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

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes of March 10, 2025. Christopher Paap made a motion, seconded by Lou Villanova, to accept the March 10, 2025 minutes. All members were in favor.

Chairperson Landry addressed the first item on the agenda:

1. **Application of Jamie Goodno of 475 Haley Road for approval of a subdivision and site plan at 475 Haley 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 6:31PM.

Mike Greene of Greene Land Surveying, PLLC came forward to speak before the Board on behalf of the applicant, Jamie Goodno. Mr. Greene said Mr. Goodno would like to split off a flag lot in the front of the property for his son to build a new home.

Chairperson Landry asked if there were any more comments from the Board. No issues were brought forward.
Chairperson Landry asked if there were any more comments from the public. No issues were brought forward.

Patricia Marini made a motion, seconded by Christopher Paap, to close public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:32PM.

Patricia Marini made a motion, seconded by Lou Villanova, to approve the SEQR and the Final Subdivision Resolution of the Goodno 2-Lot Subdivision as written.

Town of Walworth Planning Board Resolution
Goodno 2-lot Subdivision
475 Haley Road
Zoning District – R- Residential
Final Subdivision APPROVAL Resolution

WHEREAS, Town of Walworth Planning Board (hereinafter referred to as Planning Board) has received an application for Subdivision Approval for the subdivision of an existing 15.183 acres (Tax I.D. No. 61116-00-406534) to create two (2) lots. New Lot A will consist of 2.177 acres and new Lot B (remaining lands) will consist of 13.006 acres, with an existing two-story house located on proposed Lot B (the "Application"). The Board has also received a site plan application for a proposed new house, on-site wastewater treatment system, and associated site improvements on proposed Lot A. The same is detailed on the Subdivision Plat dated on or about February 25, 2025, and Site Plan dated on or about February 25, 2025, both prepared by Greene Land Surveying, PLLC; and

WHEREAS, the Planning Board has reviewed Part 1 SEQR Short Environmental Assessment Form (EAF) completed by the Applicant and;

WHEREAS, the Planning Board completed a formal review of the proposed subdivision application, including in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR).

NOW, 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 hereby determines that the proposed action will not result in any significant adverse environmental impacts, and hereby approves the attached Part 2 and 3 of the EAF consistent with such finding, including issuing a negative declaration; and

BE IT FURTHER RESOLVED, the Planning Board hereby issues preliminary and final **Approval of the Application, subject to** the following conditions**:**

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1. Subdivision approval with conditions specified herein is valid for a period of 180 days from today. Please note that once all conditions of the subdivision approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson may then sign the plans.
2. All comments identified by Town Staff and the Town Engineer are to be sufficiently addressed, including but not limited to on revised plans, all to the satisfaction of the Town Building Inspector or designee, and all prior to signatures being affixed to the plans.
3. The subdivision plat is to be signed and filed with the County Clerks Office and a receipt of the filing provided to the Town Clerk prior to the final site plans being signed.

The above resolution was offered by _____and seconded by _____ at a meeting of the Planning Board held on April 14, 2025. Following discussion thereon, the following roll call vote was taken and recorded:

Chairperson Landry -
Lou Villanova -
Christopher Paap -
Patrica Marini -
Doug Flye -
I, *Barbara Goulette*, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Walworth Planning Board for the April 14, 2025 meeting.

_____
Barbara Goulette, Secretary of the Board

Roll Vote:	Chairperson Landry	Aye
	Lou Villanova	Aye
	Doug Flye	Aye
	Patricia Marini	Aye
	Kristen Rush	Aye

Motion carried.

Christopher Paap made a motion, seconded by Patricia Marini, to approve the Final Site Plan Resolution of the Goodno 2-Lot Subdivision as written.

Town of Walworth Planning Board Resolution
Goodno 2-lot Subdivision
475 Haley Road
Zoning District – R- Residential
Final Site Plan Resolution

WHEREAS, Town of Walworth Planning Board (hereinafter referred to as Planning Board) has received an application (the "Application") for Site Plan Approval for the construction of a proposed single family home, on-site wastewater treatment system, and associated site improvements on proposed Lot A; all as detailed on the approved Subdivision Plat dated on or about February 25, 2025, and the Site Plan dated on or about February 25, 2025, both prepared by Greene Land Surveying, PLLC; and

WHEREAS, the Planning Board completed a formal review of the proposed subdivision and site plan applications in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR) and has issued a negative declaration in relation thereto.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby **Approves the Application** with the following Conditions:

1. Site plan approval will expire after one year as per Walworth Town Code at Section 151-21. Please note that once all conditions of the Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson may then sign the plans.
2. All comments identified by Town Staff and the Town Engineer are to be sufficiently addressed, including but not limited to on revised plans, all to the satisfaction of the Town Building Inspector or designee, and all prior to signatures being affixed to the plans.

