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 Chris Paap. Also present was Brett Malafeew, Code Enforcement Officer. Doug Flye, Planning Board member, was not present.

Chairperson Landry asked the Board to make a motion to approve minutes from September 14th Planning Board meeting. Christopher Paap made a motion, seconded by Patricia Marini, to accept the minutes for September 14th Planning Board minutes. Chairperson Landry stated he was not at the September meeting, but he will still approve it because he did watch the September meeting and read all of the minutes. All were in favor.

Chairperson Landry addressed the first item on the agenda:

1. **Application of Jerome Tamburrino for approval of a Subdivision at or about 3461 & 3445 Daansen Road, Town of Walworth, and County of Wayne. Property is zoned R-District. (Public Hearing)**

Chairperson Landry stated we did go ahead and pre-send this to county. The county had no real comments on it and were fine with everything, Chairperson Landry added.

Chairperson Landry asked if there was anyone to speak to this application. Chairperson Landry warned the public that he is not opening public comment, and this is opening for someone to speak on Tamburrino. No one approached.

Christopher Paap made a motion, seconded by Lou Villanova, to open the public comment. All members were in favor. Chairperson Landry opened the public hearing at 6:31PM

Chairperson Landry opened public comment. Phil Williamson of 727 Woodhill Drive approached the board.

Mr. Williamson stated general invisible law requires certain applications to be submitted to the county planning board prior to the local board making their final determination, is there a reason this application was submitted prior to tonight's review and discussion, and does it have to be submitted again with the meeting comments, findings and conditions? The subdivision determination written by the attorney refers to chapter 180, why isn't the process of chapter 151, subdivision land, site plan review required, Mr. Williamson questioned.

Chairperson Landry asked the public if anyone else would like to comment on the project. No other comments were brought forward.

Chris Paap made a motion, seconded by Patricia Marini, to close public comment. All members were in favor. Chairperson Landry closed the public comment at 6:34PM.

Chairperson Landry reminded the public, we did send it to the county, and the county was fine with what they're doing here, and they have no problems with it.

Chris Paap made a motion, seconded by Lou Villanova to vote to approve the SEQR as written.

TOWN OF WALWORTH PLANNING BOARD RESOLUTION – TAMBURRINO – AT OR ABOUT 3461 / 3445 DAANSEN RD.

SEQR DETERMINATION

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: concerning parcel "A," with a size of +/- 4.64 acres, and parcel "B," a flag lot with a size of +/- 15.36 acres, the subdivision will reconfigure parcels A and B and create an additional lot, such that the Application will result in a triangular-shaped lot to the north at +/- 8.806 acres in size, a +/- 2.45 lot to the south fronting Daansen Rd., and a +/- 9.0018 acre triangular shaped flag lot to the south, all as detailed on the plans entitled "Subdivision Plan of Land

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owned by Jerome & Judith Tamburrino," dated on or about August 21, 2026, prepared by Greene Land Surveying, PLLC; and

WHEREAS, no development is currently proposed; 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 items thereon are found to have "No, or Small Impact . . .," including for all those reasons set forth in the record of the Planning Board, including significantly that no development is proposed, 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.

The above resolution was offered by ***Christopher Paap*** and seconded by ***Lou Villanova*** at a meeting of the Planning Board held on October 13, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

Chairperson Landry - Aye

Christopher Paap - Aye

Lou Villanova - Aye

Patrica Marini – Aye

Motion carried.

Christopher Paap made a motion, seconded by Lou Villanova to approve the resolution.

TOWN OF WALWORTH PLANNING BOARD RESOLUTION – TAMBURRINO - APPROVAL OF SUBDIVISION APPLICATION FOR PROPERTY AT OR ABOUT 3461/3445 DAANSEN 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: concerning parcel "A," with a size of +/- 4.64 acres, and parcel "B," a flag lot with a size of +/- 15.36 acres, the subdivision will reconfigure parcels A and B and create an additional lot, such that the Application will result in a triangular-shaped lot to the north at +/- 8.806 acres in size (the "North Lot"), a +/- 2.45 lot to the south fronting Daansen Rd. (the "Frontage Lot"), and a +/- 9.0018 acre triangular shaped flag lot to the south (the "Flag Lot"), all as detailed on the plans entitled "Subdivision Plan of Land owned by Jerome & Judith Tamburrino," dated on or about August 21, 2026, prepared by Greene Land Surveying, PLLC; and

WHEREAS, no development is currently proposed; and

WHEREAS, the Planning Board has issued a negative declaration, completing SEQR relative to the Application.

NOW, THEREFORE, BE IT RESOLVED, that, per Section 180-12[G](4)(C) of the Code, the Planning Board finds that the North Lot is permissible, given that there is no development proposed (the lot is already developed), and thus there are no identified impacts to the existing drainage, topography, vegetation patterns, and geological formations as a result thereof, and the Application is consistent with the harmony of the area and the public health, safety and welfare, including that it represents a subdivision with lots which meet the minimum lot size; and, be it further

RESOLVED, that, per Section 108-12[G](4)(D) of the Code, the Planning Board finds that the Flag Lot is permissible, given that the Flag Lot is an existing flag lot and is being reduced in size, there is no development proposed,

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and thus there are no identified impacts to the existing drainage, topography, vegetation patterns, and geological formations as a result thereof, and the Application is consistent with the harmony of the area and the public health, safety and welfare, including that it represents a subdivision with lots which meet the minimum lot size; 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 Chair prior to signatures being affixed to the subdivision plat.
2. 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 or designee.
3. A note shall be added to the plat, satisfactory to the Engineer for the Town, that "Any relevant wetlands, floodplains and easements shall be sufficiently identified and mapped to the satisfaction of the Town prior to any further development, such that further development does not improperly encroach upon the same."
4. A note shall be added to the plat, providing that "Any future proposed development will be subject to any approvals required by law, Code or otherwise."
5. The 60-foot ROW depicted on the Plans shall be provided by the Applicant, and the same shall be found consistent with the Plans and the proposal by the Town Engineer.
6. 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 October 13, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

Chairperson Landry - Aye

Christopher Paap - Aye

Lou Villanova - Aye

Patrica Marini - Aye

Motion carried.

Chris Paap made a motion, seconded by Patricia Marini to close the Planning Board meeting. All members were in favor. Chairperson Landry closed the meeting at 6:35pm

Respectfully Submitted,

Kennahdy Williams, Clerk

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