

Chairperson Landry called the special meeting of the Planning Board to order at 2:00PM. Members present were Chairperson Landry, Lou Villanova, and Patricia Marini. Also present was Brett Malafeew, Code Enforcement Officer, and Tim McMullen, Assistant Building Inspector. Christopher Paap, Planning Board member; and Doug Flye Planning Board member, were not present.

Chairperson Landry addressed the item on the agenda:

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

Patricia Marini made a motion, seconded by Lou Villanova, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 2:01PM.

Michael Abrams of 1920 Route 441 came forward to speak before the Board. Mr. Abrams said he owns the property between the property in this application and the Town Park. Mr. Abrams asked if there will be privacy screening between his house and the proposed structure. Scott Kolczynski of Wayne County Public Works Department came forward to speak before the Board. Mr. Kolczynski said there will not be a lot of traffic, and the building will be in the middle of the lot. Mr. Kolczynski said they can look into putting up screening.

Mr. Abrams said the runoff from the field next to the property goes across his property and across the property in this application. Mr. Malafeew said the applicant cannot put any more water onto Mr. Abram's property than there already is, and the project should help Mr. Abram's property when it is completed.

Mr. Abrams asked if sewer will be coming across his property. Chairperson Landry said sewer will come across his property. Mr. Kolczynski said they propose to extend the sewers to the far west of the property in the application.

Patricia Marini made a motion, seconded by Lou Villanova, to close the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 2:09PM.

Patricia Marini made a motion, seconded by Lou Villanova, to accept the SEQR. All members were in favor.

Chairperson Landry said there is a condition in the Resolution stating a Special Use Permit shall be obtained for the proposed use. Mr. Kolczynski said he will submit the Special Use Permit application. Patricia Marini made a motion, seconded by Lou Villanova, to accept the approval of the Wayne County Subdivision and Site Plan as written.

**RESOLUTION OF TOWN OF WALWORTH PLANNING BOARD APPROVING APPLICATIONS OF WAYNE COUNTY FOR  
SUBDIVISION OF PROPERTY AT 1870 WALWORTH-PENFIELD ROAD AND SITE PLAN FOR EMS SUBSTATION**

**WHEREAS**, on or about December 15, 2023, a subdivision application (the "Subdivision Application") was received from the County of Wayne relative to parcel of land at or about 1870 Walworth-Penfield Road, owned by the Town of Walworth, with Tax Map ID No. 63114-00-164410, comprising approximately 20.4 acres to the centerline (the "Property"); and

**WHEREAS**, said Subdivision Application seeks approval for subdivision of said Property into two parcels approximately as follows - a 17.9+/- acre parcel to be retained by the Town of Walworth, and a 2.4+/- acre parcel to be transferred to the County of Wayne, all in accord with the last updated subdivision map submitted as part of the Subdivision Application; and

**WHEREAS**, in addition to the Subdivision Application, on or about December 15, 2023, a site plan application (the "Site Plan Application") was received from the County of Wayne relative to the Property, seeking approval for development of an EMS substation as described therein (collectively, the Subdivision Application and Site Plan Application are referred to herein as the "Application"); and

**WHEREAS**, the Application represents an Unlisted Action pursuant to THE State Environmental Quality Review Act.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Walworth Planning Board hereby approves the attached EAFs Parts 2 and 3, and a negative declaration based thereon is hereby issued relative to Application; and, be it further

**RESOLVED**, that a waiver relative to certain subdivision requirements as requested by the applicant is hereby approved, including relative to concept and preliminary review and approval; and, be it further

**RESOLVED**, that the **Subdivision Application is hereby approved**, including that the last revised map accepted by the Town with the Subdivision Application is approved as the Final Plat, **subject to the following conditions**:

1. Prior to signatures, any outstanding comments of the Engineer of the Town which relate to the map shall be satisfactorily addressed to the satisfaction of the Planning Board Chair; and
2. Prior to issuance of a certificate of occupancy, any other outstanding comments of the Engineer of the Town shall be satisfactorily addressed to the satisfaction of the Planning Board Chair; and
3. Relative to utilities, including, e.g., sewer and water, performance security shall be provided in accord with Section 151-7 of the Town Code; and
4. All necessary easements, including relative to utilities, shall be provided to the Town's satisfaction, and recorded prior to issuance of a certificate of occupancy; and
5. Relative to sewers, any outstanding comments of the Town Sewer Dept. shall be addressed to prior to issuance of a certificate of occupancy, all to the satisfaction of the Planning Board Chair; and, be it further

**RESOLVED**, that the **Site Plan Application is hereby approved**, including that the last revised map accepted by the Town with the Site Plan Application is approved as the Site Plan, **subject to the following conditions**:

1. Prior to signatures, the approved subdivision plat shall be recorded with the County Clerk; and
2. Prior to signatures, a special use permit shall be obtained for the proposed use; and
3. Prior to signatures, any outstanding comments of the Engineer of the Town which relate to the map shall be satisfactorily addressed to the satisfaction of the Planning Board Chair; and
4. Prior to issuance of a certificate of occupancy, any other outstanding comments of the Engineer of the Town shall be satisfactorily addressed to the satisfaction of the Planning Board Chair; and
5. Relative to utilities, including, e.g., sewer and water, performance security shall be provided in accord with Section 151-7 of the Town Code; and
6. All necessary easements, including relative to utilities, shall be provided to the Town's satisfaction, and recorded prior to issuance of a certificate of occupancy; and
7. Relative to sewers, any outstanding comments of the Town Sewer Dept. shall be addressed to prior to issuance of a certificate of occupancy, all to the satisfaction of the Planning Board Chair.

Roll Vote:      Chairperson Landry      Aye  
                     Lou Villanova      Aye  
                     Patricia Marini      Aye

Motion carried.

Patricia Marini made a motion, seconded by Lou Villanova, to adjourn the meeting. All members were in favor.  
Chairperson Landry adjourned the meeting at 2:10 PM.

Respectfully Submitted,

Barbara Goulette, Clerk