Vice Chairperson Paap called the regular meeting of the Planning Board to order at 6:30PM. Members present were Vice Chairperson Paap, Lou Villanova, and Doug Flye. Also present were Brett Malafeew, Code Enforcement Officer; Donald Young, Attorney for the Town (Young Law of WNY); and Emilio Moran, Engineer for the Town (MRB Group). Chairperson Landry and Patricia Marini, Planning Board members, were not present.

Vice Chairperson Paap said the Board will need to postpone the approval of the February Planning Board minutes until the next Planning Board meeting. Vice Chairperson Paap said he was not present at the February Planning Board meeting so he would need to abstain from approval of the February Planning Board minutes and therefore they will not have a quorum at this meeting to approve the minutes.

Vice Chairperson Paap addressed the item on the agenda:

1. **Application of Norbut Solar Farm, LLC for approval of a Subdivision, Site Plan, and a Special Use Permit at 1010 Atlantic Avenue, 1045 Kuttruff Road, and 4251 Canandaigua Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Nate Cobb of Norbut Solar Farm, LLC came forward to speak before the Board. Mr. Cobb said he is here to have the Planning Board declare their intent to become Lead Agency, and he has provided updated materials to the Board and Town staff. Mr. Cobb stated these materials will also be provided to the Walworth Town Board.

Vice Chairperson Paap asked if there were any comments from the Board. No issues were brought forward.
Doug Flye made a motion, seconded by Lou Villanova, to open public hearing. All members were in favor. Vice Chairperson Paap opened the public hearing at 6:34PM. Vice Chairperson Paap asked if there were any comments from the public.

Ginger and Robert Anderson of 1157 Kuttruff Road came forward to speak before the Board. Ms. Anderson asked who is funding this project, and what effect this project will have on the eco system since this property has lots of plants and animals and is used for farming. Ms. Anderson said the Rochester area averages 165 days of sunshine, so how much energy will be produced by this solar farm. Ms. Anderson asked what the benefits are to the residents of Walworth and to the residents neighboring the area of the project. Ms. Anderson asked what happens to the panels when their lifespan is over and if anyone is getting State funding for the solar farm. Mr. Anderson said he believes solar farms are an eyesore, and since this land is residential it is a very poor location for these solar panels.

Thomas Ninestine of 1136 Kuttruff Road came forward to speak before the Board. Mr. Ninestine said this is a rural area and not the best place for this project. Mr. Ninestine asked what the benefit is to the residents or the Town as a whole, and what will it do to property value.

Thomas Detrie of 4155 Canandaigua Road came forward to speak before the Board. Mr. Thomas asked what the measures are proposed to mitigate the visual impact of the solar field; has the New York State DEC input been received to regarding the bald eagle since he has had several sightings in his yard; and how will construction and maintenance traffic be managed.

Doug Flye made a motion, seconded by Lou Villanova, to adjourn this public comment. All members were in favor. Motion carried.

Ashley Champion of Norbut Solar Farms, LLC came forward to speak before the Board. Ms. Champion said the State Environmental Quality Review (SEQR) process will include a review of the environmental considerations. Ms. Champion said the location of the project needs to follow the utility structure and be near a substation with appropriate capacity, and there needs to be enough land for sale to build the structure. Ms. Champion said the project stays on the local distribution grid in the RG&E zone, and many municipalities have deemed solar generation to be compatible with residential and agricultural uses. Ms. Champion said a decommission agreement will be entered into with the Town of Walworth to ensure that at the end of the project Norbut Solar Farms, LLC takes out the panels and leaves the property as it looked before the project.

Doug Flye made a motion, seconded by Lou Villanova, to approve the Resolution: Declaring Intent to be Lead Agency:

RESOLUTION: DECLARING INTENT TO BE LEAD AGENCY

WHEREAS, the Town of Walworth Planning Board (hereinafter referred to as “The Board”), is considering Subdivision, Site Plan, and Special Use Permit approval to allow for the development of the NSF Walworth Site 1, LLC and Kuttruff

Road, LLC solar project (hereinafter referred to as "The Project"), which includes a proposed 5.0-megawatt (MW) alternating current (AC) solar photovoltaic (PV) facility located within the Town of Walworth. The Project will be located on portion of a 59.44-acres parcel and also includes battery storage, associated access roads, fencing and equipment pads, as described in the Site Plans dated January 6, 2025, and all other relevant information submitted as of March 10, 2025 (the current application); and

WHEREAS, the Board determines that said Action is classified as Type 1 Action under the SEQR Regulations; and

WHEREAS, the Board has reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by the applicant on the above referenced Solar project (hereinafter referred to as the Action); and

WHEREAS, the Board determines that said Action is also subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Board determines that it may be the most appropriate agency to ensure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Board does hereby declare its intent to be designated as the lead agency for the Action; and

BE IT FURTHER RESOLVED, that the Town Engineer (MRB Group) is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing.

The above resolution was offered by _____and seconded by _____ at a meeting of the Planning Board held on March 10, 2025. Following discussion thereon, the following roll call vote was taken and recorded:

Roll Vote:	Lou Villanova	Aye
	Doug Flye	Aye
	Christopher Paap	Aye

Motion carried.

Mr. Young said the public hearing is not closed and just adjourned until the next Planning Board meeting. Mr. Young asked if it is confirmed that this applicant will be appearing before the Walworth Town Board at the March 20, 2025 meeting. Mr. Malafeew said he is not sure the Town Board agenda is complete yet. Mr. Young said the public can keep an eye out for the Town Board agenda since the Town Board is handling the waiver request regarding setbacks.

Doug Flye made a motion, seconded by Lou Villanova, to adjourn the meeting. All members were in favor. Vice Chairperson Paap adjourned the meeting at 6:57PM.

Respectfully Submitted,

Barbara Goulette, Clerk