

Chairperson Bavis called the regular meeting of the Planning Board to order at 7:30PM. Members present were Chairperson Bavis, Elaine Leasure, Rick Johnson, and Lou Villanova. Also present was Phil Williamson, Code Enforcement Officer. Michael Simon, Engineer for the Town (LaBella Engineering); Dennis Landry, Member; Marlene Hall, Alternate; and Norm Druschel, Building Inspector, were absent from the meeting.

Chairperson Bavis asked the Board if there were any corrections that needed to be made regarding the minutes of January 14, 2019. There were no issues brought forward. Rick Johnson made a motion, seconded by Lou Villanova, to accept the minutes of the January meeting as written. Chairperson Bavis abstained as he was not present at the January meeting. All other members were in favor. Motion carried.

Chairperson Bavis addressed the first item on the Agenda:

1. Recertification of Site Plan for property located 770 Red Fox Circle. Property is zoned RR1 - Rural Residential 1.

Chairperson Bavis read from a letter from Donald Lewis, Jr., PE of A.E.Y. Engineering dated January 31, 2019:

RE: Whitney Meadows Subdivision - Lot #24/770 Red Fox Circle
Site Plan Re-Approval

Dear Mr. Druschel:

The builder's client, Vicki Maher, is requesting recertification of the previously approved Lot #24 of the Whitney Meadows Subdivision. The lot's design by Clarence K. Burkwit, P.E., was approved on January 20, 1999 by the Town of Walworth Planning Board. The layout, design, and subsequent approval guidelines and parameters have not changed. The relative soil testing and septic designs are still applicable and valid and should be used for each new house/lot. Grading was performed as prescribed and the soil in the septic area appears to be unchanged.

Stemming from your concerns with any past construction activity within the proposed septic location, I visited the site to perform a new percolation test in the same location on the lot on January 26, 2019. The initial design used the flowrate for a three (3) bedroom house using older-styled plumbing fixtures with a 130 gal/day/bedroom flowrate. With the original 21-30 minute percolation rates, the approved design called for 325 lf of leach line. I obtained a slightly longer result of 32 minutes. Now, with the updated design parameters of 110 gal/day/bedroom flowrate using water saving devices/fixtures to lower flow rates, the leach bed requires a minimum of 330 lf of leach line. Despite the slower percolation rates, the use of more advanced fixtures only requires the need for an additional 5 lf of leach line. The initial design called for 6 lines at 60 lf = 360 lf, which surpasses the original and present design. The other parameters are also relevant for the septic tank and distribution size. Therefore, I recommend that the location and configuration of the initial system is still valid.

In discussions with the builder, I stressed the importance of his recognition of the neighboring lot to the north's basement water issues. He will strive to set the proposed house elevation based on the excavated water seepage elevation discovered (-58") from existing grade at the house location. It appears that the proposed finished floor elevation of 479.00 should allow the basement footer drainage piping to drain by gravity to the street's storm sewer. This should alleviate the need for a sump pump.

Contact me with any questions or comments or if there is any additional information needed.

Thank you,

Donald H. Lewis, Jr., PE
DH Lewis Engineering

3832 Cory Corners Road, Marion, NY 14505. P315.909.1084. dlewispe@gmail.com

Elaine Leasure made a motion, seconded by Rick Johnson, to recertify the Whitney Meadows Subdivision-Lot #24/770 Red Fox Circle and refer to the above letter of Donald Lewis, Jr., PE of A.E.Y. Engineering dated January 31, 2019.

Roll Vote:	Chairperson Bavis	Aye
	Rick Johnson	Aye
	Elaine Leasure	Aye
	Lou Villanova	Aye

Motion carried.

Chairperson Bavis moved to the second item on the Agenda:

2. Application of Raymond Welker for Final Approval for a Two Lot Subdivision for the property located at 557 Bills Road, Town of Walworth, and County of Wayne. Property is zoned Hamlet. (Public Hearing)

Chairperson Bavis stated this application was granted preliminary approval at the Planning Board meeting on January 14, 2019 and was referred to the Wayne County Planning Board. Chairperson Bavis read from the letter from the Wayne County Planning Board: "The Board recommended this referral be returned to the Town to be handled as a local matter." Chairperson Bavis said the Wayne County Planning Board has no issue with this application. Chairperson Bavis asked if there were any comments from the Board. There were no issues brought forward. Chairperson Bavis asked if there were any comments from the public. There were no issues brought forward.

Rick Johnson made a motion, seconded by Elaine Leasure, to close the public hearing. All members were in favor. Chairperson Bavis closed the public hearing at 7:35 PM.

Lou Villanova read the proposed Final Approval Resolution, provided by Michael Simon, Engineer for the Town.

TOWN OF WALWORTH
FINAL APPROVAL RESOLUTION
WELKER SUBDIVISION
BILLS & WEST WALWORTH ROAD (County Road 316)

At a meeting of the Planning Board of the Town of Walworth held on the 11th day of February 2019, at the Town Hall in said Town, Board member Lou Villanova moved adoption of the following resolution; Board member Elaine Leasure seconded the motion:

RESOLVED, that the Planning Board of the Town of Walworth has reviewed the proposed action to subdivide the property at the northwest corner of Bills and West Walworth Road, Tax Map Number 61114-00-592891, as shown on map prepared by Greene Land Surveying dated December 20, 2018, revised December 27, 2018. A 44.5+/- acre parcel will be subdivided into two lots, the first being 2.5+/- acres and the second, remaining lands, being 42+/- acres.

FURTHER RESOLVED, that the Planning Board has previously determined that the proposed action is an "Unlisted Action" as defined under SEQR. Based on review of Part 1 and completion of Part 2 of the Short Environmental Assessment Form and the information and supporting documentation provided by the applicant, the Board determined that the proposed action will not result in any significant environmental impacts;

FURTHER RESOLVED, that due to the location of the project on a County Road (316) the plan was referred to the Wayne County Planning Board;

FURTHER RESOLVED, that the Planning Board hereby grants final approval for the Welker Subdivision with the following conditions;
1. All Planning Board, town staff and consultant comments are fully addressed;
2. All required Agency approvals have been obtained and;
3. A copy of the filed map at the Wayne County Clerk's Office (liber and page) is provided to the Town Building office.

Upon being put to a vote, the resolution was adopted . AYE 4 NAY 0

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 ____ day of February, 2019 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: 2019
(SEAL)

Town Clerk

Lou Villanova made a motion, seconded by Elaine Leasure, to adopt the Final Approval Resolution.

Chairperson Bavis asked if there were any questions from the Board. There were no issues brought forward. Chairperson Bavis asked if there were any comments from the public. There were no issues brought forward.

Roll Vote:	Chairperson Bavis	Aye
	Rick Johnson	Aye
	Elaine Leasure	Aye
	Lou Villanova	Aye

Motion carried.

Chairperson Bavis asked if there was any other business before the Board. Chairperson Bavis said at the Walworth Town Board meeting on February 7, 2019 a proposal was brought before the Board for a cluster development of 150 lots on 82.7 acres and crossing town property to connect to a sewer main. Mr. Williamson said that sewer capacity needs to be considered.

Chairperson Bavis asked if there was any other business before the Board. No other issues were brought forward. Chairperson Bavis adjourned the meeting at 7:42PM.

Respectfully Submitted,

Barbara Goulette, Clerk