

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

Chairperson Landry asked the Board if there were any corrections that needed to be made regarding the minutes from the December Planning Board meeting. Patricia Marini made a motion, seconded by Doug Flye, to accept the December Planning Board minutes. All members were in favor. Motion carried.

Chairperson Landry said WO Walworth Solar has requested to hold a meeting next week to approve the review because the December meeting was held a week later and that timeline does not provide them with the 30 days required to complete the review process. Chairperson Landry said there will be a meeting held on January 22nd.

Chairperson Landry addressed the first item on the agenda:

1. Application of Gary McKee for approval of Subdivision at 4090 Walworth-Ontario Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Patricia Marini made a motion, seconded by Lou Villanova, to open the public hearing. Doug Flye recused himself. All members were in favor. Chairperson Landry opened the public hearing at 6:31PM

Gary McKee of 4090 Walworth-Ontario Road approached the Board. Mr. McKee said he has a 50-acre farm and is taking 4 acres off to give to his grandson. Mr. McKee said his grandson will receive the first parcel next to his and the second would be an extra for now.

Chairperson Landry asked if Mr. McKee owned the 45 acres and if he would be subdividing into two building lots. Mr. McKee said yes.

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.

Kristen Rush made a motion, seconded by Lou Villanova, to close public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:34PM.

Patricia Marini made a motion to approve the Final Subdivision Approval and SEQR Determination as written, seconded by Lou Villanova

**TOWN OF WALWORTH PLANNING BOARD RESOLUTION - 4090 WALWORTH – ONTARIO ROAD 3-LOT
SUBDIVISION - ZONING DISTRICT – RR-1**

Final Subdivision APPROVAL & SEQR DETERMINATION

WHEREAS, the Town of Walworth Planning Board (hereinafter referred to as the “Board”) has received a subdivision application (the “Application”) generally described as follows, and with particulars specified in the application materials on file with the Town: for the subdivision of an existing 49.5 acres (Tax I.D. No. 63114-00-753907) to create three (3) lots New Lot ‘1’ consists of +/- 45.5 acres, new Lot ‘2’ consisting of +/- 2.0 acres and new Lot ‘3’ consisting of +/- 2.0 acres as detailed on the Subdivision Plat dated on or about November 18, 2025, prepared by Venezia Professional Land Surveyors; and

WHEREAS, the Planning Board has carefully considered and taken a hard look at all potential environmental impacts of the Application.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has considered the Application and all relevant information, and finds that, as it pertains to the Short Form EAF Part 2, all eleven items identified are found to have “No, or Small Impact . . .” including for all those reasons set forth in the record of the Planning Board, and that such Part 2 be issued in accordance with such findings; and, be it further

RESOLVED, that, as per the above, the proposal will not result in any significant adverse environmental impacts, that a negative declaration is hereby issued, and that the Short EAF Part 3 be completed in accordance with such negative declaration; and, be it further

RESOLVED, that relative to the need for a waiver from depth and ratio requirements, the Planning Board makes the following findings:

1. Per Section 180-10[F](4)(a) of the Town Code, the proposed lots do not meet the depth and width ratio (2.5 to 1).
2. There are no identified impacts to the existing drainage, topography, vegetation patterns, and geological formations as a result of this Application.
3. The Application is consistent with the Harmony of the Area and the Public Health, Safety and Welfare, including that it represents residential development in a residentially zoned area, with lots which meet the minimum lot size; and, be it further

RESOLVED, that in consideration of the aforementioned findings, the Planning Board finds that the waiver request relative to the lot depths is a minimal deviation and hereby issues a waiver from the same to permit the lots as designed; and, be it further

RESOLVED, that, in relation to the subdivision Application, the Board has carefully considered all relevant documentary, testimonial, and other evidence submitted, including but not limited to the Application materials, as well as any other relevant information submitted, and in consideration the same, and in consideration each of the criteria/factors for the granting of the requested subdivision, including as set forth herein, the Board hereby waives any remaining submittal requirements, and hereby issues preliminary and final approval of the subdivision Application, subject to the following conditions:

1. All outstanding comments by the Town, including but not limited any by the Town Engineer and the Town Code Enforcement Officer, are to be sufficiently addressed to the satisfaction of the Planning Board Chairman prior to signatures being affixed to the subdivision plat.
2. The Applicant shall provide any necessary easements, including for any public improvements/utilities to be dedicated, etc., all to the satisfaction of the Town's Engineer.
3. Any utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
4. Subdivision approval with conditions specified herein is valid for a period of a time specified in the Town of Walworth Code.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on January 12, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

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

Motion carried.

Chairperson Landry addressed the second item on the agenda:

2. Application of Joseph Villnave for approval of Subdivision at 4309 & 4311 Ontario Center Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Lou Villanova made a motion, seconded by Patricia Marini, to open the public hearing. All members were in favor.

Chairperson Landry opened the public hearing at 6:35PM

Michael Greene of Greene Land Surveying approached the Board on behalf of the applicant, Joseph Villnave. Mr. Greene said Mr. Villnave owns the entire parcel and is looking to split it up for future plans.

