

Chairperson Landry called the regular meeting of the Planning Board to order at 6:30PM. Members present were Chairperson Landry, Patricia Marini, Lou Villanova, Doug Flye, and Christopher Paap. Also present were Norm Druschel, Building Inspector; Brett Malafeew, Code Enforcement Officer; 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 April 2024. Christopher Paap made a motion, seconded by Doug Flye, to accept the April 2024 minutes. All members were in favor.

Patricia Marini made a motion, seconded by Doug Flye, to amend the June 10, 2024 agenda to move the application of Gerber Homes and Additions from the fourth item to the seventh and final item on the agenda. All members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

1. Application of Jennifer Wiedrick for a proposed children activity center at 1205 Mayberry Place, Town of Walworth, and County of Wayne. Property is zoned PD-Planned Development. (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 6:32PM.

Jennifer Wiedrick of 3456 Walworth Road came forward to speak before the Board. Ms. Wiedrick said she is proposing to open a children's activity center that will be open play, arts and crafts, birthday parties, and themed events each month. Chairperson Landry asked what the limit of number of people will be at the center. Ms. Wiedrick said for open play there will be 20 children plus parents and staff so no more than 45 for open play, and there will also be a drop-off service.

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 6:33PM.

Christopher Paap made a motion, seconded by Doug Flye, to accept the approval of the children activity center at 1205 Mayberry Place.

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 Christine Catalano for approval of a site plan at 4935 Arbor Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Doug Flye made a motion, seconded by Patricia Marini, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:34PM.

Christine Catalano came forward to speak before the Board. Ms. Catalano said she is going to have her son build a house on the lot.

A comment letter from Michael Simon of LaBella Engineering, Engineer for the Town, dated June 3, 2024, was previously submitted to the Planning Board:

Mr. Dennis Landry
 Planning Board Members
 Town of Walworth

3600 Lorraine Drive
Walworth, NY 14568

RE: Catalano Site Plan Review
Arbor Road
LaBella Project No. 212141.194

Dear Mr. Landry and Planning Board Members:

LaBella Associates has reviewed the Site Plan, dated May 10, 2024, prepared by D.H. Lewis Engineering, PLLC. This applicant is proposing to construct a single family home on an existing parcel approximately 78.85 acres in size, with a Tax I.D. No-64115-00-059990. The existing lot is RR-1 Rural Residential and meets the land use requirements in this District.

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

- 1) The Site Development Statistics table should be revised to reflect the actual "Provided" zoning information.
- 2) The Typical Driveway Section indicates 3" of Type 1 dense binder and the call out indicates gravel, please clarify what is being proposed.
- 3) Water service sizing calculations should be provided.
- 4) The plans should include all of the septic system information/results which is currently shown with "X"s.
- 5) The approval block should include Wayne County Water & Sewer Authority instead of Utilities Superintendent.
- 6) If the home plans to have a basement, sump discharge should be shown on the plans.
- 7) The driveway is over 1000' to the homesite, consultation with the Town Code Official and Fire Chief to determine if the width of the driveway is adequate (it appears to be 10') and whether it is capable to support fire apparatus should be determined. Ultimately the design professional should be comfortable with the decision by the Town. A pull-off area should also be provided half way between Arbor Road and homesite. The location of the nearest hydrant should also be noted on the plan.

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, Civil Regional Leader

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

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 Lou Villanova, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:35PM.

Christopher Paap made a motion, seconded by Lou Villanova, to accept the approval of the site plan at 4935 Arbor Road.

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 Daniel Kummerow for approval of a subdivision and site plan at VL Whitney Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

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 6:36PM.

Chairperson Landry asked if there is anyone to speak to this application. No one came forward. Patricia Marini made a motion, seconded by Lou Villanova, to table the application. All members were in favor. Motion carried.

Chairperson Landry addressed the fifth item on the agenda:

5. Application of Helene Dill for approval of a subdivision at VL Baker Road, Town of Walworth, and County of Wayne. Property is zoned PD-Planned Development. (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 6:38PM.

Ms. Dill of 3590 Baker Road and Mike Greene of Greene Land Surveying, PLLC came forward to speak before the Board. Ms. Dill said she proposes to subdivide a 10-acre parcel into 2 5-acre parcels to sell the lots.

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 6:39PM.

