova, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:03PM. Chairperson Landry said this application was referred to the Wayne County Planning Board for their review on December 14, 2021 and their next meeting is scheduled for January 26, 2022. Chairperson Landry said according to municipal law § 180-48 C: Referral to County Planning Board. Failure of County Planning Board to report within 30 days; effect. If the County Planning Board fails to report within such period of 30 days or such longer period as may have been agreed upon by it and the Board of Appeals, the Board of Appeals may act without such report.

Christopher Paap made a motion, seconded by Lou Villanova, to accept final approval for the Kummerow Subdivision and Site Plan.

Roll Vote:	Chairperson Landry	Aye
	Lou Villanova	Aye
	Christopher Paap	Aye
	Patricia Marini	Aye

Motion carried.

Chairperson Landry addressed the second item on the agenda:

2. Application of JCW Land Surveying of 2449 Magog Road, Palmyra, NY for Preliminary Approval for a 2-lot Subdivision for the properties located at 3742 Walworth-Ontario Road and 2275 Walworth-Marion Road, Town of Walworth, and County of Wayne. Property is zoned Business. (Public Hearing)

Ms. Marini made a motion, seconded by Mr. Paap, to open the public hearing. Chairperson Landry opened the public hearing at 7:06PM.

Chairperson Landry asked if there were any comments from Wesley Pettee, Engineer for the Town. Mr. Pettee said he would like to have the applicant present the application. Jamie C. Wolcott PLS of JCW Land Surveying, PLLC representing Joseph Englert came forward to speak before the Board. Mr. Wolcott said Mr. Englert would like to re-subdivide his properties by moving the east line of lot 3, 3742 Walworth-Ontario Road, easterly about 30 feet.

Chairperson Landry asked if Mr. Englert had any plans for the land. Mr. Wolcott said there are no plans at this time. Chairperson Landry asked if there were any more comments from the Board. There were no issues brought forward. Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Mr. Paap made a motion, seconded by Ms. Marini, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:08PM.

Patricia Marini made a motion, seconded by Lou Villanova, to accept preliminary approval for the Joseph Englert Subdivision.

Roll Vote:	Chairperson Landry	Aye
	Lou Villanova	Aye
	Christopher Paap	Aye
	Patricia Marini	Aye

Motion carried.

Chairperson Landry said this application will be referred to the Wayne County Planning Board for their review.

Chairperson Landry addressed the third item on the agenda:

3. Application of Carlyle Darron of 2141 Sherburne Road for Preliminary Approval for a 2-lot Subdivision for the property at 3615 Baker Road, Town of Walworth, County of Wayne. Property is zoned PD-Planned Development. (Public Hearing)

Mr. Villanova made a motion, seconded by Mr. Paap, to open the public hearing. Chairperson Landry opened the public hearing at 7:09PM.

Mike Greene of Greene Land Surveying, PLLC representing Carlyle Darron came forward to speak before the Board. Mr. Greene said the applicant proposes to create a single-family building site which consists of about 1.5 acres. Mr. Greene said preliminary soil tests have been done.

Chairperson Landry asked if there were any comments from Wesley Pettee, Engineer for the Town. Mr. Pettee said that the parcel is within 500 feet of New York State Route 441 so this application will need to go to the Wayne County Planning Board for their review. Mr. Pettee said the property is not within the sewer district and no deep hole or perc tests were provided by the applicant, and the Town may require them to show that the lot is developable. Mr. Greene said this is strictly a subdivision plan, not a site plan. Mr. Druschel said once he witnesses a deep hole and perc test, a site plan and septic system would be designed and submitted.

Chairperson Landry asked if there were any comments from the public. There were no issues brought forward. Chairperson Landry asked if there were any more comments from the Board. There were no issues brought forward. Mr. Villanova made a motion, seconded by Mr. Paap, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:13PM.

Christopher Paap made a motion, seconded by Patricia Marini, to accept preliminary approval for the Carlyle Darron Subdivision.

