

Chairperson Landry called the regular meeting of the Planning Board to order at 7:00PM. Members present were Chairperson Landry, Christopher Paap, Patricia Marini, Lou Villanova, and Elaine Leasure. Also present were Norm Druschel, Building Inspector, Phil Williamson, Code Enforcement Officer, and Michael Simon, Engineer for the Town (LaBella Engineering).

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of June 13, 2022. Ms. Marini made a motion, seconded by Ms. Leasure, to accept the minutes of the June meeting. All members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

1. Application of Bruce Carey of 959 Penfield Road for Preliminary approval of a 2-lot subdivision at 937/959 Walworth-Penfield Road, Town of Walworth, and County of Wayne. Property is zoned B-Business. (Public Hearing)

Ms. Marini made a motion, seconded by Ms. Leasure, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 7:01PM.

Bruce Carey of 959 Penfield Road came forward to speak before the Board. Mr. Carey said the properties he is subdividing are on separate tax bills.

Chairperson Landry asked if there were any comments from the Board.

Mr. Paap asked if the asphalt will be part of the house lot. Mr. Carey said it will be on the house property, but the property is not up for sale and the people that lease the party house will have a right to it. Ms. Leasure said she sees 2 transformers for the septic. Mr. Carey said the gray water gets pumped to a tank behind the party house and then to the leech field on the house property. Mr. Simon said he wants to look into the septic plan from a legal and Health Department perspective, but he does not see a reason that the plan can not receive preliminary approval. Chairperson Landry said that this application needs to go to the Wayne County Planning Board since the property is on a county road.

Chairperson Landry asked if there were any comments from the public. No 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 7:09PM.

Mr. Paap made a motion, seconded by Ms. Marini, to accept the SEQR as written. All members were in favor.

Mr. Paap made a motion, seconded by Mr. Villanova, to accept preliminary approval for the Carey Lake Subdivision pending the approval from Michael Simon in regard to the legal and Department of Health perspective.

**TOWN OF WALWORTH
PRELIMINARY RESOLUTION
CAREY LAKE SUBDIVISION
ROUTE 441**

At a meeting of the Planning Board of the Town of Walworth held on the 11th day of July 2022, 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 action to subdivide Tax Map Number 62114-00-033615, as shown on map prepared by McMahan LaRue Associates dated June 13th, 202. Two new lots will be created, Lot 1 will be 125.4+/- acres and Lot 2 will be 4.7+/- acres , and;

WHEREAS, Planning Board has reviewed Part 1 of State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) completed by the Applicant and;

WHEREAS, the Planning Board has completed Part 2 & 3 of the EAF therefore;

BE IT RESOLVED, that the Planning Board has determined that the proposed action is an "Unlisted Action" as defined under SEQR 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 environmental impacts.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary approval for the Carey Lake Subdivision and refers the plan to the County Planning Board.

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 July 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:	Chairperson Landry	Aye
	Elaine Leasure	Aye
	Christopher Paap	Aye
	Patricia Marini	Aye
	Lou Villanova	Aye

Motion carried.

Chairperson Landry addressed the second item on the agenda:

2. Application of Samuel Cypressi of 4324 Ontario Center Road for Preliminary approval of a 4-lot subdivision at 4322 Ontario Center Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential. (Public Hearing)

Ms. Marini made a motion, seconded by Ms. Leasure, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 7:12PM.

Mike Greene of Greene Land Surveying, PLLC and John Graziose of Gerber Homes came forward to speak before the Board on behalf of Samuel Cypressi. Mr. Greene said Mr. Cypressi proposes to create 4 new lots. Mr. Greene said 20 feet will be added to the existing 40-foot right-of-way to access the lots from Route 350 and will be constructed to meet the fire rules and ordinances. Chairperson Landry asked if it will be a dedicated road to the lots. Mr. Greene said it will be a shared driveway and the State requires that the homeowners will be responsible for the maintenance and plowing. Mr. Greene said Mike Taylor of the DOT approved the driveway entrance.

Mr. Greene said they will stay out of the wetlands on the property with the proposed houses and the percolation tests have not been conducted yet.

Chairperson Landry asked if there were any more comments from the Board. No issues more were brought forward.