Christopher Paap made a motion, seconded by Lou Villanova, to accept the approval the subdivision at VL Baker Road.

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

Motion carried.

Chairperson Landry addressed the sixth item on the agenda:

6. Application of Weber Land LLC for approval of a subdivision at 999 Plank Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (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 6:40PM.

Mike Greene of Greene Land Surveying, PLLC came forward to speak before the Board. Mr. Greene said the applicant proposes to keep as much of the property as possible for farming which will be merged with existing farmland, and he will split off approximately 6.7 acres to stay with the house.

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 Lou Villanova, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:42PM.

Christopher Paap made a motion, seconded by Lou Villanova, to accept the approval of the SEQR and Resolution as written for the Weber Land LLC subdivision at 999 Plank Road.

**TOWN OF WALWORTH
FINAL RESOLUTION
WEBER SUBDIVISION
PLANK ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 10th day of June 2024, 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 an existing 14.0+/- acre parcel, Tax Map Number 62116-00-078126, into 2 new parcels. The first parcel will be 7.6+/- acres and the second will be 6.4+/- acres and will retain an existing home and outbuildings as show on a map prepared by Greene Land Surveying dated May 15, 2024 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 approval for the Weber Subdivision located on Plank Road with the following condition;

1. The newly created 7.6+/- acre parcel be combined with existing Tax Map Parcel 62116-00-114190 to the immediate north.

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 10th day of June 2024 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: 2024

(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 Christine Catalano for approval of a site plan at 4935 Arbor Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Christopher Paap made a motion, seconded by Lou Villanova, to amend the approval of the site plan at 4935 Arbor Road to accept the Resolution as written. All members were in favor. Motion carried.

**TOWN OF WALWORTH
FINAL RESOLUTION
CATALANO SITE PLAN**

4935 ARBOR ROAD

At a meeting of the Planning Board of the Town of Walworth held on the 10th day of June 2024, 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 single family home on an existing 78.85+/- acre lot, Tax Map Number 64115-00-059990 which will be served by public water and private onsite sewage disposal, as show on a map prepared by D.H. Lewis Engineering dated May 10, 2024 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 Catalano Site Plan located on Arbor 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 10th day of June 2024 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: 2024

(SEAL)

Town Clerk

Chairperson Landry addressed the fifth item on the agenda:

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

Christopher Paap made a motion, seconded by Patricia Marini, to amend the approval the subdivision at VL Baker Road to accept the Resolution as written. All members were in favor. Motion carried.

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

At a meeting of the Planning Board of the Town of Walworth held on the 10th day of June 2024, 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 an existing 10.13+/- acre parcel, Tax Map Number 62114-00-509230, into 2 new parcels. The first parcel will be 5.1+/- acres and the second will also be 5.1+/- acres as show on a map prepared by Greene Land Surveying dated May 17, 2024 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 approval for the Dill Subdivision 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 10th day of June 2024 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: 2024

(SEAL)

Town Clerk

Chairperson Landry addressed the seventh item on the agenda:

7. Application of Louis Bell for approval of a subdivision of 4191 Canandaigua Road, 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 6:44PM.

Mike Greene of Greene Land Surveying, PLLC came forward to speak before the Board. Mr. Greene said the applicant proposes to subdivide the property on the west side of the road into 2 parcels, and the property on the east side of the road will stay as it is.

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 Lou Villanova, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:46PM.

Christopher Paap made a motion, seconded by Doug Flye, to accept the approval the final Resolution as written for the Bell subdivision at 4191 Canandaigua Road.

**TOWN OF WALWORTH
FINAL RESOLUTION
BELL SUBDIVISION
4191 CANANDAIGUA ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 10th day of June 2024, 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 an existing 44.0+/- acre parcel, Tax Map Number 62115-00-375023, into three new parcels. The first parcel will be 37.5+/- acres , the second "Lot A" 3.0+/- acres and the third "Lot B" 3.4+/- acres s as show on a map prepared by Greene Land Surveying dated May 17, 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 Subdivision approval for the Bell Subdivision located on Canandaigua 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 10th day of June 2024 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: 2024