Roll Vote:	Chairperson Landry	Aye
	Lou Villanova	Aye
	Christopher Paap	Aye
	Patricia Marini	Aye

Motion carried.

Chairperson Landry said this application will be referred to the Wayne County Planning Board for their review.

Chairperson Landry addressed the fourth item on the agenda:

4. Modification of Subdivision of Lehrwood Estates, Mildahn Road, Town of Walworth, and County of Wayne. Property is zoned R- Residential. (Public Hearing)

Ms. Marini made a motion, seconded by Mr. Villanova, to open the public hearing. Chairperson Landry opened the public hearing at 7:16PM.

Blago Gorevski of Ryan Homes representing Bruce Howlett of Lehrwood Estates LLC came forward to speak before the Board. Mr. Gorveski said they are seeking an adjustment to the side setback requirement on properties in the Lehrwood Estates community. Mr. Gorveski said the current side setbacks have been set at 15 feet and 7.5 feet on either side. Mr. Gorveski said the current side setback requirement is prohibiting them from building single story homes which are 50 feet wide, and some of the lots can only fit a 47-foot-wide product. The request ranges from a 3.5-foot adjustment up to 5.5-foot adjustment.

Chairperson Landry asked if there were any comments from Wesley Pettee, Engineer for the Town. Mr. Pettee said this project was previously reviewed by the Planning Board under a cluster subdivision statute under Town Law and that process allowed the applicant to create the setback requirement. Mr. Pettee said he is not sure the Planning Board has the ability to modify the setbacks on a case-by-case basis for particular lots. Mr. Pettee said some of the setbacks are fine, but some others are shrinking the side yard to a degree that it warrants some additional scrutiny for health, fire, and safety purposes, and to evaluate the side lot utilities. Mr. Pettee said he recommends seeking guidance from the Town Attorney as to the process since a variance normally involves the Zoning Board of Appeals. Mr. Pettee said a subdivision plat map would be helpful so the Planning Board has something to act on and sign, and it can be submitted to the County.

Chairperson Landry asked if there were any comments from Mr. Druschel or Mr. Williamson. Mr. Williamson said without a map specifically identifying the lots and requested setback adjustments, the Zoning Board would not here this application because they would have nothing to base their judgement on. Mr. Williamson said the Planning Board would need a map with dimensions to move on this application.

Mr. Gorveski said the original map submitted for this application identifies the lots to receive an adjustment with the adjustment, but he can put something together that shows it on a plat map.

Chairperson Landry asked if there were any more comments from the Board. Mr. Villanova said the Board should wait for a map before a decision can be made. Chairperson Landry stated he would like to see a map and to have the Attorney for the Town look at this application to see if it needs to go before the Zoning Board. Mr. Gorveski said they will come back to the Planning Board with more detailed information. Mr. Pettee said he can follow up with the Attorney for the Town to verify what needs to be on the map and then contact the applicant.

Chairperson Landry asked if there were any comments from the public. There were no issues brought forward. Mr. Villanova made a motion, seconded by Mr. Paap, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:23PM.

Chairperson Landry addressed the fifth item on the agenda:

5. Application of Gerber Homes of 1260 Ridge Road, Ontario, NY 14519 for Preliminary and Final approval of a 59-lot Subdivision at 3553 West Walworth Road, Town of Walworth, and County of Wayne. Property is zoned R-Residential. (Public Hearing)

Ms. Marini made a motion, seconded by Mr. Paap, to open the public hearing. Chairperson Landry opened the public hearing at 7:23PM.

