Chairperson Landry called the special meeting of the Planning Board to order at 6:00PM. Members present were Chairperson Landry, Patricia Marini, Lou Villanova, Doug Flye and Christopher Paap. Also present was Brett Malafeew, Code Enforcement Officer.

Christopher Paap made a motion, seconded by Doug Flye to open the meeting.

Chairperson Landry addressed the only item on the agenda:

1. **Application of WO Walworth Solar, LLC for approval of a Site Plan and a Special Use Permit at 5325 Walworth-Ontario Road, Town of Walworth, and County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)**

Chairperson Landry asked if there was anyone to speak on this application.

Ryan Black of WO Solar came forward to speak to the Board. Mr. Black said he is thankful for the Planning Board orchestrating this special meeting.

Chairperson Landry said the public comment was closed for this application two months ago even though the agenda says public hearing, so we will dispense of the public hearing.

Patricia Marini made a motion, seconded by Lou Villanova, to approve the resolution as written for SEQR Lead Agency and Determination of Significance.

TOWN OF WALWORTH PLANNING BOARD
WO Walworth Solar LLC Project
5325 Walworth-Ontario Road

**RESOLUTION FOR SEQR LEAD AGENCY AND DETERMINATION OF SIGNIFICANCE**

**WHEREAS,** the Town of Walworth Planning Board (hereinafter referred to as "the Board" or the "Planning Board"), is considering site plan and special use permit approval to allow for the development of the WO Walworth Solar Project (hereinafter referred to as the "Project" or "Action"), which includes a proposed +/- 5.030-megawatt (MW)-direct current (DC)/ +/- 4.000 MW-alternating current (AC) photovoltaic (PV) solar array that will be located at or about 5325 Walworth-Ontario Road, Walworth, NY 14568; and

**WHEREAS**, on December 15, 2025, the Board declared its intent to act as Lead Agency for the above referenced action under the provisions of the State Environmental Quality Review Regulations ("SEQR"); and

**WHEREAS**, the Board has provided written notices to the involved and interested agencies and has not received any written objections from the involved agencies as it relates to the Board assuming lead agency pursuant to SEQR.

**NOW, THEREFORE, BE IT, RESOLVED**, that the Planning Board does hereby designate itself as the lead agency for the Action identified above; and, be it further

**RESOLVED,** that the Planning Board has carefully considered all relevant documentary, testimonial, and other evidence/materials submitted, including but not limited to the SEQR EAF, the Application materials, including, e.g., Site Plan, Decommissioning Plan, Operation & Maintenance Plan, Emergency Operations Plan, SWPPP, Soils Mapping, Special Use Permit Assessment, Local Law Compliance, the Grazing Plan, Applicant's numerous subsequent submittals responding to the Town's commentary relating to special use permit criteria, any reports and materials submitted by consultants and officials of the Town, any relevant correspondence and oral testimony from the public, State, County and local agencies, and any other relevant information submitted to the Planning Board; and, be it further

**RESOLVED**, that the Planning Board has thoroughly analyzed the relevant areas of environmental concern to determine if the Project may have a significant adverse impact on the environment, including considering those criteria required to be considered pursuant to SEQR, carefully considering and taking a hard look at all potential environmental impacts, including considering relevant documentary, testimonial, and other evidence presented; and, be it further

**RESOLVED,** that, the Planning Board has considered the EAF, and based upon the above-referenced review, hereby approves the attached EAF Part 2, and, for all those reasons as set forth in the record, including as more fully set forth in the EAF Part 2, and as more fully set forth in the associated reasoned elaboration narrative attached to the EAF and made a part thereof, the same which is hereby approved, the Planning Board hereby finds that the project will not result in any potentially significant adverse environmental impacts, and thus hereby issues a negative declaration, including approving Part 3 of the EAF consistent therewith and directing that the reasoned elaboration narrative be attached thereto; and, be it further

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**RESOLVED**, that the Town Clerk or designee (such as the Secretary for the Planning Board), with the assistance of the Engineer for the Town, file, distribute and publish the SEQR documentation in accordance with the requirements of SEQR, including as per 6 NYCRR Section 617.12(b) and (c).

The above Resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on January 22, 2026, and the following roll call vote was taken and recorded:

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

Motion carried.

Chris Paap made a motion, seconded by Lou Villanova, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 6:03PM.

Respectfully Submitted,

Heather Behrendt, Clerk

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