

Chairperson Landry called the regular meeting of the Planning Board to order at 7:00PM. Members present were Chairperson Landry, Lou Villanova, Christopher Paap, and Doug Flye. Also present were Norm Druschel, Building Inspector; Michael Simon, Engineer for the Town (LaBella Engineering); and Brett Malafeew, Code Enforcement Officer. Patricia Marini, Planning Board member, was not present.

Chairperson Landry called for a moment of silence for 9/11 and the people lost there.

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of August 14, 2023. Mr. Paap made a motion, seconded by Mr. Villanova, to accept the minutes of the August 14, 2023 meeting. All members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

1. Application of Bret Burrows of 6071 Holly Lane, Farmington, NY for approval of a Subdivision and Site Plan at 231 Farmview Drive, Town of Walworth, and County of Wayne. Property is zoned R-Residential. (Public Hearing).

Pete Gorman of Marathon Engineering and Bret Burrows came forward to speak before the Board. Mr. Gorman said this application is for a subdivision and single-family site plan, and the created lot would be located on County Circle, a cul-de-sac off of Farmview Drive. Mr. Gorman said the 1.26-acre lot would be divided into a .66-acre lot and a .60-acre lot so that no variances will be required. Mr. Gorman said the new residence will be a single-story structure at about 2400 square feet to the east and behind the existing structure, and the existing barn will remain in place. Mr. Gorman said they plan to limit the clearing as much as possible and will provide erosion control. Mr. Gorman said they received comments from LaBella in a letter dated August 31, 2023:

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

RE: Burrows Subdivision and Site Plan Review
231 Farmview Drive
LaBella Project No. 212141.181

Dear Mr. Landry and Planning Board Members:

LaBella Associates has reviewed the proposed subdivision and site plan submitted by Marathon Engineering, dated June 20, 2023 (Subdivision Plan) and August 18, 2023 (Site Plan).

This applicant is proposing to subdivide the existing 1.26+/- acre site at the corner of Farmview Drive and Country Circle, Tax Map Number 61114-17-156238, into 2 lots. Lot 1 will be .66+/- acres with an existing home and Lot 2 will be .60+/- acres on which they are proposing to construct a new home. The existing barn will remain on Lot 2.

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 15' setbacks should be labeled as "side" setbacks.
- 2) Please include a construction entrance on the site plan provide a construction entrance detail.
- 3) A detail sheet should be provided including silt fence, driveway section, water service and sanitary lateral trench, catch basin and provide size and material of storm piping.
- 4) All work within the public road right-of-way should be coordinated with the Highway Superintendent. It appears that there may be an opportunity to eliminate the two end sections that are approximately four feet apart and tie the existing and proposed pipes together. We realize this may be restrictive to lack of cover.
- 5) The swale in the rear of the proposed home will likely direct water towards the existing home and not around to the front of the new home. However, given the limited area of the watershed this should not be an issue but we wanted to point this out to the board and applicant.

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
Marthon Engineering

Mr. Gorman said they have no issues addressing the comments.

Chairperson Landry asked if the existing barn would go with the new house. Mr. Gorman said it would. Mr. Paap asked if there are utilities going to the barn. Mr. Burrows said there are utilities going to the barn from the existing house and they will come back to the new house.

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. Doug Flye made a motion, seconded by Christopher Paap, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:06PM.

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 Robinson Site Plan as written.

**TOWN OF WALWORTH
FINAL RESOLUTION
BORROWS SUBDIVISION and SITE PLAN
231 FARMVIEW DRIVE**

At a meeting of the Planning Board of the Town of Walworth held on the 11th day of September 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 the existing 1.26+/- acre site at the corner of Farmview Drive and Country Circle, Tax Map Number 61114-17-156238, into 2 lots. Lot 1 will be .66+/- acres with an existing home and Lot 2 will be .60+/- acres on which the applicant is proposing to construct a new home and retain the existing barn, as show on a maps prepared Marathon Engineering dated June 20, 2023 (Subdivision Plan) and August 18, 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 Borrows Subdivision and Site Plan located at 231 Farmview Drive.

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 11th day of September 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
	Christopher Paap	Aye

Motion carried.

Chairperson Landry addressed the second item on the agenda:

2. Concept discussion by Pavan Kumar Tallavajhula for a proposed commercial development project at 686 Walworth-Penfield Road, Town of Walworth, and County of Wayne. Property is zoned B-Business.

Pavan Kumar Tallavajhula of 262 Turtle Run came forward to speak before the board. Mr. Tallavajhula said he and his family moved to Walworth one year ago, and he proposes having a U-Haul facility on the property on Walworth-Penfield Road. Mr. Tallavajhula said in the future he would like to add a food processing facility for Indian spices and garnish in which most sales will be done online, set up a small family restaurant, and bring in a start-up community. Mr. Tallavajhula said there is a crude access road on the property. Mr. Paap asked how soon the U-Haul business would start. Mr. Tallavajhula said U-Haul is pushing him to start soon, but he needs to figure out the access to the property. Mr. Druschel said the applicant would need to have a driveway permit from the Department of Transportation and a site plan. Mr. Tallavajhula said he does not want to use the existing driveway since he wants to use the driveway that was approved on a previous plan.

Chairperson Landry asked for the number of acres for the property. Mr. Tallavajhula said it is 11.2 acres. Mr. Druschel asked if there would be a building on the property. Mr. Tallavajhula said there will not be a building since the U-Haul business will be done online, but there would be a temporary shed in the future.

Chairperson Landry said the applicant will need an engineered drawing. Mr. Simon said the previous approval was for a landscaping business, so the Town needs to see the applicant's plan for parking, lighting, utilities, and drainage. Mr. Simon said the applicant should show the layout of all of the businesses, but the Board can just approve the U-Haul business. Mr. Simon told the applicant his engineer can guide him through the Planning Board process.

Chairperson Landry asked if there was any other business to come before the Board. No more issues were brought forward. Mr. Flye made a motion, seconded by Mr. Paap, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:23PM.

Respectfully Submitted,

Barbara Goulette, Clerk