Chairperson Landry called the regular meeting of the Planning Board to order at 6:30PM. Members present were Chairperson Landry, Lou Villanova, Kristen Rush and Chris Paap. Doug Flye and Patricia Marini, Planning Board members, were not present.

Chairperson Landry addressed the first item on the agenda:

1. **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)**

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

Kevin Tung of Green Land Surveying, came forward to speak to the Board. Mr. Tung said this is the same plan shown in the May meeting, but it had to be approved by County. Mr. Tung said they are subdividing 4 lots, the southernmost with a house and shed, another with a barn, the remainder and one acre to the North.

Chairperson Landry asked if there were any more questions to this. No questions were asked.

Kristen Rush made a motion, seconded by Chris Paap, to open the public comment. All members were in favor. Chairperson Landry opened the public hearing at 6:32PM

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

Chris Paap made a motion, seconded by Lou Villanova, to close public comment. All members were in favor. Chairperson Landry closed the public comment at 6:32PM.

Chris Paap made a motion, seconded by Lou Villanova to vote to approve the SEQRA and Final Subdivision resolution as written.

TOWN OF WALWORTH PLANNING BOARD RESOLUTION – APPROVAL OF SITE PLAN APPLICATION FOR PROPERTY AT OR ABOUT 5335 SWADLING RD.

WHEREAS, the Town of Walworth Planning Board (hereinafter referred to as the "Board") has received a subdivision application (the "Application") generally described as follows, and with particulars specified in the application materials on file with the Town: for the subdivision of an existing 15.76 acres (Tax I.D. No. 61116-00-947478) to create four (4) lots New Lot '1' consists of +/- 1.003 acres, new Lot '2' consisting of +/- 1.003 acres and new Lot '3' consisting of +/- 1.067 acres and new Lot '4' consisting of +/- 12.659 acres as detailed on the Subdivision Plat dated on or about April 8, 2026, prepared by Greene Land Surveying, PLLC; and

WHEREAS, the Planning Board has carefully considered and taken a hard look at all potential environmental impacts of the Application.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has considered the Application and all relevant information, and finds that, as it pertains to the Short Form EAF Part 2, all eleven items identified are found to have "No, or Small Impact . . .," including for all those reasons set forth in the record of the Planning Board, and that such Part 2 be issued in accordance with such findings; and, be it further

RESOLVED, that, as per the above, the proposal will not result in any significant adverse environmental impacts, that a negative declaration is hereby issued, and that the Short EAF Part 3 be completed in accordance with such negative declaration; and, be it further

RESOLVED, that relative to the need for a waiver from depth and ratio requirements, the Planning Board makes the following findings:

1. Per Section 180-10[F](4)(a) of the Town Code, the proposed lots do not meet the depth and width ratio (2.5 to 1).

2. There are no identified impacts to the existing drainage, topography, vegetation patterns, and geological formations as a result of this Application.
3. The Application is consistent with the Harmony of the Area and the Public Health, Safety and Welfare, including that it represents residential development in a residentially zoned area, with lots which meet the minimum lot size; and, be it further

RESOLVED, that in consideration of the aforementioned findings, the Planning Board finds that the waiver request relative to the lot depths is a minimal deviation and hereby issues a waiver from the same to permit the lots as designed; and, be it further

RESOLVED, that, in relation to the subdivision Application, the Board has carefully considered all relevant documentary, testimonial, and other evidence 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 subdivision, including as set forth herein, the Board hereby waives any remaining submittal requirements, and hereby issues preliminary and final approval of the subdivision Application, subject to the following conditions:

1. All outstanding comments by the Town, including but not limited any by the Town Engineer and the Town Code Enforcement Officer, are to be sufficiently addressed to the satisfaction of the Planning Board Chairman prior to signatures being affixed to the subdivision plat.
2. Any utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
3. Subdivision approval with conditions specified herein is valid for a period of a time specified in the Town of Walworth Code.

The above resolution was offered by ***Christopher Paap*** and seconded by ***Lou Villanova*** at a meeting of the Planning Board held on June 8, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

Chairperson Landry -	Aye
Christopher Paap -	Aye
Lou Villanova -	Aye
Kristen Rush -	Aye

Motion carried.

Chairperson Landry announced there will be no movement on the application for Double R Custom Homes because of the 30-day waiting period from the time the Board was declared lead agency.

Chairperson Landry stated to the public, if you're here for Windward we still haven't heard anything on that yet. Chairperson Landry added, when we hear, you guys will hear.

Chris Paap made a motion, seconded by Kristen Rush to close the Planning Board meeting. All members were in favor. Chairperson Landry closed the meeting at 6:33pm

Respectfully Submitted,

Kennahdy Williams, Clerk