

Chairperson Landry called the regular meeting of the Planning Board to order at 6:30PM. Members present were Chairperson Landry, Lou Villanova, and Christopher Paap. Also present were Norm Druschel, Building Inspector; Tim McMullen, Assistant Building Inspector; and Brett Malafeew, Code Enforcement Officer. Patricia Marini, Planning Board Member, and Doug Flye, Planning Board Member were not present.

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of December 11, 2023. Mr. Paap made a motion, seconded by Mr. Villanova, to accept the corrected December 11, 2023 minutes. All members were in favor.

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of January 8, 2024. Mr. Paap made a motion, seconded by Mr. Villanova, to accept the January 8, 2024 minutes. All members were in favor.

Chairperson Landry addressed the first item on the agenda:

**1. Application of Scott Kolczynski of Wayne County Public Works Department for approval of a Site Plan at 1870 Route 441, Town of Walworth, and County of Wayne. Property is zoned Hamlet.**

Scott Kolczynski of Wayne County Public Works Department, Melissa Quinn PE of Labella Associates, and Jim Lee, Director of ALS, came forward to speak before the Board. Mr. Kolczynski said they are proposing to construct a roughly 6,000 square foot EMS substation at 1870 Route 441. Ms. Quinn said revisions were made to the plans to address the comments from Mike Greene of Greene Land Surveying, PLLC, engineer for the Town, and from Mr. Druschel.

December 28, 2023  
Town of Walworth  
3600 Lorraine Drive  
Walworth, NY 14568

Re: 1870 Walworth-Penfield Road Subdivision

To Whom It May Concern:

After reviewing the application and plans for the above referenced Subdivision, we offer the following comments:

1. Items in the legend that are not on plan:
  - a. Site Benchmark
  - b. Site Control Point
  - c. Invert (listed twice)
  - d. Sign
2. Areas of lots do not add up to the total area shown.
3. Square footage of lots do not add up to the total square footage shown.
4. Site location map not legible
5. 2 adjacent owners on west side of property incorrect (Arthur E. Holtz and Carrie L. Miller)
6. Incorrect bearing along Walworth Penfield Road on Lot No. 2 (It should be N 89-37-10 E)
7. Parcels on west side of Lot No. 1 do not add to total (It should be 55.71 feet)
8. Need tie distance to NYS Route 350

Should you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,  
Michael S. Greene  
Michael S. Greene, L.S., Owner

**Plan Review – Wayne County Ambulance**

1. C301 – electrical not shown.
2. It seems that the oil separator-septic line and the sewer lateral line should be reversed.
3. Should the existing swale be cleaned?
4. The setback requirement shown on C401 and C301 is 50 feet. It should be 75 feet as perm 180-29.
5. Where is drainage from the roof going? Will it be piped to the swale?

6. Should there be a silt trap at the bottom of the swale?
7. The north end of the filter sock should be planed perpendicular to get erosion into the new swale.
8. Where is the top soil going to be stored? It is not shown.
9. Sanitary sewer outside drops are not allowed.
10. Add detail for inside drops.
11. Sewer Superintendent wants grade on sewer line between 1% and 2% - can be accomplished with drops.

Norman Druschel  
Building Inspector  
Town of Walworth

Ms. Quinn said there will be a small 11 space parking lot but not a lot of traffic, and it will be manned 24 hours a day. Mr. Landry said he received a reply from Mr. Greene, and everything seems to be in order.

**GREENE LAND SURVEYING, PLLC**  
**403 EAST MILLER STREET NEWARK, NEW YORK 14513**  
**OFFICE (315) 331-3999 EMAIL [greenelandsurveying@gmail.com](mailto:greenelandsurveying@gmail.com)**

February 12, 2024

Ms. Barbara Goulette, Planning Board Clerk  
Walworth Town Hall  
3600 Lorraine Drive  
Walworth, New York 14568

RE: WALWORTH-EMERGENCY MEDICAL SERVICES STATION  
PROJECT REVIEW-JOB NO. 23-6701

We have been contacted to review the plans submitted by LaBella Associates for the construction of a county ambulance base on Walworth Penfield Road in the Town of Walworth.