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3. The subdivision plat is to be signed and filed with the County Clerks Office and a receipt of the filing provided to the Town Clerk prior to the final site plans being signed.

The above resolution was offered by _____and seconded by _____ at a meeting of the Planning Board held on April 14, 2025. Following discussion thereon, the following roll call vote was taken and recorded:

Chairperson Landry -
Lou Villanova -
Christopher Paap -
Patrica Marini -
Doug Flye -

I, *Barbara Goulette*, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Walworth Planning Board for the April 14, 2025 meeting.

_____
Barbara Goulette, Secretary of the Board

Roll Vote:	Chairperson Landry	Aye
	Lou Villanova	Aye
	Doug Flye	Aye
	Patricia Marini	Aye
	Kristen Rush	Aye

Motion carried.

Chairperson Landry addressed the second item on the agenda:

2. 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)

Christopher Paap made a motion, seconded by Kristen Rush, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:35PM.

Ashley Champion of Norbut Solar Farms, LLC came forward to speak before the Board. Ms. Champion said Norbut proposes to build a 5-megawatt solar facility, and they have answered questions from the Engineers for the Town. Ms. Champion said the site is constrained by the wetlands and a 100-foot RG&E buffer for the power lines. Ms. Champion said Norbut is going before the Town Board seeking waivers for setbacks, but the Town Board does not have the ability to move forward until the SEQR process is complete, so Norbut is before the Planning Board to have them declared Lead Agency for the SEQR. Ms. Champion said one outstanding item that they will be delivering to the Board is a full visual simulation package showing several vantage points, and it should be completed in about 1 month. Chairperson Landry said the Norbut website states this is an 8.86-megawatt facility. Ms. Champion said this is DC wattage.

Mr. Young said the Planning Board is able to declare lead agency at this meeting, but may not be ready to approve the SEQR, and the Town Board cannot approve waivers until the SEQR is complete. Mr. Brabant said Norbut can continue their review with the Town Board to provide them with what they may be looking for to offset their concerns and then have the Town Board provide some input to the Planning Board to help the Planning Board to continue with their review. Mr. Brabant said Norbut needs to provide documentation to the Town Board such as the reasons they can't expand toward the utility company, they can't increase the lot size, they can't reduce solar panels, and the reason landscaping is not provided in certain areas. Chairperson Landry said they need to provide the reason or reasons Norbut cannot stay within the Town Code in writing. Mr. Brabant said Norbut needs to document if the waiver request is from the fence line or solar panels and provide it to the Engineer for the Town and Code Enforcement Officer.

Ms. Champion asked if the landscaping plan needs to be provided for the SEQR process. Mr. Brabant said Norbut will need to give a reason to the Boards as to why they are not proposing the landscaping now in writing.

Chairperson Landry asked if there were any more comments from the Board. No more issues were brought forward. Chairperson Landry asked if any landscaping will be provided on the west side of the project. Ms. Champion said there are locations that need to be added to the landscape plan. Mr. Brabant said it would be helpful if Norbut submitted a revised plan.

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Chairperson Landry said he would like a hydrant placed at the Atlantic Avenue access. Ms. Champion said that access does not continue down to the site, but there will be a drive around the site and a gate at the north end.

Mr. Young asked Ms. Champion to detail how close the facility will be to the restricted easement on the east side. Ms. Champion said it will be 1 foot away from the fence. Mr. Young asked why there is a notch out where panels are not included on the plan. Ms. Champion said it is due to the panel string lengths. Ms. Champion said the project is also avoiding the wetlands.

Chairperson Landry asked if there were any comments from the public.

Thomas Detrie of 4155 Canandaigua Road came forward to speak before the Board. Mr. Detrie said his biggest concerns are visual impacts, endangered species including the bald eagle, and the construction traffic and its impact on the roads.