Chairperson Landry said the plan shows access off the driveway now, but there is access coming off of route 350.

Mr. Greene said the property does touch the road line at route 350 and will likely be developed as a flag lot.

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 Lou Villanova, to close public comment. All members were in favor. Chairperson Landry closed the public hearing at 6:37PM.

Patricia Marini made a motion to approve the Final Subdivision Approval and SEQR Determination as written, seconded by Doug Flye

TOWN OF WALWORTH PLANNING BOARD RESOLUTION - 4309 & 4311 ONTARIO CENTER ROAD 2-LOT
SUBDIVISION - ZONING DISTRICT – RR-1

FINAL SUBDIVISION APPROVAL & SEQR DETERMINATION

WHEREAS, Town of Walworth Planning Board (hereinafter referred to as the “Board”) has received a subdivision application (the “Application”) generally described as follows, and with particulars specified in the application materials on file with the Town: for the subdivision of an existing 4.078 acres (Tax I.D. No. 63115-00-094194) to create two (2) lots (the “Application”). The new lots include a proposed area that consists of +/- 1.567 acres and another proposed area (remaining lands) consisting of +/- 2.511 acres as detailed on the Subdivision Plat dated on or about December 19, 2025, prepared by Greene Land Surveying, PLLC; and

WHEREAS, the Planning Board has carefully considered and taken a hard look at all potential environmental impacts of the Application.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has considered the Application and all relevant information, and finds that, as it pertains to the Short Form EAF Part 2, all eleven items identified are found to have “No, or Small Impact . . .,” including for all those reasons set forth in the record of the Planning Board, and that such Part 2 be issued in accordance with such findings; and, be it further

RESOLVED, that, as per the above, the proposal will not result in any significant adverse environmental impacts, that a negative declaration is hereby issued, and that the Short EAF Part 3 be completed in accordance with such negative declaration; and, be it further

RESOLVED, that relative to the request to develop the proposal as a flag lot, the Planning Board makes the following findings: There are no identified impacts to the existing drainage, topography, vegetation patterns, and geological formations, and the Application is consistent with the Harmony of the Area and the Public Health, Safety and Welfare, particularly given that the Application represents residential development in a residentially zoned area; and, be it further

RESOLVED, that in consideration of the aforementioned findings, the Board hereby approves development as a flag lot pursuant to the Town Code at Section 180-10[F](4)(d); and, be it further

RESOLVED, that, in relation to the subdivision Application, the Planning Board has carefully considered all relevant documentary, testimonial, and other evidence submitted, including but not limited to the Application materials, as well as any other relevant information submitted, and in consideration the same, and in consideration each of the criteria/factors for the granting of the requested subdivision, including as set forth herein, the Board hereby issues preliminary and final approval of the subdivision Application, subject to the following conditions:

1. Subdivision approval with conditions specified herein is valid for a period of a time specified in the Town of Walworth Code.
2. All outstanding comments by the Town, including but not limited any by the Town Engineer and the Town Code Enforcement Officer, are to be sufficiently addressed to the satisfaction of the Planning Board Chairman prior to signatures being affixed to the subdivision plat.
3. The Applicant shall provide any necessary easements, including for any public improvements/utilities to be dedicated, etc., all to the satisfaction of the Town’s Engineer.
4. Any utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
5. Upon addressing any conditions and obtaining signatures, the subdivision plat shall be timely recorded with the County Clerk’s Office and a receipt of filing provided to the Town Clerk.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on January 12, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

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

Motion carried.

Chairperson Landry addressed the third item on the agenda:

3. Application of KT Property Holdings LLC for approval of Subdivision at 5424 Swadling Road, Town of Walworth, County of Wayne. Property is zoned RR1-Rural Residential 1. (Public Hearing)

Doug Flye made a motion, seconded by Kristen Rush, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:38PM.

Don Lewis of D. H. Lewis Engineering came forward to speak to the Board on behalf of the applicant. Mr. Lewis said there is currently one house on the entire parcel and there are plans to divide into 3 separate lots with site plans to review. Mr. Lewis said the prospective buyer of lot one is going to build a second house for what the code allows. Mr. Lewis said there were a few revisions and additional grading was added.

Chairperson Landry asked if there were enough provisions to separate the existing house in the future.

Mr. Lewis said there are proper setbacks in the rear and front of the house and for the flag lot.

Chairperson Landry said that he has two sets of plans, one with the furthest South lot at 180 feet and another at 200 feet.

Mr. Lewis said that 180 feet was the revision. The dipole test showed there needed to be proper drainage for both houses. Mr. Lewis said instead of an easement, the lot line was moved 20 feet to the south, so both would have access to the ditch line to drain.

Chairperson Landry said his only concern is that by dropping that 20 feet, the southernmost lot might need an easement in the future if they ever wanted a pole barn or similar structure.