Alfred LaRue, L.S. of McMahon LaRue Associates, P.C., representing Gerber Homes came forward to speak before the Board. Gregory McMahon, John Graziose, and Bruce Gerber were also present to speak before the Board. Mr. LaRue said the parcel to be developed is 34.4 acres and they will only disturb 20 acres. Mr. LaRue said he received comments from Wesley Pettee, Engineer for the Town:

January 7, 2022

Mr. Dennis Landry, Planning Board Chair

Planning Board Members

Town of Walworth

3600 Lorraine Drive

Walworth, NY 14568

RE: Rolford Heights Subdivision, Phases 5 & 6

LaBella Project No. 212141.152

Dear Mr. Landry and Planning Board Members:

LaBella Associates has reviewed the proposed Rolford Heights, Section 5 & 6 subdivision application dated December 17, 2021. We offer the following summary of our preliminary findings and preliminary observations, which we would be happy to discuss in more detail at your upcoming Planning Board meeting. We have also attached preliminary comments from the Town's Building Inspector at the end of this letter.

Although we have reviewed and commented below on the materials submitted for what we understand to be a preliminary subdivision application, LaBella finds that the application seems to be incomplete for a number of reasons. The Walworth Town Code is somewhat vague in terms of what would constitute a complete application; however, we suggest that the following items be submitted for the application to be considered complete:

Long Environmental Assessment Form. Although the applicant submitted a Short EAF, the Town will need to request a Long Environmental Assessment Form (Long EAF) from the applicant, as the application appears to be a Type I Action pursuant to the SEQRA regulations. Section 617.4 (Type I Actions), paragraph b (8) of the SEQRA regulations indicates the following: *any Unlisted action that includes a nonagricultural use occurring wholly or partially within an agricultural district (certified pursuant to Agriculture and Markets Law, article 25-AA, sections 303 and 304) and exceeds 25 percent of any threshold established in this section.* We also note that Section 617.4 (Type I Actions) paragraph b (5) of the SEQRA regulations states: *construction of new residential units that meet or exceed the following thresholds: iii. in a city, town or village having a population of 150,000 persons or less, 200 units to be connected (at the commencement of*

habitation) to existing community or public water and sewerage systems including sewage treatment works. Although the project does not propose more than 200 residential units, the project parcel is within the Ag District, so the 200-unit threshold is lowered to 50 units (25% of 200 units). We understand that the proposed 59 units will connect to existing public water and sewer.

☐ **Engineer's Report.** An engineer's report would offer background and supporting information that describes the project in detail, current conditions and methodology for the proposed design. Information within the report would convey necessary details about topics such as water supply, sanitary sewer, site access, traffic or pedestrian circulation, stormwater management, erosion and sediment control, aesthetics and neighborhood compatibility, historic and archaeological resources, natural resources, wetlands, lighting, etc. These types of details are generally required in a project submission in order to assess project impacts under the State Environmental Quality Review Act (SEQRA). Our understanding is that no action can be taken on the preliminary subdivision until the SEQRA process is complete.

☐ **Geotechnical Report or Analysis.** During the concept discussion at the October 12, 2021 Planning Board meeting, LaBella suggested that the applicant provide a geotechnical assessment or report with the preliminary subdivision application. A geotechnical assessment would help document whether existing soils and potential presence of fill material in certain locations would support the proposed development, or what safeguards should be implemented for areas of cut and fill. There are areas that would require significant filling, cutting, and the proposed steep slopes should be carefully assessed. We suggest the Planning Board require the submission of such geotechnical assessment.

☐ **Easements.** The preliminary subdivision plat needs to depict easements required for utilities located outside the right-of-way, and for utilities located near the edge of the right-of-way to allow for future access. Bearings and distances should also be provided.

☐ **Erosion and Sediment Control Plan.** This plan sheet was not part of the plan set provided to LaBella for Review.

☐ **Lateral Plan.** This plan sheet was not part of the plan set provided to LaBella for Review.

☐ **Detail Sheets.** Detail sheets were not provided within the plan set referred to LaBella for review.

