

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

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of July 10, 2023. Mr. Flye made a motion, seconded by Mr. Villanova, to accept the minutes of the July 10, 2023 meeting. Christopher Paap and Patricia Marini abstained since they were not present at the July meeting. All other members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

1. Application of Jeff Robinson of 2873 Macedon Center Road, Palmyra, NY for approval of a Site Plan at 4489 Route 350, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

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

Don Lewis of D.H. Lewis Engineering PLLC came forward to speak before the Board on behalf of Jeff Robinson. Mr. Lewis said the Robinsons propose to put a single-family house on the 4.2-acre parcel with a driveway off of Route 350 on the north side. Mr. Lewis said the perc test was done and was good. Mr. Lewis said he received comments from Mike Simon of LaBella Engineering in a letter dated August 8, 2023.

Mr. Dennis Landry, Planning Board Chair
Planning Board Members
Town of Walworth
3600 Lorraine Drive
Walworth, NY 14568

RE: Robinson Site Plan Review
4489 NYS Rte. 350, Walworth
LaBella Project No. 212141.177

Dear Mr. Landry and Planning Board Members:

LaBella Associates has reviewed the applicant site plan submitted by D.H Lewis Engineering, PLLC, dated July 21, 2023. This application is for site plan approval.

The application is proposing to construct a new single-family residence on the parcel with Tax I.D. No-63115-00-147411 owned by Jeff and Sheilah Robinson. The existing lot is approximately 4.2 acres in size. It is Zoned RR-1 and meets the land use requirements in Section 180- RR-1 District: Single-Family Residential.

We offer the following summary of our findings and observations, and we would be happy to discuss these items in more detail at your upcoming Planning Board meeting.

- 1) The electrical service to the existing home should be included on the site plan with any area of disturbance included within the limits of disturbance.
- 2) Please provide dimensions for the proposed material thickness on the Driveway Section Detail.
- 3) The site grading shows two (2) proposed contour elevations of 494' that appear to be in error. They are located on the west side of the house and driveway area. Please correct these grades to show 493 and 492 respectively.
- 4) The proposed final grade of the house pad is 495.5'. Please show the proposed 495', 494' and 493' grading contours and the proposed slope at the southeast corner of the proposed house location.
- 5) There are two (2) inverts noted near the proposed stormwater culvert of 496' and 495.7' that appear to be in error. Please adjust these to reflect the invert elevations of the culvert.
- 6) Atlantic Avenue is shown as County Road 405. Please update the Site Plan to show this as County Road 286.

Thank you for the opportunity to review the project on your behalf. Please feel free to call us if you have any questions.

Sincerely,

LaBella Associates



Michael A. Simon, Senior Project Manager

cc (via e-mail): Barbara Goulette, Clerk, Town of Walworth
D.H Lewis Engineering, PLLC
Jeff Robinson

Mr. Lewis said the comments were addressed and he sent comments to Mike Simon of LaBella in a letter dated August 13, 2023.

Michael Simon
Senior Project Manager
LaBella Associates
300 State Street, Suite 201
Rochester, NY 14614

RE: Robinson Site Plan 4489 NYS Rte.
Site Plan Review

Mr. Simon;

I am in receipt of your comments dated August 8, 2023 regarding the aforementioned project. The following are my responses to those comments:

1. The overhead power feed to other buildings runs along the common lot line with the #4519 and are shown on the utility poles. The limit of development (LDD) is approximately 10' from these lines. The site contractor is required to call in a Dig Safe Ticket prior to commencing work and is responsible to maintain the LDD per plan.
2. The driveway section detail on the Detail Sheet showed the proposed thickness requested.
3. The contour labeling was revised.
4. The proposed grades along the southeast corner of the house drop off to provide a semi-walkout situation and allow the builder to better provide a location for the required fire access window on the south wall of the house.
5. The culvert inverts were revised.
6. The Atlantic Avenue route number was revised.