(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 Daniel Kummerow for approval of a subdivision and site plan at VL Whitney Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Don Lewis of D.H. Lewis Engineering PLLC came forward to speak before the Board. Mr. Lewis said the applicant proposes to subdivide 2 lots from the larger parcel and build a house on each lot. Mr. Lewis said he received a comment letter from Michael Simon of LaBella Engineering, Engineer for the Town, dated May 30, 2024:

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

RE: Kummerow Subdivision and Site Plan Review
Whitney Road
LaBella Project No. 212141.195

Dear Mr. Landry and Board Members:

LaBella Associates has reviewed the Subdivision Plan dated April 12, 2024 prepared by R. Morris Surveying PLLC and Site Plan, dated May 10, 2024, prepared by D.H. Lewis Engineering, PLLC and The applicant is proposing to create two new parcels from the existing parcel, Tax I.D. No-66116-00-115753.

The existing parcel is 23.7+/- acres and the proposed parcels will be 1.1+/- acres (Lot 9) and 1.2+/- acres (Lot 10). Both parcels are proposed to be developed with single family homes served by public and private septic systems.

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

- 8) The property widths of 155' and 175' do not scale correctly, this may change some of the design parameters.
- 9) The Site Development Statistics table should be revised to reflect the actual "Provided" zoning information for both lots 9 and 10.
- 10) The proposed water service for lot 10 should be located further east in order to avoid conflict with the existing driveway culvert on the north side of the Whitney Road.
- 11) The location of the basement sump discharges should be noted on the plan, note #17 on the plans suggest a 4" drain to the roadside swale, this does not appear feasible.
- 12) The 483 contour on the common lot line does not appear to be graded correctly and should be reviewed, the finished floor of the homes may need to be raised. Behind the home on lot 9 there are two 484 contours next to each other, please revise. A 503.5 spot elevation in the driveway on lot 9 should be removed
- 13) The plans should include all of the septic system information/results which are currently shown with "X"s.
- 14) Sheet number 2 should be labeled as "Detail Plan."

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, Civil Regional Leader

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

Mr. Lewis addressed the comments on the revised plan. Mr. Lewis said this application will also need to go to the Town of Ontario Water for the water service and he will forward it to them. Mr. Druschel said this application does not need to go to the Wayne County Planning Board since it is less than 4 lots being subdivided.

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 Doug Flye, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:50PM.

Doug Flye made a motion, seconded by Christopher Paap, to accept the approval of the Resolution as written for the Kummerow Subdivision and Site Plan at VL Whitney Road.

**TOWN OF WALWORTH
FINAL RESOLUTION
KUMMEROW SUBDIVISION and SITE PLAN
WHITNEY ROAD**

At a meeting of the Planning Board of the Town of Walworth held on the 10th day of June 2024, 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 an existing 23.7+/- acres parcel, Tax Map Number 66116-00-115753, into two parcels, the proposed parcels will be 1.1+/- acres (Lot 9) and 1.2+/- acres (Lot 10) as show on a map prepared by R. Morris Surveying PLLC dates April 12, 2024

Each newly created lot is proposing a single family home which will be served by public water and private onsite septic, as show on a map prepared by D.H. Lewis Engineering PLLC dated May 10, 2024 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 Kummerow Subdivision located on Whitney 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 10th day of June 2024 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: 2024

(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 Gerber Homes & Additions for approval of a subdivision and site plan at VL Mykola Road, and County of Wayne. Property is zoned R-Residential. (Public Hearing)

Chairperson Landry said this is an additional concept hearing since the Board doesn't have official forms for this application.

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 6:51PM.

Mike Greene of Greene Land Surveying, PLLC and John Graziose of Gerber Homes & Additions came forward to speak before the Board. Mr. Graziose said he thought plans for preliminary approval were submitted. Chairperson Landry said the plan the Board received is labeled Sketch Plan. Wesley Pettee, Engineer for the Town (LaBella Engineering) arrived at the

meeting. Mr. Pettee said he has not had the opportunity to go through the SEQR on this application, which is typically done at the preliminary phase, and advised the Board not to take action at this point.

Chairperson Landry said the Board can't move on this application at this meeting. Mr. Pettee said his colleague Mike Simon, of LaBella Engineering submitted a comment letter dated June 3, 2024:

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

RE: Gerber Sketch Plan
Walworth Ontario Road
LaBella Project No. 212141.196

Dear Mr. Landry and Board Members:

LaBella Associates has reviewed the above referenced plan prepared by Greene Land Surveying dated May 17, 2024. The applicant is proposing six residential building lots on a private drive which will be served by public water and sanitary sewer. All of the lots are generally 1+/- acres in size and conform to the R- Residential Zoning requirements.

