Chairperson Landry called the regular meeting of the Planning Board to order at 6:30PM. Members present were Chairperson Landry, Lou Villanova, Patricia Marini and Doug Flye. Also present was Emilio Moran, Engineer for the Town (MRB Group). Chris Paap, Planning Board member, was not present.

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes from the March 9th Planning Board meeting. Lou Villanova, made a motion, seconded by Doug Flye, to accept the March 9th Planning Board minutes. Patricia Marini abstained. All members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

1. **Application of Glenn and Ann Mattison for approval of a Site Plan at 5215 Tummonds Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Chairperson Landry asked if there was anyone to speak on this application.

Glen Mattison of 5215 Tummonds Road, came forward to speak to the Board. Mr. Mattison is looking to downsize to a three-bedroom single-family, one-story home. Mr. Mattison said according to the engineer, they are in compliance with setbacks and he is here to answer any questions.

Chairperson Landry asked if Mr. Mattison had seen the comment letter from MRB Group. Mr. Mattison had not seen it. Mr. Landry said that we are going to go ahead with the plans after he opens public comment but wanted to see a map of the whole property showing the old house and the new house to see the entire plan. Mr. Mattison presented a paper map of the current plans for his new project, which was handed to Mr. Moran, to look over. Mr. Moran said it looks like that map was not included in what we have but looks to exist. Landry accepted it and the map was given to the Building Clerk to submit to the Town records. Chairperson Landry asked where the existing house is. Mr. Mattison said it was about 2,000ft West of Arbor Road.

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

Doug Flye made a motion, seconded by Patricia Marini, to open the public comment. All members were in favor. Chairperson Landry opened the public hearing at 6:36PM

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

Doug Flye made a motion, seconded by Patricia Marini, to close public comment. All members were in favor. Chairperson Landry closed the public comment at 6:37PM.

Patricia Marini made a motion, seconded by Doug to vote to approve the resolution with conditions as written.

TOWN OF WALWORTH PLANNING BOARD RESOLUTION – APPROVAL OF SITE PLAN APPLICATION FOR PROPERTY AT OR ABOUT 5215 TUMMONDS RD.

WHEREAS, Town of Walworth Planning Board (the "Board") has received an application for site plan approval (the "Application") for the construction of a single-family home on property located at or about 5215 Tummonds Rd. (the "Property"), where a single family home is already present at another location on the Property, with the location and said Application more fully detailed in application materials on file with the Town, inclusive of the proposed site plan drawn by Land Tech generally titled/referred to "Tummonds Road Town Lot 57;" and

WHEREAS, the Application is a Type II action pursuant to SEQRA, and is thus not subject to further review thereunder; and

WHEREAS, a public hearing for the Application was duly advertised, and duly held on May 11, 2026.

NOW, THEREFORE, BE IT RESOLVED, that, in relation to Application, the Board has carefully considered all relevant information submitted, including but not limited to the Application materials, as well as any other relevant information submitted, and, in consideration the same, and in consideration each of the criteria/factors for the granting of the requested and site plan, the Board hereby issues approval of the site plan Application, including development of the new home and acknowledging the existence of the current home already present, subject to the following conditions:

1. All outstanding comments by the Town are to be sufficiently addressed, including but not limited to:
    a. Comments of the Engineer for the Town, including but not limited to the May 5, 2026 letter by MRB Group, all to the satisfaction of the Engineer for the Town; and
    b. Any outstanding comments of the Town Code Enforcement Officer, all to the satisfaction of the Town Code Enforcement Officer.
2. The Applicant shall provide any necessary easements, including for any public improvements/utilities to be dedicated, etc., all to the satisfaction of the Town's Engineer.
3. Utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
4. Obtain any necessary permits and approvals required from other governmental agencies and address relevant outstanding comments of the same, all to the satisfaction of the Town Building Inspector.
5. Compliance with Town Code Section 151-19 relative to security as may be required.

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

Motion carried.

Chairperson Landry addressed the second item on the agenda:

2. Application of Kyle Navratil for approval of a Subdivision at 5335 Swadling Road, Town of Walworth, and County of Wayne. Property is zoned RR-1 Rural Residential 1. (Public Hearing)

Kevin Tung, of Greene Land Surveying, approached the Board on behalf of the Applicant. Mr. Tung says they are proposing a four-lot subdivision splitting between families. Mr. Tung said the middle lot will have an outbuilding barn structure conveyed with one lot. Mr. Tung said the existing house will be in one lot, another for possibly future building plans and the remainder given to another family member.

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

Chairperson Landry asked what that jog in the map is. Mr. Tung said there was once a deed that was conveyed to the neighbor. Mr. Tung said he guesses it is an existing fence and comes out to the side of the ditch.

Chairperson Landry said this will have to go to the County, so we will not be able to move on this until we get a response.

Doug Flye made a motion, seconded by Patricia Marini to table until the next meeting. All members were in favor.

Doug Flye made a motion to open public comment, Lou Villanova seconded.

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

Doug Flye made a motion, seconded by Lou Villanova, to adjourn public comment until next month. All members were in favor. Chairperson Landry closed the public hearing at 6:40PM.

Chairperson Landry addressed the third item on the agenda:

3. **Application of Double R Custom Homes for approval of a Subdivision and Site Plan at the Vacant Lot at Mildahn Road, Town of Walworth, and County of Wayne. Property is zoned R-Residential. (Public Hearing)**

Don Lewis from D.H. Lewis Engineering came forward to speak to the Board on behalf of the Applicant. Mr. Lewis said this property has been brought before the board a few times as a five lot and there were issues with sanitary connections. Mr. Lewis said the corner lot was sold, and the Applicant has purchased the remaining lots and is avoiding the five lot, and trying to get a force main connection across the road to service these lots and other two properties next to it towards the East. Mr. Lewis said the daycare center has had sanitary problems as well.

Mr. Lewis said the Board received paper copies of the utility plan, but he didn't send the scanned copy until this morning. Chairperson Landry says this will also have to go to the county anyways, so no time is being lost. Mr. Lewis said as an overview, the Sewer Department will Bring the force main across all the lots and will attach into the header system and give the ability for others to connect in the future. Mr. Lewis said he spoke with Water Authority on how they wanted it laid out as a different system than a gravity system and each house will have its own E1 pump system. Mr. Lewis said he received the engineer comment letter and respond before the next meeting.

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

Lou Villanova made a motion to designate the Planning Board as lead agency, seconded by Patricia Marini.

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

Motion carried.

Doug Flye made a motion, seconded by Patricia Marini, to open the public comment. All members were in favor. Chairperson Landry opened the public hearing at 6:44PM

Patricia Marini made a motion, seconded by Lou Villanova, to close public comment. All members were in favor. Chairperson Landry closed the public comment at 6:45PM.

Mr. Moran said this will be a SEQR type 1 action going through coordinated review which takes 30 days. Mr. Moran said 30 days will not have elapsed before the June 8th Planning Board meeting.

Chairperson Landry addressed the fourth item on the agenda:

4. **Application of Windward Lake Homes, LLC for approval of a Subdivision and Site Plan at 1 Country Club Drive, Town of Walworth, County of Wayne. Property is zoned PD-Planned Development. (Public Hearing). The application is tabled at the applicant's request, and no action will be taken.**

Chairperson Landry said this has been tabled at the applicant's request to review and respond to the Town's deficiency letter, so there will be no action taken.

Patricia Marini made a motion, seconded by Doug Flye to close the Planning Board meeting. All members were in favor. Chairperson Landry closed the meeting at 6:47pm

Respectfully Submitted,

Heather Behrendt, Clerk