Mr. Simon said he met with Mike Sponable of Greene Land Surveying, PLLC and John Graziose of Gerber Homes on June 16, 2022, was told that Wayne County Water Authority was okay with this proposal, but Mr. Simon suggests that the Town receives something in writing from Wayne County Water Authority stating that they are okay with this arrangement. Mr. Graziose said that the 2 existing houses behind this parcel are not looking to be hooked up to water since they have existing wells, but the proposed 4 houses to be built on the 4 new lots would be.

Ms. Leasure made a motion, seconded by Mr. Paap, to accept the SEQR as written. All members were in favor.

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 7:23PM.

Ms. Leasure made a motion, seconded by Mr. Villanova, to accept preliminary approval for the Cypressi Subdivision.

**CYPRESSI SUBDIVISION
ROUTE 350**

At a meeting of the Planning Board of the Town of Walworth held on the 11th day of July 2022, 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 action to subdivide Tax Map Number 63115-00-208192, as shown on map prepared by Greene Land Surveying dated June 17th, 202. Four new lots will be created, Lot 1 will be 3.8+/- acres, Lot 2 will be 5.0+/- acres, Lot 3 will be 2.9+/- acres and Lot 4 will be 3.0+/- acres. Each Lot will have 10 feet of road frontage on Route 350 and there will be a common Right-of-Way for all of the new lots as well as the 2 existing Lots to the west, and;

WHEREAS, Planning Board has reviewed Part 1 of State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) completed by the Applicant and;

WHEREAS, the Planning Board has completed Part 2 & 3 of the EAF therefore;

BE IT RESOLVED, that the Planning Board has determined that the proposed action is an "Unlisted Action" as defined under SEQR 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 environmental impacts.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary approval for the Cypressi Subdivision and refers the plan to the County Planning Board.

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 July 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:	Chairperson Landry	Aye
	Elaine Leasure	Aye
	Christopher Paap	Aye
	Patricia Marini	Aye
	Lou Villanova	Aye

Motion carried.

Chairperson Landry addressed the third item on the agenda:

3. Application of Andrew Wilbert of 4381 Walworth-Ontario Road for Preliminary and Final approval at 4381 Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential. (Public Hearing)

Ms. Leasure made a motion, seconded by Mr. Villanova, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 7:25PM.

Mike Greene of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of Andrew Wilbert. Mr. Greene said that Mr. Wilbert proposes to divide off the parcel where his house is so he will have another building lot, but he plans to leave it open land for now. Mr. Greene said there is a 33-foot right-of-way easement to the existing cemetery and the cemetery is owned by the Town of Walworth.

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 7:29PM. Chairperson Landry asked if there were any comments from the Board. No issues were brought forward.

Ms. Leasure made a motion, seconded by Ms. Marini, to accept the SEQR as written. All members were in favor.

Mr. Paap made a motion, seconded by Mr. Villanova, to accept preliminary and final approval for the Wilbert Subdivision.

**TOWN OF WALWORTH
PRELIMINARY and FINAL RESOLUTION
WILBERT SUBDIVISION
WALWORTH-ONTARIO**

At a meeting of the Planning Board of the Town of Walworth held on the 11th day of July 2022, 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 action to subdivide Tax Map Number 63115-00-599255, as shown on map prepared by Greene Land Surveying dated June 3rd, 202. Two new lots will be created, Lot 1 will be 1.5+/- acres and Lot 2 will be 6.4+/- acres , and;

WHEREAS, Planning Board has reviewed Part 1 of State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) completed by the Applicant and;

WHEREAS, the Planning Board has completed Part 2 & 3 of the EAF therefore;

BE IT RESOLVED, that the Planning Board has determined that the proposed action is an “Unlisted Action” as defined under SEQR 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 environmental impacts.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary and Final approval for the Wilbert 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 11th day of July 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: Chairperson Landry Aye
Elaine Leasure Aye
Christopher Paap Aye
Patricia Marini Aye
Lou Villanova Aye

Motion carried.

Chairperson Landry asked if there was any other business to come before the Board. No issues were brought forward.

Ms. Leasure made a motion, seconded by Ms. Marini, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:29PM.

Respectfully Submitted,

Barbara Goulette, Clerk