Please review the enclosed sub and site plans and contact me with any additional questions or comments.

Thank you,
Donald H. Lewis, Jr., PE
Project Engineer

Mr. Simon said that a curb cut will be needed from the DOT. Mr. Lewis said it will need a curb cut and water access from the county. Mr. Simon said this application does not need to go to the Wayne County Planning Board since it is a site plan.

Chairperson Landry asked if there were any comments from the Board and Town staff. No issues more were brought forward. Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Patricia Marini made a motion, seconded by Christopher Paap, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:05PM.

Doug Flye made a motion, seconded by Patricia Marini, to accept the SEQR. All members were in favor. Christopher Paap made a motion, seconded by Doug Flye, to accept the final approval of the Robinson Site Plan as written.

TOWN OF WALWORTH
FINAL RESOLUTION
ROBINSON SITE PLAN

At a meeting of the Planning Board of the Town of Walworth held on the 14th day of August 2023, 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 construct a new single-family residence on the parcel with Tax I.D. No-63115-00-147411 owned by Jeff and Sheilah Robinson. The existing lot is approximately 4.2 acres in size. It is Zoned RR-1 and meets the land use requirements in Section 180- RR-1 District: Single-Family Residential as show on a map prepared by D.H. Lewis Engineering PLLC dated July 21, 2023 and;

WHEREAS, the 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 Final Site Plan approval for the Robinson Site Plan located at 4489 NYS Rt. 350.

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 August 2023 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: 2023

(SEAL)

Town Clerk

Roll Vote: Chairperson Landry Aye
Doug Flye Aye
Lou Villanova Aye
Patricia Marini Aye
Christopher Paap Aye

Motion carried.

Chairperson Landry addressed the second item on the agenda:

2. Application of Helene Dill of 3590 Baker Road for approval of a 2-lot Subdivision at VL Baker Road, Town of Walworth, and County of Wayne. Property is zoned PD-Planned Development. (Public Hearing)

Patricia Marini made a motion, seconded by Dog Flye, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 7:07PM.

Helene Dill of 3590 Baker Road came forward to speak before the Board. Ms. Dill said she proposes to subdivide 3 acres from the original 13-acre parcel.

Chairperson Landry asked if there were any comments from the Board. No issues were brought forward. Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Christopher Paap made a motion,

seconded by Patricia Marini, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:08PM.

Patricia Marini made a motion, seconded by Christopher Paap, to accept the SEQR. All members were in favor. Christopher Paap made a motion, seconded by Lou Villanova, to accept the final approval of the Dill Subdivision as written.

**TOWN OF WALWORTH
FINAL RESOLUTION
DILL SUBDIVISION PLAN
BAKER ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 14th day of August 2023, 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 I.D. No-62114-00-509231 owned by Helene Dill as shown on a map prepared by Green Land Surveying dated July 19, 2023. The existing lot is approximately 13.5 acres in size and is proposed to be subdivided into 2 parcels, Lot R5-A will be approximately 10.5 acres and Lot R5-B will be approximately 3.0 acres and;

WHEREAS, the 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 Final Subdivision Plan approval for the Dill Subdivision Plan located on Baker 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 August 2023 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: 2023

(SEAL)

Town Clerk

Roll Vote: Chairperson Landry Aye
Doug Flye Aye
Lou Villanova Aye
Patricia Marini Aye
Christopher Paap Aye

Motion carried.

Chairperson Landry addressed the third item on the agenda:

3. Application of Todd & Laurie Packer of 2428 Smith Hill Road for approval of a 2-lot Subdivision and Site Plan at 2420 Smith Hill Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Patricia Marini made a motion, seconded by Doug Flye, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 7:09PM.

Mike Greene of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of Todd and Laurie Packer. Mr. Greene said 2 lots of about 3 acres will be subdivided from the original lot of about 31 acres, a triangle parcel will be subdivided from the adjacent lot, and they will maintain the 100-foot strip on the east side of the property going back to the remaining balance of the property. Mr. Greene said the 1/2 acre pond is existing on the property.