We have reviewed the responses to our comments, dated February 2, 2024, and offer two minor comments that were discussed with the project engineer earlier today.

The first comment was regarding the silt sock being placed perpendicular to the contours located in the front yard to the west of the proposed driveway, south of the road side ditch.

The second comment relates to the soil stockpile detail having a note that states the plan reader is to review the silt fence detail, but that detail had been removed from the plans. If you have any questions or comments, please feel free to contact us.

Sincerely,  
Michael G. Sponable, P.E.  
Greene Land Surveying, PLLC.

Mr. Lee said the substation is to assist the local agencies, but it can be primary. Mr. Kolczynski said it will be a 3-bay facility.

Christopher Paap made a motion, seconded by Lou Villanova, to accept the final approval of the Subdivision at 1870 Route 441 as written.

Roll Vote:	Chairperson Landry	Aye
	Christpher Paap	Aye
	Lou Villanova	Aye

Motion carried.

Chairperson Landry said there will be a special meeting for the approval of the site plan at 1870 Route 441 within the next 2 weeks.

Chairperson Landry addressed the second item on the agenda:

**2. Application of Steve Cooper of 4164 Walworth-Ontario Road for approval of a 4-lot Subdivision at 4164 Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Lou Villanova made a motion, seconded by Christopher Paap, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:38PM.

Chairperson Landry said there is nobody present to speak to this application, and the Board will leave the public hearing open.

**3. Application of Timothy Dipple for approval of a 2-lot Subdivision at 5023 Ontario Center Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Christopher Paap made a motion, seconded by Lou Villanova, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:39PM.

Timothy Dippel of 5001 Ontario Center Road came forward to speak before the Board. Mr. Dippel said he proposes to subdivide and buy 1.75 acres from his neighbor, and no buildings are proposed or included in the sale of this property. Mr. Dippel said it will give him more road frontage and better access to his back property.

Chairperson Landry asked if there were any comments from the Board or Town staff. No issues were brought forward. Chairperson Landry asked if there were any comments from the public. No issues were brought forward. Christopher Paap made a motion, seconded by Lou Villanova, to close the public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:41PM.

Christopher Paap made a motion, seconded by Lou Villanova, to accept the SEQR and Resolution as written.

**TOWN OF WALWORTH  
FINAL RESOLUTION  
KELLER/DIPPEL LOT LINE AMENDMENT/SUBDIVISION  
5023 and 5001 NYS ROUTE 350**

At a meeting of the Planning Board of the Town of Walworth held on the 12th day of February 2024, 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 for a Lot Line Amendment/Subdivision between Tax I.D. No. 63116-00-175074 (5023 Rt. 350) and Tax I.D. No. 63116-00-148049 (5001 Rt. 350) as shown on a map prepared Measday Land Surveying and Mapping dated December 4, 2023. 5023 Rt. 350 was 4.47+/- acres and will now be 3.15+/- acres, and 5001 Rt. 350 was 5.34 acres and will now be 7.08+/- acres. The proposed total transfer of land is 1.75+/- acres.

**WHEREAS**, the 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 Subdivision approval for the Keller/Dippel Lot Line Amendment/Subdivision located at 5023 and 5001 Rt. 350.

Upon being put to a vote, the resolution was \_\_\_\_\_. AYE \_\_\_\_ NAY \_\_\_\_

STATE OF NEW YORK:  
COUNTY OF WAYNE: ss  
TOWN OF WALWORTH:

I, Jenna Camacho, 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 12<sup>th</sup> day of February 2024 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: 2023

(SEAL)

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Town Clerk

Roll Vote:	Chairperson Landry	Aye
	Lou Villanova	Aye
	Christopher Paap	Aye

Motion carried.

Chrisopher Paap made a motion, seconded by Lou Villanova, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 6:42 PM.

Respectfully Submitted,

Barbara Goulette, Clerk