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

- 15) What is the disposition of the remaining lands relative to future development.
- 16) We would anticipate the following items to be included in future plan submissions along with all other preliminary and final plan requirements.
 - Private drive details, profiles, grading/drainage
 - Sanitary sewer profiles
 - Utility connection details
 - Total area of disturbance including the private drive and utilities
 - Storm Water Pollution Prevention Plan – Erosion and sediment control plan
 - Utility and access easements
 - Lighting
 - Coordination with the Zoning Office and Fire Chief on adequacy of fire apparatus access and turnaround and hydrant spacing.
- 17) As per Section 2.8.9.3 of the Town's Design Criteria and Specifications, prior to final approval an application for the HOA and draft offering must be filed with the Planning Board.
- 18) A Letter of Credit will need to be posted for all utilities, private drive and construction inspection fees.

A more detailed review will be provided upon future plan submissions. Please feel free to call us if you have any questions.

Sincerely,

LaBella Associates



Michael A. Simon, Civil Regional Leader

cc (via e-mail): Barbara Goulette, Clerk, Town of Walworth

Greene Land Surveying

Mr. Pettee said they typically need design plans, utility, grading, erosion and sediment control, details sheets, and information regarding the driveway sections.

Chairperson Landry asked if this will be going on sewer or septic. Mr. Graziose said this will go on sewer and water and is part of the Orchard View Subdivision with a private drive and 7 building lots. Mr. Graziose asked if it was possible to get the SEQR and final approval at the same Planning Board meeting. Mr. Pettee said provided the applicant submits the information identified in LaBella's letter of June 3, 2024, it is possible to get SEQR and final approval at one meeting.

Chairperson Landry asked what the applicant proposes to do with the property west of the building lots. Mr. Graziose said that property is part of the Orchard View development, and they have no intentions of developing that property in the near future due to the grade contour and the existing HOA. Mr. Graziose said Gerber Homes & Additions requested a fill permit for that area.

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.

Daniel Teske Jr. of 3959 Walworth-Ontario Road came forward to speak before the Board. Mr. Teske Jr. asked how 7 houses can be built on a private drive since 4 houses are the limit for a private drive. Daniel Teske Sr. of 3947 Walworth-Ontario Road came forward to speak before the Board. Mr. Teske Sr. said this project was turned down years ago when he owned it because they didn't have enough space at the road and his house would require a variance. Mr. Teske Sr. said if this becomes a dedicated road his setback is not sufficient. Mr. Teske Sr. said no town allows over 4 lots on a private drive and there is a drainage ditch from his property through the property in this application. Mr. Malafeew said there are other private drives on the Town of Walworth with more than 4 lots. Mr. Pettee said he will look into the Town's Design Construction Standards and Zoning Law including the setbacks and requirements for the number of lots on a private road. Mr. Teske Jr. said if the water is run down then the sewer has to be run up. Mr. Pettee said that will all be part of the preliminary design review. Chairperson Landry said the Board doesn't have questions right now for the applicant because they haven't had the Engineer for the Town give them any guidance yet. Chairperson Landry said he will take Mr. Teske Jr. and Sr.'s comments into consideration.

Christopher Miller of 3921 Walworth-Ontario Road came forward to speak before the Board. Mr. Miller said he is concerned about drainage since the area is very wet most of the year and with 7 houses being built, he doesn't want to end up with swamp land in the back of his property. Chairperson Landry said that will be reviewed by the Engineer. Mr. Pettee said this project will be subjected to a Stormwater Pollution and Prevention Plan (SWPPP).

Chairperson Landry asked if there were any more comments from the Public. No more issues were brought forward.

Christopher Paap made a motion, seconded by Patricia Marini, to close the Public Hearing for this meeting, but leave it open for the next Planning Board meeting that this application is on the agenda. All members were in favor. Chairperson Landry closed the public hearing for this meeting at 7:09PM.

Doug Flye made a motion, seconded by Chrisopher Paap, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:10 PM.

Respectfully Submitted,

Barbara Goulette, Clerk