

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

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of November 14, 2022. Ms. Marini made a motion, seconded by Ms. Leasure, to accept the minutes of the November 14, 2022 meeting. All members were in favor. Motion carried.

Chairperson Landry addressed the item on the agenda:

**1. Concept discussion by Thomas Yale of 2121 Sherburne Road for proposed Subdivision at 3615 Baker Road, Town of Walworth, and County of Wayne. Property is zoned PD-Planned Development**

Thomas Yale of 2121 Sherburne Road came forward to speak before the Board. Mr. Yale said this property belongs to the Darron Estate, and it is approximately 40 acres. Mr. Yale said he proposes to split the property into 5 parcels, and the property currently has a cell tower that will be split into a parcel equal to the current lease which is about 2.2 acres to be sold to the company that owns the cell tower. Mr. Yale said the property below this 2.2-acre parcel is to be divided to be just over 1 acre and will be developed as a single-family residence. Mr. Yale said there will also be a 20-acre parcel, a 13-acre parcel, and a 3-acre parcel.

Chairperson Landry said he has a comment from Michael Simon, Engineer for the Town (LaBella Engineering), stating there needs to be more distance around the cell tower in case it ever fell. Mr. Druschel said the Town Code states the cell tower has to fall on its own property. Chairperson Landry said Mr. Yale will need to extend the lines out on that parcel. Mr. Yale said the leased property was the drop zone. Mr. Druschel said Carlyle Darron owned the land around the cell tower parcel, so it didn't matter on the lease. Mr. Yale said he will bring it back to Mike Greene of Greene Land Surveying, PLLC to verify the leased property includes the drop zone.

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

Christopher Paap made a motion, seconded by Lou Villanova, to approve next year's Planning Board calendar. Elaine Leasure abstained. All other members were in favor. Motion carried.

Chairperson Landry thanked Ms. Leasure for her hard work and dedication to the Planning Board and wished her best of luck in the future. Chairperson Landry also thanked Mr. Williamson and Mr. Druschel for their hard and diligent work for the Planning Board and wished them well in their future.

Ms. Leasure made a motion, seconded by Mr. Paap, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:06 PM.

Respectfully Submitted,

Barbara Goulette, Clerk