

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; Donald Young, Attorney for the Town (Young Law of WNY); 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 July 11, 2022. Mr. Villanova made a motion, seconded by Ms. Leasure, to accept the minutes of the July 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 Final 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. Leasure said a letter was received from Wayne County Planning Board. Chairperson Landry asked the Board members if they had any comments on the letter. No issues were brought forward.

Ms. Leasure read the proposed resolution provided by Michael Simon, Engineer for the Town:

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

At a meeting of the Planning Board of the Town of Walworth held on the 8th day of August 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 completed the State Environmental Quality Review (SEQR) process and;

BE IT RESOLVED, that the Planning Board hereby grants Final approval for the Carey Lake Subdivision, subject to the following conditions:

1. Prior to receiving final signatures on the Subdivision Plat, an easement shall be filed, satisfactory to the Town, with Lot #2 (the party house parcel) as the beneficiary, such that Lot #2 retains access to and use of the "reputed septic field" (including the main and appurtenant facilities) which serves Lot #2 but is proposed to be subdivided onto Lot #1 (the "Septic Easement"). The Town does not object to termination of such Easement at a later date should Lot #2 obtain alternative sewerage services in the future (such as via public sewer).
2. The Septic Easement is intended to survive merger – in the event survival presents an issue, the Easement shall be re-filed upon transfer of ownership.
3. A summary of these conditions shall be noted on the Final Subdivision plat.

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 8th day of August 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

Elaine Leasure made a motion, seconded by Patricia Marini, to accept final approval of the Carey Lake Subdivision.

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 Final 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)

Mike Greene of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of Samuel Cypressi. Mr. Greene said a minor change has been made to one of the lots since they were before the Planning Board last month so that lot 3 could be made larger. Mr. Druschel said fire code requires that a house needs to be serviced within 600 feet of a fire hydrant therefore the West Walworth Fire Department is requesting a minimum 6-inch water main be taken to the back edge of the last lot in this subdivision since there are 2 existing houses behind these proposed lots, and the road would need to be 14 feet wide to accommodate fire apparatus. Mr. Druschel said this will need to be done when the applicant comes before the Planning Board for site plan approval.

Patricia Marini read the proposed resolution provided by Michael Simon, Engineer for the Town:

**TOWN OF WALWORTH
RESOLUTION
CYPRESSI SUBDIVISION
ROUTE 350**

At a meeting of the Planning Board of the Town of Walworth held on the 8th day of August 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 5.9+/- 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 completed the State Environmental Quality Review (SEQR) process and;

BE IT RESOLVED, that the Planning Board hereby grants Final approval for the Cypressi Subdivision on condition of future development may require extension of a water main with fire hydrant.

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 8th day of August 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

Patricia Marini made a motion, seconded by Christopher Paap, to accept final approval of the Cypressi Subdivision.

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 Lori Woods of 4007 West Walworth Road for Home Occupation-Major Category A to operate a dog training facility at 4007 West Walworth Road, Town of Walworth, and County of Wayne. Property is zoned Hamlet. (Public Hearing)

Chairperson Landry said this application needs to go to the Walworth Zoning Board since the property is under 5 acres as required by Home Occupation Major.

Chairperson Landry addressed the fourth item on the agenda:

4. Continuation of Concept discussion of Gerber Homes of 1260 Ridge Road, Ontario, NY 14519 for a 59-lot Cluster Subdivision at 3553 West Walworth Road, Town of Walworth, and County of Wayne. Property is zoned R-Residential.

Alfred LaRue, L.S. of McMahon LaRue Associates, P.C., and John Graziose of Gerber Homes came forward to speak before the Board. Chairperson Landry stated the Planning Board agrees the applicant has submitted a good plan, and we need a conventional plan before we can forward the application to the Town Board for cluster approval. Mr. Graziose said he has a brief description of the changes that have been made. Mr. Graziose said the number of lots have been decreased on the cul-de-sac from 27 to 25 and 2 lots have been eliminated on the through road to make lots larger; the proposed setbacks have been changed from 10 feet on each side to 15 feet on one side and 7.5 feet on the other; the property lines have been adjusted to include the conservation protected area, and the curve of the road was adjusted. Chairperson Landry addressed the public and said this is a concept but that next time this comes before the Planning Board meeting, there will be more detailed plans to discuss. Ms. Marini asked how long the cul-de-sac is. Mr. LaRue said it is 1,188 feet to the center. Chairperson Landry said there is a 1,000-foot limit on cul-de-sacs. Mr. Simon asked if the storm water management facility will be on a lot or will an HOA need to be formed since the Town does not want ownership.

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

Chairperson Landry addressed the fifth item on the agenda:

5. Consider deferring SEQR Lead Agency for K2 Brewery Application to Walworth Town Board.

Chairperson Landry asked if there were any comments from the Board. Ms. Leasure said she approved. No issues were brought forward.

Elaine Leasure made a motion, seconded by Lou Villanova, to accept final approval defer SEQR Lead Agency for K2 Brewery Application to Walworth Town Board. All members were in favor. Motion carried.

Chairperson Landry addressed the sixth item on the agenda:

6. Recertification of Site Plan for the property located at 1497 Route 441. Property is zoned R-Residential.

Elaine Leasure made a motion, seconded by Lou Villanova, to approve Recertification of Site Plan for the property located at 1497 Route 441.

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 more 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 7:25 PM.

Respectfully Submitted,

Barbara Goulette, Clerk

DRAFT