

Vice-Chairperson Paap called the regular meeting of the Planning Board to order at 7:00PM. Members present were Vice-Chairperson Christopher Paap, Lou Villanova, Patricia Marini, and Doug Flye. Also present were Norm Druschel, Building Inspector; and Brett Malafeew, Code Enforcement Officer. Chairperson Dennis Landry, Planning Board member, was not present.

Vice-Chairperson Paap asked the Board if there were any corrections that needed to be made regarding the minutes of February 13, 2023. Mr. Flye made a motion, seconded by Mr. Villanova, to accept the minutes of the February 13, 2023 meeting. All members were in favor. Motion carried.

Vice-Chairperson Paap addressed the first item on the agenda:

1. Application of Samuel Cypressi of 4324 Ontario Center Road for approval of a 4-lot Site Plan for the property located at 4322 Ontario Center Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Tabled Application)

Vice-Chairperson Paap said the public hearing was closed at the last Planning Board meeting. Patricia Marini made a motion, seconded by Lou Villanova, to approve the SEQR.

| | | |
|------------|-----------------------|-----|
| Roll Vote: | Vice-Chairperson Paap | Aye |
| | Doug Flye | Aye |
| | Lou Villanova | Aye |
| | Patricia Marini | Aye |

Motion carried.

Ms. Marini read the proposed Approval Resolution, provided by Michael Simon, Engineer for the Town.

**TOWN OF WALWORTH
RESOLUTION
CYPRESSI SUBDIVISION/SITE PLAN
ROUTE 350**

At a meeting of the Planning Board of the Town of Walworth held on the 13th day of March 2023, 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 develop the parcels previously subdivided and approved by the Planning Board as shown on map prepared by Greene Land Surveying dated June 17th, 2022. These four (4) previously subdivided lots will be developed into four (4) separate residential properties as shown on plans prepared by Greene Land Surveying dated December 15, 2022 and revised through March 6, 2023. The lots are identified as; Lot 1 will be 3.8+/- acres, Lot 2 will be 5.0+/- acres, Lot 3 will be 2.9+/- acres and Lot 4 will be 3.0+/- acres. Each Lot will have 10 feet of road frontage on Route 350 and there will be a common Right-of-Way for all of the new lots as well as the 2 existing Lots to the west, and;

WHEREAS, 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 approval for the Cypressi Subdivision/Site Plans with the following conditions:

- The USACOE wetland area be delineated and Permits obtained prior to any construction.
- A HS-20 load bearing driveway cross-section detail be approved by a geotechnical professional engineer (PE).
- A HS-20 load bearing turnaround area be provided.

- A Home Owners Association be formed prior to issuance of the First C of O.
- A Letter of Credit in an amount to be determined by the Town Engineer shall be posted with the Town prior to construction. A pre-construction meeting will also be required.

Upon being put to a vote, the resolution was _____ . AYE ____ NAY ____

Vice-Chairperson Paap asked if there were any comments from the Board. No issues were brought forward.

Patricia Marini made a motion, seconded by Doug Flye, to accept approval of the Cypressi Site Plan.

| | | |
|------------|-----------------------|-----|
| Roll Vote: | Vice-Chairperson Paap | Aye |
| | Doug Flye | Aye |
| | Lou Villanova | Aye |
| | Patricia Marini | Aye |

Motion carried.

Vice-Chairperson Paap addressed the second item on the agenda:

2. Concept discussion by Western Wayne Ambulance for a proposed site plan at 2170/2178 Church Street, Town of Walworth, and County of Wayne. Property is zoned B-Business.

Tom Yale, Western Wayne Ambulance Board Member, came forward to speak before the Board. Mr. Yale provided the Planning Board members with updated plans. Mr. Yale said Western Wayne Ambulance proposes to build a 40' x 60' pole barn attached to the existing ambulance base and a 20' x 20' meeting or conference space on the northwest corner of the new proposed building. Mr. Yale said the site plan will show the connection to the sewer and a separator, and there will not be a bathroom, but there will be a sink that will go to the sewer. Mr. Yale said there will be fire stop between the existing building and the new building, and between the meeting room and new garage building, and full insulation since the garage will be a heated space with a heating/cooling device in the meeting room. Mr. Yale said there will be 2 14-foot-wide bay doors, a rear man door into the meeting room, and a man door going out. Mr. Yale said Western Wayne Ambulance has permission from the Commissioners, and the Ambulance will own the building, lease the land, and the Fire District will have first right of refusal if the Ambulance sells the building. Mr. Yale said they plan to come before the Planning Board in April or May with the necessary finished documents.

Mr. Villanova asked how long it will take to build the structure. Mr. Yale said there will be multiple contractors because some of the work is being donated or done at a reduced cost so it may take about 2 months.

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

Lou Villanova made a motion, seconded by Doug Flye, to adjourn the meeting.

William Rohlin of 4368 Ontario Center Road came forward to speak before the Board. Mr. Rohlin said he did not have an opportunity to speak to the Cypressi application at this meeting. Mr. Rohlin said the Cypressi application was not addressed at the previous Planning Board meeting since the Board didn't have enough time to go over the drawings so he would like the opportunity to speak to those drawings about the fire hydrants. Ms. Marini said the fire hydrants are shown on the new revised plan and the new plans were addressed in the Resolution read previously in this meeting. Ms. Marini said the public hearing was closed last month and this meeting was not advertised as a public hearing. Mr. Rohlin said he looked at the revised plans and there is nothing on them that addresses the swales going all the way to the road. Mr. Paap and Ms. Marini reviewed the February minutes. Ms. Marini said the public hearing was opened at the February meeting, Mr. Rohlin spoke, then the public hearing was closed, and it is reflected in the minutes of that meeting. Ms. Marini said the Engineer for the Town reviews the modifications to the plan and then makes a recommendation to the Board as to whether or not it meets the requests he made. Mr. Rohlin said that it was proposed that the developer will put the culverts to the road, and he did not see this modification on the plan. Mr. Paap reviewed the January minutes in which Mr. Graziose of Gerber Homes said he proposes to install a swale. Ms. Marini said Mr. Rohlin can ask the Walworth Building Department to relay his concerns to the Engineer for the Town because he still has to sign off on the plan.

Doug Flye made a motion, seconded by Patricia Marini, to adjourn the meeting. All members were in favor. Vice-Chairperson Paap adjourned the meeting at 7:25 PM.

Respectfully Submitted,
Barbara Goulette, Clerk