

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 October 11, 2022. Ms. Leasure made a motion, seconded by Ms. Marini, to accept the minutes of the October 11, 2022 meeting. All members were in favor. Motion carried.

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of October 17, 2022. Mr. Villanova made a motion, seconded by Ms. Leasure, to accept the minutes of the October 17, 2022 meeting. Chairperson Landry abstained since he was not present at the October 17th meeting. All other members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

1. Application of John August of Walworth Plaza LLC for approval of a Special Use Permit to operate an auto glass business at Walworth Plaza, 2140 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. 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 7:02PM.

Chairperson Landry asked if the Board members received the letter from Wayne County Planning Board submitted to the Walworth Planning Board. The Board members said they received a copy of the letter.

Ms. Marini made a motion, seconded by Ms. Leasure, to approve the Special Use Permit to operate an auto glass business at Walworth Plaza, 2140 Walworth-Penfield Road. Ms. Leasure asked if the Board agreed to place any conditions on this application. Chairperson Landry said the Board did not place any conditions on this application.

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 Mario Aquino of 3777 Boynton Road for Preliminary approval of a 5-lot Subdivision at 392 Mildahn Road, Town of Walworth, and County of Wayne. Property is zoned R-Residential. (Public Hearing)

Mr. Villanova made a motion, seconded by Mr. Paap, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 7:04PM.

Don Lewis of D.H. Lewis Engineering PLLC came forward to speak before the Board on behalf of Mario Aquino in regard to his property on Mildahn Road near the intersection of the Parkway. Mr. Lewis said the parcel is a little under 5 acres and the applicant proposes to put in 5 new residential houses, of which 3 will be on a private drive. Mr. Lewis said he met with Town Staff and the Wayne County Water Authority so he can inform Mr. Aquino of the requirements to develop the lot as far as infrastructure.

Ms. Leasure asked if the driveway on the right side goes right to the property line. Mr. Lewis said it does not since the shared driveway is 15 feet from the property line with a dedicated water main on one side and a dedicated sewer on the other. Ms. Leasure asked if there will be a homeowner association for the maintenance of the driveway. Mr. Lewis said there will be a minimus homeowner association and it needs to be brought before the State. Chairperson Landry asked if it will be a stone driveway. Mr. Lewis said it will be stone and there will be an easement to the Town. Mr. Paap asked if the Town Highway Department reviewed the curvature and incline of the driveway and is it acceptable. Chairperson Landry said the sight line is not a problem by what he observed at the location.

Chairperson Landry asked Mr. Lewis if he received notes from the Engineer for the Town. Mr. Druschel asked if Mr. Aquino knows that he needs to contribute to the pump station upgrade. Mr. Lewis said he is expecting to receive information and notes from Mike Simon of LaBella Engineering which should include the pump station requirements.

Chairperson Landry said as long as the applicant follows the Town’s recommendations, he does not see a problem with the application. Chairperson Landry asked if there were any more comments from the Board or Town Staff. No more issues were 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. Leasure, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:15pm.

Chairperson Landry addressed the third item on the agenda:

3. Application of Richard Darron of 2101 Sherburne Road for Preliminary and Final approval of a Subdivision at 2081, 2101, 2121 and 2141 Sherburne Road, Town of Walworth, and County of Wayne. Property is zoned Hamlet. (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 7:15PM.

Thomas Yale of 2121 Sherburne Road came forward to speak before the Board on behalf of Richard Darron. Mr. Yale said the application involves the properties at 2121, 2081 and 2141 Sherburne Road. Mr. Yale said the applicant proposes to take a 1.42-acre 75-foot-wide strip of land from 2141 Sherburne Road to provide future access to 2081 Sherburne Road. Mr. Yale said the applicant proposes to convey a .35-acre parcel from 2081 Sherburne Road to 2121 Sherburne Road as a realignment of the property line.

Chairperson Landry asked if there were any comments from the Board or Town Staff. No issues were brought forward. 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 7:17pm.

**TOWN OF WALWORTH
PRELIMINARY and FINAL RESOLUTION
DARRON SUBDIVISION
SHERBURNE ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 14th day of November 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 convey 0.334 acres from Parcel 1 to Parcel 2 and convey 1.423 acres from Parcel 3 to Parcel 1, as shown on map prepared by Green Land Surveying, PLLC dated October 21st, 2022 , and;

WHEREAS, the new parcel totals will be parcel 1 equaling 53± acres, Parcel 2 equaling 1.25± acres and Parcel 3 equaling 8± 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 Darron Subdivision on Sherburne Road.

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 14th day of November 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 Elaine Leasure, to accept final approval of the Darron Subdivision.

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 Mr. Villanova, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:18 PM.

Respectfully Submitted,

Barbara Goulette, Clerk