

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 Doug Flye. Also present were Norm Druschel, Building Inspector; Brett Malafeew, Code Enforcement Officer; Michael Simon, Engineer for the Town (LaBella Engineering), and Donald Young, Attorney for the Town (Young Law of WNY).

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of March 13, 2023. Ms. Marini made a motion, seconded by Mr. Villanova, to accept the minutes of the March 13, 2023 meeting. All members were in favor. Motion carried.

Chairperson Landry addressed the item on the agenda:

**1. Concept discussion by Tim Verschage of Verschage Construction LLC for a proposed plan at Beaver Creek Subdivision, Section 7, Town of Walworth, and County of Wayne. Property is zoned PD-Planned Development.**

Jeremy Kimble and Joe Ardietta of Vanguard Engineering PC came forward to speak before the Board on behalf of Tim Verschage. Mr. Kimble said the concept proposal for the project is to construct 8 multi-family residential townhome structures with a total of 33 units on a 3.5-acre parcel located at the intersection of Gananda Parkway and Eagles Roost Lane in the PD District. Mr. Kimble said the unit density would be 11 units per acre, which is lower than the maximum allowed of 14 units per acre. The townhomes will be serviced by a 650-foot-long private drive with a dead-end hammerhead to allow for fire apparatus to turn around inside the parcel, and there would be 2 perpendicular parking spots for each unit. Mr. Kimble said the project will require a water main and sewer main extension which would be dedicated. Mr. Kimble said the front, rear and side setbacks are proposed to be 25 feet and there would be a landscape buffer on the southern property line to improve screening along the property. Chairperson Landry asked what is proposed on the north side of the parcel. Mr. Kimble said they propose to coordinate their grading with the roundabout project proposed to be installed this year by the County. Mr. Kimble said for Storm Water Management they propose a combination of bio-retention and rain guard facilities to treat water quality, a storm water management pond at the northeast corner of the parcel, and the discharge will flow under Gananda Parkway through an existing 48-inch culvert that drains to lands to the north.

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

Ms. Marini asked where the 25-foot setback came from. Mr. Kimble said the 25-foot set back allows the driveway to be centered, provides the necessary parking and setback from the parking to the facility, and allows townhomes to be built on both sides of the drive. Mr. Paap asked how wide the driveway will be. Mr. Kimble said the driveway will be 25 feet to allow for 2-way traffic. Chairperson Landry asked what the distance is from the project road to Gananda Parkway. Mr. Ardietta said it is approximately 100 feet. Mr. Landry said that would be 4 car lengths, and he is concerned about 66 cars trying to exit from this driveway toward the Gananda Parkway at 7am while people are heading to work. Mr. Verschage said the previously approved plan was for a road that could be used to cut through from Eagles Roost Lane to West Walworth Road and there was a concern for safety, and this hammerhead would not be a cut through. Chairperson Landry asked Mr. Young if this project meets the Town codes. Mr. Young said our engineer told us that it meets some standards in the code, and from a PD (Planned Development) standpoint there may be provisions that we need to look at more closely. Mr. Young said it would be appropriate to have an attorney-client privilege meeting.

Doug Flye made a motion, seconded by Lou Villanova, to go into executive session for an attorney-client privilege meeting. All members were in favor. Chairperson Landry adjourned the meeting to executive session at 7:12 PM.

Christopher Paap made a motion, seconded by Doug Flye, to reconvene the regularly scheduled meeting. All members were in favor. Chairperson Landry reconvened the meeting at 7:36 PM.

Chairperson Landry said the Town staff needs more time to review the Town Code and documentation to discover whether Townhouses will be allowed. Chairperson Landry said the Town will contact the applicant when the code and documents have been reviewed. Mr. Kimble said he reviewed the comprehensive plan in regard to Planned Developments and noticed that residential housing diversity was mentioned.

Mr. Flye asked if the pictures of a townhome provided by the applicant are actual pictures of the proposed homes to be built or just a representation. Mr. Verschage said it is a townhouse he built in Ontario, NY, but it is a 3-family instead of a 4-family, and the homes in this proposal will look like the picture except longer. Mr. Villanova asked if there is any traffic control on the corner of Eagles Roost Lane and Gananda Parkway. Mr. Kimble said there will be a stop sign at the end of the private drive. Chairperson Landry said there is a stop sign at Eagles Roost Lane and Gananda Parkway. Mr. Villanova asked if there are any other handicap parking spots other than the 2 proposed spots at building H. Mr. Kimble said the 2 handicap spots are there since it is the flattest part of the site. Mr. Kimble said these are proposed to be townhouse units so

they will not be designed for accessibility. Mr. Ardietta said they will provide the parking required by the State Building Code.

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

Doug Flye made a motion, seconded by Christopher Paap, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:44 PM.

Respectfully Submitted,

Barbara Goulette, Clerk