1. Subdivision Plat

a. We note that Section 2.8.3.4 of the Town's Design Guidelines and Specifications indicates *"Streets with no outlet shall not exceed one thousand feet (1,000 feet) in length, shall contain no more than twenty five (25) residential lots and shall have adequate turnaround for fire and emergency vehicles. Designs not meeting this criteria will be considered at the discretion of the Planning Board provided adequate measures are provided to mitigate safety concerns (such as a wider street)."*

i. We note that View Pointe Drive already exceed this 1,000-foot limitation, as we estimate the dead-end road to be approximately 1,200 linear feet. Further extension of this road does not appear to be consistent with the Town's standard. There appears to be 19-homes on this section of road.

ii. Road A is depicted to be in excess of 1,000 linear feet (1,300-feet), and would also appear to have more than the maximum number of homes to be allowed on a dead-end street (29 on Road A alone). Given that there are already 19 homes on View Pointe Drive, we suggest the Town's Code Enforcement Officer provide a determination as to whether more than 6 new lots would be allowed given the cited standard, above.

iii. We suggest the local fire service professional provide their opinion on the project that seeks to exceed the above cited standard.

b. On multiple plan sheets, the stormwater note indicates *"Reports are to be provided to the Town of Penfield"* please revise, as necessary.

c. In accordance to the Town of Walworth Design Manual, pavement width shall be a minimum of 11-feet (22-foot width for two lanes). Currently the site plan indicates 10- feet (20-foot pavement width).

d. For clarity, we suggest showing all dimensions regarding the road on the site plan.

e. Our understanding is that the Town of Walworth will not accept open space that is offered for dedication. Given this position of the Town, the applicant will likely need to establish an HOA or provide another form of preservation of open space. This open space also includes the stormwater management facility.

2. Grading Plan.

a. The grading behind Lots 500 – 506 is upwards of 33%. These grades will make the backyards unusable for typical lawn care, recreation (swing sets, trampolines, pools sandboxes, etc.), gardening and patios. Other lots within the proposed development have similar characteristics calling into question whether the proposed lots lend themselves to being viable home sites. The Planning Board should consider whether the extent of the proposed development fits the character of the existing landscape.

b. We call the Planning Board's attention to Section 151-10, Paragraph A(5) of the Walworth Town Code, which states: *Vertical alignment (grades) of streets shall conform, in general, to the existing terrain, but consideration will be given to minimum and maximum grades for drainage, safety, traffic and other factors.* While some of the proposed roads seem to generally conform to existing grades, the extension of View Pointe Drive, may not adhere to this standard.

c. We suggest that grading of the stormwater pond be removed from the area of the existing sanitary sewer easement at the northeast corner of the site.

d. We ask the applicant's design professional to depict grading that would allow for equipment to access the proposed stormwater pond for future maintenance purposes.

e. Please clarify the height of the proposed retaining wall on Lots 600, and provide Top of Wall and Bottom of Wall elevations.

f. In some areas of the site there will be 15-feet of cut and fill. Where does the applicant intend to store the excess material during construction? Please outline where stockpiles will be located during construction. Please provide a cut and fill table on the plans.

g. We ask the applicant's design professional consider more aggressive swales near lots 605, 606, and 607 to prevent flooding of yards.

h. We ask the applicant to provide K values for pavement vertical curves.

i. While there does not seem to be a limitation that would prohibit an 8% slope for the cul-de-sac area on Road A, this seems to be an area we would suggest the local emergency service providers provide comment on the slope. Additional testimony could clarify whether the proposed slope is practical or the whether slope will make it difficult for large vehicles to turnaround.

3. Sanitary Sewer.

a. LaBella requests that the plan set include profiles for all sections of utilities. There is no profile of the utilities between San MH #13 & SMH #11. The profile between SMH #19 and SMH #1 is also not on the plans.

b. We ask the applicant to provide sanitary sewer velocity calculations. Per 10 States Standards, where velocities exceed 10 feet per second, special provisions shall be made to avoid scour and to protect against displacement.

c. In accordance with 10 States Standards, sewers on or over 20% slope shall be secured with concrete anchors. The maximum center to center spacing of the anchors is 36 feet. Please indicate on the plans where these shall be placed and provide a detail.

