

Chairperson Landry called the regular meeting of the Planning Board to order at 6:30PM. Members present were Chairperson Landry, Lou Villanova, Christopher Paap, Patricia Marini, and Doug Flye. Also present for part of the meeting was Norm Druschel, Building Inspector.

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of December 11, 2023. Chairperson Landry said Patricia Marini was not present at the December Planning Board meeting as written in the drafted minutes. Mr. Paap made a motion, seconded by Mr. Villanova, to amend the December 11, 2023 minutes. All members were in favor.

Doug Flye made a motion, seconded by Patricia Marini, to appoint Mike Greene of Greene Land Surveying, PLLC as lead agency on the Wayne County Ambulance subdivision and site plan applications. All members were in favor.

Chairperson Landry addressed the first item on the agenda:

**1. Application of Pavan Kumar Tallavajhula for a site plan and special use permit for a proposed U-Haul Parking and Self-Storage facility project at 686 Walworth-Penfield Road, Town of Walworth, and County of Wayne. Property is zoned B-Business (Public Hearing)**

Chairperson Landry said the applicant, Pavan Kumar Tallavajhula, is not present. Christopher Paap made a motion, seconded by Doug Flye, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:31PM. Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Chairperson Landry said the public hearing will remain open until the next Planning Board meeting.

Chairperson Landry addressed the second item on the agenda:

**2. Application of Steve Cooper of 4164 Walworth-Ontario Road for approval of a 4-lot Subdivision at 4164 Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential (Public Hearing)**

Chairperson Landry said the applicant, Steve Cooper, is not present. Patricia Marini made a motion, seconded by Lou Villanova, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:32PM. Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Chairperson Landry said the public hearing will remain open until the next Planning Board meeting.

Chairperson Landry addressed the third item on the agenda:

**3. Application of Tony Evans of 8 Millstone Ridge Road, New Milford, CT for approval of a 2-lot Subdivision at VL Teresa Drive, Town of Walworth, and County of Wayne. Property is zoned R-Residential. (Public Hearing)**

Doug Flye made a motion, seconded by Christopher Paap, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:33PM.

David Grantham of 2112 Mykola Road representing Tony Evans came forward to speak before the Board. Mr. Grantham said the applicant is proposing a 2-lot subdivision so that the HOA can retain the pond and Gerber Homes will need the other piece of the property. Mr. Graham said easements have been submitted to the Board.

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 6:34PM.

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

**TOWN OF WALWORTH  
FINAL RESOLUTION  
ORCHARD VIEW SUBDIVISION  
TERESA DRIVE and MYKOLA ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 8th day of January 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.63114-11-505687 consisting of 2.5+/- acres into 2 lots. Lot C will be 1+/- acres and Lot D will be 1.5 acres as show on a map prepared Marques & Associates dated November 13, 2023.

**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 approval for the Orchard View Subdivision with the condition that all of the LaBella Associate comments from their letter dated December 5, 2023 are addressed.

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 8<sup>th</sup> day of January 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. Application of Deb Amsler of 5232 Ontario Center Road for approval of a 2-lot Subdivision at 5316 Ontario Center Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Christopher Paap made a motion, seconded by Doug Flye, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:35PM.

Deb Amsler of 5232 Ontario Center Road came forward to speak before the Board. Ms. Amsler said 5316 Ontario Center Road is a 5-acre parcel of which the current owner, Lori Stokes, would like to keep one acre with the house and sell the remaining 4 acres to Ms. Amsler. Ms. Amsler said she farms the property surrounding this property and part of the property to be subdivided. Ms. Marini asked if the barn on the property is going to be used for livestock. Ms. Amsler said the barn is falling down and they do not have livestock in the barn.

Chairperson Landry asked if there were any comments from the Board. No more 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 Christopher Paap, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:38PM. Christopher Paap made a motion, seconded by Lou Villanova, 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 Stokes Subdivision as written.

**TOWN OF WALWORTH  
FINAL RESOLUTION  
STOKES SUBDIVISION  
5316 NYS ROUTE 350**

At a meeting of the Planning Board of the Town of Walworth held on the 8th day of January 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.63116-00-109454 consisting of 4.9+/- acres into 2 lots. Lot 1 will be 1+/- acres and Lot 2 will be 3.9 acres as shown on a map prepared Land Tech Surveying and Planning dated December 18, 2023.

**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 approval for the Stokes Subdivision.

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 8<sup>th</sup> day of January 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 Steve Cooper of 4164 Walworth-Ontario Road for approval of a 4-lot Subdivision at 4164 Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential (Public Hearing)**

Steve Cooper of 4164 Walworth-Ontario Road came forward to speak before the Board. Mr. Cooper gave the Board members revised plans for his subdivision. Chairperson Landry said the Board will not be able to move on this application at this time until the Board and Engineer for the Town have time to review the plan. Mr. Cooper said he originally planned to divide the parcel into 4 lots but has revised the plan to be 3 lots. Chairperson Landry stated the Board can move forward with this application at next month's meeting.

Chairperson Landry asked if there was any other business to come before the Board. No more issues were brought forward. Doug Flye made a motion, seconded by Patricia Marini, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 6:42 PM.

Respectfully Submitted,

Barbara Goulette, Clerk