Chairperson Landry asked if there were any comments from the Board. No issues were brought forward. Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Doug Flye made a motion, seconded by Lou Villanova, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:17PM.

Christopher Paap made a motion, seconded by Doug Flye, to accept the SEQR. All members were in favor. Doug Flye made a motion, seconded by Christopher Paap, to accept the final approval of the Packer Subdivision and Site Plan as written.

**TOWN OF WALWORTH
FINAL RESOLUTION
PACKER SUBDIVISION and SITE PLAN
4220 SMITH HILL ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 14th day of August 2023, 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 and combine portions of three (3) parcels with Tax I.D. No's-61115-00-884654, 61115-00-898743 and 61115-00-847714 and to construct a new single-family residence on a newly created 3.238-acre parcel designated as Lot 1-C as show on a maps prepared Greene Land Surveying dated July 21, 2023 (Subdivision Plan) and July 17, 2023 (Site Plan) and;

WHEREAS, the 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 Final Subdivision and Site Plan approval for the Packer Subdivision and Site Plan located at 4220 Smith Hill 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 August 2023 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: 2023

(SEAL)

Town Clerk

Roll Vote: Chairperson Landry Aye
 Doug Flye Aye
 Lou Villanova Aye
 Patricia Marini Aye
 Christopher Paap Aye

Motion carried.

Chairperson Landry addressed the fourth item on the agenda:

4. Concept discussion by Eric and Danielle Carlsen for a proposed Subdivision at 3939 Stalker Road, Town of Walworth, and County of Wayne. Property is zoned R-Residential.

John W. Hotto of Land Tech Surveying and Planning P.L.L.C. came forward to speak before the Board on behalf of Eric and Danielle Carlsen. Mr. Hotto said Eric and Danielle Carlsen propose a 4-lot subdivision on a 25-acre parcel with 2 flag lots in which the Carlsens will build their single-family home on the 21.9-acre flag lot. Mr. Hotto said the applicants plan to sell the remaining 3 lots. Chairperson Landry asked if half acre lots are acceptable. Mr. Druschel said half-acre lots are acceptable in that location.

Mr. Simon stated Mr. Druschel and the design professional would witness the 4 perc and 2 deep hole tests for each lot. Mr. Druschel said there is shallow bedrock in that area so he should do perc and deep hole tests in the front lots. Mr. Hotto asked if they can do the subdivision without having a site plan for all 4 lots and if they need to do the perc and deep holes before subdivision approval. Chairperson Landry said they do not need to have a site plan for all 4 lots and the perc and deep holes need to be done before they are ready to build. Mr. Simon suggested they do informal perc and deep holes to check for bedrock.

Mr. Simon said the maximum grade for a driveway is 10%. Eric Carlsen of 134 Paddy Lane came before the Board. Mr. Carlsen said the location of the driveway is a concern because of the grade. Mr. Carlsen asked if he could put in one main driveway and then branch off from that for the 2 houses at the back at the top of the property. Mr. Druschel said there could be a mutual driveway that branches off with an easement.

Mr. Druschel asked how far the house would be from the road. Mr. Hotto said it would be about 1000 feet from the road. Mr. Druschel said for the fire code the driveway will need 2 turnouts 50 feet long and 20 feet wide, and a turn around at the top where the house would be.

Mr. Hotto asked if there would need to be a variance for the flag lots. Chairperson Landry said no variance is required for a flag lot. Mr. Simon asked if the garage would be demolished. Mr. Hotto said it will be demolished at the time of sale. Ms. Marini asked if variances would be required if the owners keep the structures. Mr. Druschel said if the structures are not removed a variance will be required for the structure that is 3 feet from the property line, but the structure that is on the existing north property line is pre-existing and would not need a variance.

Patricia Marini made a motion, seconded by Doug Flye, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:40 PM.

Respectfully Submitted,

Barbara Goulette, Clerk