d. Provide sanitary system capacity and sizing calculations for review.

e. Provide easement dimensions and descriptions.

f. Suggest editing sanitary pipe label style to remove unnecessary % symbols.

g. The applicant's design professional may want to consider adjusting sanitary sewer alignment between San MH #4 and San MH #17 to avoid going directly underneath the roadside inlets and piping. Additionally, additional consideration should be given to the location of San MH #3 if there is a need to move away from the proposed stormwater pond grading.

h. Provide sanitary lateral & cleanout locations on the plans.

i. Provide water tight manhole cover for San MH numbers 3, 13, 19, 19 24, 27, and 28 to avoid stormwater infiltration.

j. The applicant may want to add a manhole table for clarity.

k. Provide standard sanitary details (manhole, sanitary trench, connection to existing manhole, sanitary lateral).

l. After installation all sanitary sewer piping and manhole shall be tested in accordance to code requirements.

4. Stormwater Utility.

a. Provide design calculations for review.

b. Provide standard storm details (catch basin, storm manhole, storm trench, storm lateral, etc.).

c. Provide location of laterals and sump pump piping, as appropriate.

d. Provide storm detention detail.

e. Provide equipment access to service the storm detention area.

f. Provide stone dam and emergency spillway detail.

g. We recommend putting a structure table on the plans for clarity.

h. Provide length, size, material and inverts for all storm piping.

i. Label and provide rim and connecting pipe inverts for catch basins.

j. Storm MH - Z is shown discharging to a catch basin. Please confirm the existing catch basin has enough space to retain both pipes.

k. After installation all storm piping and structures shall be tested in accordance to code requirements.

5. Water

a. Provide all standard water details.

b. Add note stating that the water main must be a minimum of 5.5' below the proposed grade.

c. Coordinate with the Wayne County water authority regarding permits and authorization.

d. We understand that the Wayne County Water Authority is currently reviewing the proposed plan and further comment may be forthcoming.

Thank you for the opportunity to review the project on your behalf. We would like to reiterate that a more complete review of preliminary plans will need to be completed when a complete application is submitted. We would be happy to assist with further review. Please feel free to call us if you have any questions.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

Wesley A. Pettee, AICP

Senior Planner

Attachment

cc (via e-mail): Norm Druschel, Building Inspector, Town of Walworth

Phil Williamson, Code Enforcement Officer, Town of Walworth

Barbara Goulette, Clerk, Town of Walworth

Donald Young, Esq. Town Attorney

Greg McMahan, McMahan LaRue Associates, P.C.

Al LaRue, McMahan LaRue Associates, P.C.

TOWN OF WALWORTH

BUILDING DEPARTMENT

3600 Lorraine Drive

Walworth, New York 14568

Phone: (315) 986-1400

Fax: (315) 986-1440

Norm Druschel

Building Inspector

Rolford Heights Review Comments

Phil Williamson

Code Enforcement Officer

1) Fireman do not like the hydrants at the back of cul-de-sac, move to the entrance of the cul-de-sac.

2) We have 3 dead end water lines, water pressure and volume is a problem for existing home owners.

3) At the end of the turnaround at View Pointe Drive, all kinds of stuff was buried there. Assessment of material needs to be made and potential removal of debris.

4) Sanitary lines are at 20 % grade, solids can be left behind. Increase the depth of the manhole with inside drops.