Chairperson Landry asked if there were any more comments from the public. No more issues were brought forward. Christopher Paap made a motion, seconded by Lou Villanova, to adjourn public hearing until next month. All members were in favor. Chairperson Landry adjourned the public hearing at 7:14PM.

Mr. Young asked Chairperson Landry if he would like the applicant to address the last few issues. Chairperson Landry agreed to have the applicant address the comments made by Mr. Detrie. Mr. Young asked Norbut to address the comments in writing. Ms. Champion said the construction period will short, about 2 days, they will be using standard-sized trucks during construction, and maintenance will be very minimal.

Chairperson Landry asked if the panels will be stationary or moving. Ms. Champion said they will be tracking panels, so they track with the sun and dump the snow.

Christopher Paap made a motion, seconded by Patricia Marini, to approve the Resolution to declare the Planning Board Lead Agency for NSF Walworth Site 1, LLC & Kuttruff Road, LLC, Site Plan, & Special Use Permit as written.

TOWN OF WALWORTH PLANNING BOARD RESOLUTION
NSF WALWORTH SITE 1, LLC & KUTTRUFF ROAD, LLC
1045 KUTTRUFF ROAD
SUBDIVISION, SITE PLAN, & SPECIAL USE PERMIT

RESOLUTION: DESIGNATING 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 April 14, 2025 (the current application); and

WHEREAS, the Town of Walworth Planning Board (hereinafter referred to as Planning Board) on March 10, 2025 declared its intent to be designated the Lead Agency for the above referenced Action under the provisions of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has provided written notices to this effect to the involved and interested agencies; and

WHEREAS, the Planning Board has not received any written objections from the involved agencies to the Board's being designated as the lead agency under the SEQR Regulations; and

WHEREAS, the Planning Board has previously determined that it is the most appropriate agency to insure the coordination of this Action and for making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as the lead agency for the Action identified above herein;

The above resolution was offered by _____and seconded by _____ at a meeting of the Planning Board held on April 14, 2025. Following discussion thereon, the following roll call vote was taken and recorded:

Chairperson Landry -
Lou Villanova -
Christopher Paap -
Patrica Marini -
Doug Flye -

I, *Barbara Goulette*, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Walworth Planning Board for the April 14, 2025 meeting.

_____
Barbara Goulette, Secretary of the Board

Roll Vote:	Chairperson Landry	Aye
	Lou Villanova	Aye
	Doug Flye	Aye
	Patricia Marini	Aye
	Kristen Rush	Aye

Motion carried.

Chairperson Landry addressed the third item on the agenda:

3. Concept discussion by Amanda DuFrane of Hive 315 Co. for a multi-use community-rooted cooperative at 4320 Canandaigua Road, Town of Walworth, and County of Wayne. Property is zoned B-Business.

Christopher Paap made a motion, seconded by Kristen Rush, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 7:19PM.

Amanda DuFrane of Hive 315 Collective, LLC, 7575 Furnace Road, Ontario, NY came forward to speak before the Board. Ms. DuFrane said she proposes building a multi-use site with a certified commercial community kitchen, a small animal processing facility, and a community market. Ms. DuFrane said they do not own the property, and it is not for sale yet, but they would like to know if this proposal is a possibility before they purchase this property. Ms. DuFrane said she does plan to expand this into a private school program and small senior living center.

Mr. Paap asked if the applicant has been in touch with K2, the current owners. Ms. DuFrane said she attempted to contact K2, and they were unresponsive. Mr. Malafeew said it is zoned Business.

Mr. Brabant said there are a lot of uses associated with this business so the Town would need to provide feedback to the applicant on whether this will require multiple special use permits and whether the uses are allowed. Mr. Brabant said the applicant will need to think about storage on the site and access to the site. Chairperson Landry said this plan includes living quarters so fire protection will be a concern, and it may need a sprinkler system.

Chairperson Landry asked if there were any more comments from the Board or Town Staff. No more issues were brought forward.

Christopher Paap made a motion, seconded by Patricia Marini, to close public hearing. All members were in favor. Chairperson Landry closed the public hearing at 7:32PM.

Christopher Paap made a motion, seconded by Lou Villanova, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:33PM.

Respectfully Submitted,

Barbara Goulette, Clerk

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