April 11, 2022 Planning Board Meeting Page

Chairperson Landry called the regular meeting of the Planning Board to order at 7:00PM. Members present were Chairperson Landry, Lou Villanova, Christopher Paap, Elaine Leasure, and Patricia Marini. Also present were Norm Druschel, Building Inspector; and Phil Williamson, Code Enforcement Officer. 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 March 14, 2022. Mr. Paap made a motion, seconded by Ms. Marini, to accept the minutes of the March meeting. Elaine Leasure abstained since she was not present at the March meeting. All other members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

1. **Application of Samuel Cypressi of 4324 Ontario Center Road for Preliminary Approval for a Subdivision for the property located at 4324 Ontario Center Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Samuel Cypressi of 4324 Ontario Center Road was present but did not come forward to speak before the Board.

Chairperson Landry opened the public hearing at 7:01PM. David Wilbert of 4418 Ontario Center Road came forward to speak before the Board. Mr. Wilbert said he plans to purchase some of Mr. Cypressi’s land to act as a buffer between his farm and any new neighbor if Mr. Cypressi sells his property; and this lot will be added to his farm. Chairperson Landry asked if there were any more comments from the public. No more issues were brought forward. Ms. Leasure made a motion, seconded by Mr. Villanova, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:02PM.

Christopher Paap made a motion, seconded by Elaine Leasure, to accept final approval for the Cypressi Subdivision.

**TOWN OF WALWORTH PLANNING BOARD**

**PRELIMINARY and FINAL APPROVAL RESOLUTION**

**CYPRESSI PROPERTY LINE ADJUSTMENT, 4324 NYS ROUTE 350**

At a meeting of the Town of Walworth Planning Board held on the 11th day of April 2022, 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 Lot Line Adjustment application on or about February 28, 2022 for the property located at 4324 NYS Route 350 Tax Account parcel 63115-00-319240. The applicant, Samuel Cypressi, seeks to combine approximately 9.00-acres of their current 17.45 acres to the adjoining Tax Account parcel 63115-00-371372 which adjoins their property. This 9.00 acres will be added to existing 171.00 acres of land owned David and Diane Wilbert. The Cypressi Property Line Adjustment map was drawn by Greene Land Surveying dated March 3, 2022; and

**WHEREAS,** the Planning Board classifies this action as a Type II Action in accordance with Section 617.5 Paragraph (c)(16) of the State Environmental Quality Review Act (“SEQRA”) regulations, and said classification concludes the SEQRA process; Now, therefore,

**BE IT RESOLVED**, the Planning Board hereby issues Preliminary and Final Approval of the Cypressi Property Line Adjustment 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 11th day of April, 2022 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: 2022

(SEAL)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Town Clerk

Roll Vote: Patricia Marini Aye

Lou Villanova Aye

Chairperson Landry Aye

Elaine Leasure Aye

Christopher Paap Aye

Motion carried.

Chairperson Landry addressed the second item on the agenda:

1. **Recertification of Site Plan for the property located at 300 Plank Road. Property is zoned RR1–Rural**

**Residential 1.**

Ms. Marini made a motion, seconded by Mr. Villanova, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 7:03PM.

Daniel Bentley of 107 Rockview Terrace, Rochester, NY and property owner of 300 Plank Road, and Kevin Tung of Greene Land Surveying, PLLC came forward to speak before the Board. Mr. Bentley said the original plan was approved and signed in February 1992 and Greene Land Surveying revised it. Mr. Tung said Greene Land Surveying reconfirmed soil tests and moved the leach field to the southwest corner of the lot to a higher elevation.

Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Ms. Leasure made a motion, seconded by Ms. Marini, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:05PM.

Lou Villanova made a motion, seconded by Elaine Leasure, to accept final approval for the Recertification of Site Plan for the property located at 300 Plank Road.

Roll Vote: Patricia Marini Aye

Lou Villanova Aye

Chairperson Landry Aye

Elaine Leasure Aye

Christopher Paap Aye

Motion carried.

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 Ms. Marini, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:06PM.

Respectfully Submitted,

Barbara Goulette, Clerk