- 5) Between 227 + 226 of section 2 of Rolford Heights there is a sanitary manhole in the back yard that was supposed to be for future development on top of the hill.
- 6) Are there going to be storm laterals?
- 7) Rob wants Gerber to know that they have to participate in the Dewberry pump station up grade.
- 8) Lots on the North side of Highfield Drive that back up to the hill have drainage issues that water from the hill runs down and forms ice sheets on the road. Most likely the yards are going to be grass and not over-grown vegetation which may create a problem. From lot 725 to the east.
- 9) Areas where sanitary and storm system are on the same side, no easements are shown. We need 20 ft width for work on sewer lines, which may go inside our right of way.
- 10) No detail sheet to check if they meet Town design standards.
- 11) No water / sewer laterals shown.
- 12) Sheet # 4 at bottom, Stormwater: reports to "Town of Penfield".
- 13) Pond says private, who maintains the pond after the project is complete?
- 14) No detail of the construction of the pond.
- 15) What impact of the construction of the pond with the existing sanitary sewer?
- 16) Open space - who is going to own it?
- 17) Compaction tests on pads where fill is going, Lots 500 – 505.

Plans seem to be very scarce on detail.

Norman Druschel
Building Inspector
Town of Walworth

Mr. LaRue said he responded to the comments:

Town of Walworth
3600 Lorraine Drive
Walworth, New York
Attn: Dennis Landry, Planning Board Chair
Norman Druschel, Building Inspector

January 10, 2022

Re: Rolford Heights Subdivision Section 5 and 6
Town of Walworth
Wayne County

Dear Mr. Landry, Planning Board Members and Mr. Druschel,

We are in receipt of the January 7th from your Town Engineer. This project is a revised preliminary design to replace the previous preliminary design that was previously approved. Since multiple sections have been previously approved and built, the Town must have approved the preliminary overall design for this subdivision. As such, we respond as follows to the comments received.

LONG ENVIRONMENTAL ASSESSMENT FORM

We submitted the Short Form since it was a checklist item and to update the board on changes since the previous preliminary plan was approved.

Other items listed would have been addressed with the original SEQRA resolution done as part of the original preliminary design phase.

ENGINEERS REPORT

The purpose of the plans submitted was to amend the previously approved preliminary overall plans. The items listed would have been addressed in the original preliminary SEQR approval including methodology, for the design, water supply, sewer capacity, vehicle and pedestrian traffic, archeological, wetlands etc.

GEOTECHNICAL REPORT AND ANALYSIS

We will be providing a Geotechnical report for each final plan phase and this information will be included in our Final Phase Engineers Report.

EASEMENTS

We will be providing all necessary easements with final plans. We will show the final location of any easements as well as easement maps. Providing them with preliminary plans would be subject to change since utilities may change and therefor easements may change.

EROSION AND SEDIMENT CONTROL PLAN

We will be providing this plan or plans with as needed with final plans. Providing them with preliminary plans would be subject to change since utilities may change and therefor erosion control may change.

LATERAL PLAN

We will be providing a lateral plan with final plans. Providing them with preliminary plans would be subject to change since lots and utilities may change and therefore the laterals may change.

DETAIL SHEETS

We will be providing detail sheets with final plans. Providing them with preliminary plans would be subject to change since utilities and other aspects of the design may change and therefore the details may change.

SUBDIVISION PLAT

- a. Our project will exceed the 1000 ft street length in the Town's Design Guidelines and Specifications. We will be providing adequate measures to mitigate any safety concerns.
- b. So noted.
- c. So noted and we will change our plans accordingly.
- d. We will show the revised roadway dimensions on subsequent plans as well as the detail depicting the road cross-section.
- e. We will provide a form of preservation for the open space acceptable to the Town.

GRADING PLAN

- a. The plans submitted represents our first attempt at obtaining an earth balance. With that, we have calculated 52,000 cubic yards of excess fill material which will be used to enhance the rear grade behind the lots in question. Phase 1 has an excess of 32,000 cubic yards that will go a long way into creating quality back yards for the lots in question and will be incorporated into the final plans for Phase 1.
- b. Station 0+00 to station 1+00 has the steepest grade of 8% which then goes into a vertical curve to station 2+00. From station 2+00 to 3+00 the grade 4.3% which then goes into a couple of vertical curves ending near station 5+60. Thereafter the grade is 6.1%.
- c. We agree and will change our plans accordingly.
- d. We agree and will provide grading that will allow construction equipment to access the stormwater pond as needed for maintenance.
- e. The west end of the wall is 1' high. The angle point to the east (opposite the rear line of the house on lot 600) is 6' high. The east end of the wall is 3.54' high.
- f. Phase 1 will be lots 600 thru 618. Any excess fill material not used in Phase 1 will be stored in Phase 3, specifically lots 500 thru 505. Phase 2 will be lots 700 thru 728. Any excess fill material not used in Phase 2 will be stored in Phase 3, specifically lots 500 thru 505. Topsoil will be stored by section on lots designated by the builder.
- g. We believe our design will protect lots 605 thru 607 from flooding since our minimum grades on the swales in question are 1.5% but some are over 2%. We will show the grades as designed on the overall preliminary plan for your review.
- h. We will show the K values on the profiles for your review.
- i. Ok for discussion

SANITARY SEWER

- a. We will provide the necessary profiles as requested once the utilities are shown in their final position so as to ensure their accuracy.
- b. We shall provide the velocity calculations as well as special provisions as needed.
- c. We shall provide the necessary anchoring.
- d. We shall provide the necessary calculation for review.
- e. We shall provide the easement dimensions and descriptions once the Sanitary Sewer position has been finalized.
- f. We shall review.
- g. We shall review and revise as necessary.
- h. Once the layout is finalized, we will provide the location for the laterals and cleanouts.
- i. So noted.
- j. We shall review.
- k. We shall provide the necessary details with final design.
- l. So noted.

STORMWATER UTILITY

- a. We will provide the design calculations in the Engineers Report during final design.
- b. We will provide the necessary details in the final plan set once the design has been finalized.
- c. We shall provide the laterals and sump pump piping with final plans.
- d. We shall provide this detail with final plans for Phase 1.
- e. We shall provide this access.
- f. We shall add.
- g. We shall review.
- h. We shall provide.
- i. We shall provide.
- j. We shall review and modify or confirm as needed.
- k. So noted.

WATER

- a. We will provide the necessary details during final design.
- b. We shall add this note.
- c. We will coordinate with Wayne County Water.
- d. OK

Chairperson Landry asked if there were any comments from Wesley Pettee, Engineer for the Town. Mr. Pettee said he would like to hear some details about the plan such as how many lots, types of utilities, and the proposed phasing of the project. Mr. LaRue said there is 59 lots and 3 proposed phases. Mr. LaRue said some of the fill dirt will be used to make better back yards and some will go to the phase 3 lots. Mr. LaRue said there will be sanitary sewer, a storm water pond, and no storm laterals. Mr. LaRue said the maximum grade is 8% and there was no way to connect the roads because it would create a 10% slope. Mr. LaRue said the swales are robust with a minimum grade of 1.5% so it will drain.

Chairperson Landry asked how this will impact the water issues for the houses below the project. Mr. LaRue said they can put a cut-off swale that will take any drainage water away and down the hill so not to impact those houses. Mr. Pettee asked Mr. LaRue to provide him and the Board with some history of what and when this project was approved in the past since he is not fully aware of where the project stands and what type of extensions may have been provided on this project. Mr. Graziose said the project had preliminary approval including the SEQR and understands the approval still exists. Mr. Graziose said the preliminary approval was for 1 cul-de-sac and 1 through-road. Mr. Pettee recommended getting input from the Attorney for the Town to be sure we are coordinating with any previous approvals, expirations, and SEQR.

Mr. LaRue said they widened the road to adhere to fire code and the cul-de-sacs are all to the Town standards. Mr. Pettee said there is a section in the Town's design guidelines and specifications that streets with no outlet shall not exceed 1000 feet in length, shall contain no more than 25 residential lots, and shall have adequate turnaround for fire and emergency vehicles, and designs not meeting these criteria will be at the discretion of the Planning Board provided adequate measures are provided to mitigate safety concerns such as a wider street.

Mr. Graziose asked what the Town has done in the past in regard to the open space such as a conservation easement or the Town taking dedication since they would prefer not to create an HOA. Mr. Landry suggested the property could be split up amongst the owners of the properties.

Katherine McGuire of 417 Highfield Drive came forward to speak before the Board. Ms. McGuire said she would like to see the plan. Mr. Williamson said the plans will be available during regular business hours at the Town Hall. Ms. McGuire asked if a flora and fauna impact statement will be provided to the Board. Mr. Pettee said the SEQR contains a thorough environmental review and was said to be completed previously, so an evaluation would have been done on flora and fauna and there may not need to be an environmental review conducted. Ms. McGuire said drainage is an issue and her back yard is a pond every spring because of the water that comes off the swale from View Pointe Drive. Ms. McGuire asked if the Town would be interested in taking the land mentioned previously and said if the old growth from there came down it would be a negative impact on the drainage situation.

Anthony Valerio of 450 Highfield Drive came forward to speak before the Board. Mr. Valerio asked where the retention pond will be located, why aren't storm laterals going to be put in place, and did the Town receive anything about the effect that increased traffic will have. Mr. Pettee said the SEQR assesses the traffic impacts, so the applicant has not submitted a recent traffic study. Mr. Pettee said a long environmental impact study under SEQR was previously submitted but we do not know the conclusion at this time.

Michael Goupil of 393 Highfield Drive came forward to speak before the Board. Mr. Goupil said he is concerned about drainage since he cannot walk 20 feet in his yard without going up to his ankles in mud this time of year. Mr. Goupil said about 35 yards up the hill there is a big deep swale and there is another swale at the end of his property, and they have both eroded and failed. Mr. Goupil invited the Engineer for the Town, developer, and the Board to his home to walk the property.

Kenneth Diller of 3562 View Pointe Drive came forward to speak before the Board. Mr. Diller said he has the last house on the end of View Pointe Drive, and he has no water pressure. Mr. Diller was told that a looped water main would improve his water pressure. Mr. Diller wants to know how there is going to be enough water pressure if there are 3 cul-de-sacs. Mr. Pettee said he did not see a looped water main on the most recent plans, and the Wayne County Water Authority may be providing comments to the Board.

Kate Baranek Of 3504 View Pointe Drive came forward to speak before the Board. Ms. Baranek asked how the trucks will access the property to be developed at the end of View Pointe Drive since there a lot of children on the street, and she is concerned with the disruption to the neighborhood.

Chairperson Landry read a letter from Joseph Williams of 3530 Scenic Way who was not able to attend the Planning Board meeting. Mr. Williams concern is that there is a possibility of 120 more vehicles on Rolford Heights daily from the many homes that will be built. Mr. Williams wrote a lot of kids play in the area of the corner of Rolford and Scenic Way. Mr. Williams wrote heading east on Route 441 then turning right onto West Walworth Road is dangerous and fears a tragic accident in the future if that amount of additional traffic were to develop at the intersection. Mr. Williams wrote a major development will hurt the community and he would prefer one house per acre instead of 59 homes.

Chairperson Landry asked if there were any comments from the public. There were no more issues brought forward. Chairperson Landry asked if there were any comments from the Board. There were no more issues brought forward. Chairperson Landry said the Attorney for the Town will be consulted and the SEQR will be reviewed.

Mr. Villanova made a motion, seconded by Mr. Paap, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 8:09PM. Ms. Marini made a motion, seconded by Mr. Paap, to forward this application to the Attorney for the Town for his review. All members were in favor.

Chairperson Landry addressed the sixth item on the agenda:

6. 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 Landry asked if anyone was present to speak to this application. Nobody came forward to speak before the Board. Chairperson Landry said the Board has not received the requested plans for this application so the application will be postponed.

Chairperson Landry asked if there was any other business to come before the Board. No more issues were brought forward. Mr. Villanova made a motion, seconded by Mr. Paap, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 8:12 PM.

Respectfully Submitted,

Barbara Goulette, Clerk