Mr. Lewis showed on the plans other locations that a pole barn could be built.

Chairperson Landry said his only concern was about any future building the lot owner might want to do.

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.

Kristen Rush made a motion to approve the Final Subdivision Approval and SEQR Determination as written, seconded by Lou Villanova

TOWN OF WALWORTH PLANNING BOARD RESOLUTION - 5424 SWADLING ROAD 3-LOT SUBDIVISION & SITE PLAN - ZONING DISTRICT – RR-1

FINAL SUBDIVISION AND SITE PLAN APPROVAL & SEQR DETERMINATION

WHEREAS, Town of Walworth Planning Board (hereinafter referred to as the “Board”) has received applications for subdivision and site plan approval lots (the “Site Plan Application and the “Subdivision Application” – collectively the “Applications”), generally described as follows, and with particulars specified in the applications on file with the Town: Subdivision of an existing 30.020 acres (Tax I.D. No. 62116-00-110560) to create three (3) - New Lot ‘1’ consists of +/- 11.131 acres, new Lot ‘2’ consists of +/- 12.095 acres, and new Lot ‘3’ consists of +/- 6.794 acres, all as detailed on the Subdivision Plat dated on or about December 17, 2025, prepared by Greene Land Surveying, PLLC. Site Plan applications,

dated on or about December 26, 2025, prepared by D.H. Lewis Engineering, PLLC, for the construction of a new house on each lot with its own driveway, private septic system, water service and associated grading to convey surface drainage away from the new houses, with Lot 1 having an existing house but with a new additional house proposed consistent with lot requirement measurements and setbacks should the proposed owner decides to subdivide the two houses in the future; and **WHEREAS**, the Planning Board has carefully considered and taken a hard look at all potential environmental impacts of the Applications.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has considered the Applications and all relevant information, and finds that, as it pertains to the Short Form EAF Part 2, all eleven items identified are found to have “No, or Small Impact . . .,” including for all those reasons set forth in the record of the Planning Board, and that such Part 2 be issued in accordance with such findings; and, be it further

RESOLVED, that, as per the above, the proposal will not result in any significant adverse environmental impacts, that a negative declaration is hereby issued, and that the Short EAF Part 3 be completed in accordance with such negative declaration; and, be it further

RESOLVED, that relative to the need for a waiver from depth and ratio requirements, the Board makes the following findings:

1. Per Section 180-10[F](4)(a) of the Town Code, the proposed lots do not meet the depth and width ratio (2.5 to 1).
2. There are no identified impacts to the existing drainage, topography, vegetation patterns, and geological formations as a result of this Application.
3. The Application is consistent with the Harmony of the Area and the Public Health, Safety and Welfare, including that it represents residential development in a residentially zoned area, with lots that meet the minimum lot size; and, be it further

RESOLVED, that in consideration of the aforementioned findings, the Planning Board finds that the waiver request relative to the lot depths is a minimal deviation and hereby issues a waiver from the same to permit the lots as designed; and, be it further

RESOLVED, that, in relation to the subdivision and site plan Applications, the Board has carefully considered all relevant documentary, testimonial, and other evidence submitted, including but not limited to said Application materials, as well as any other relevant information submitted, and in consideration the same, and in consideration each of the criteria/factors for the granting of the requested subdivision and site plans, including as set forth herein, the Board hereby waives any remaining submittal requirements, and hereby issues preliminary and final approval of the Subdivision Application and approval of the Site Plan Applications, subject to the following conditions:

1. All outstanding comments by the Town, including but not limited any by the Town Engineer and the Town Code Enforcement Officer, are to be sufficiently addressed to the satisfaction of the Planning Board Chairman prior to signatures being affixed to plans.
2. The Applicant shall provide any necessary easements, including for any public improvements/utilities to be dedicated, etc., all to the satisfaction of the Town’s Engineer.
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 signatures being affixed to the site plans.
4. That utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
5. Approval with conditions specified herein is valid for a period of a time specified in the Town of Walworth Code.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on January 12, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

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

Chairperson Landry addressed the fourth item on the agenda:

4. Application of Donna Salatino for approval of Special Use Permit at 3816 West Walworth Rd, Town of Walworth, and County of Wayne. Property is zoned Hamlet 1. (Public Hearing)

Patricia Marini made a motion, seconded by Doug Flye, to open the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:43PM.

Donna Salatino approached the Board. Ms. Salatino said she has been here three times, the first time was to get a variance for her farm, and she came back to get approval to have horses boarded at her property. Ms. Salatino said the Board only allowed her own horses to be boarded. Ms. Salatino said she wants to be able to use the 6000 square-foot arena on seven acres and if it doesn't get used it will deteriorate.

Chairperson Landry asked if Ms. Salatino would be renting the stalls out as opposed to boarding them herself.

Ms. Salatino she doesn't want personally to board them, but if that is the only way to get horses there, she will purchase them. Ms. Salatino said she would rather not take care of the horses and instead rent the entire farm out and have one person board just their horses.

Chairperson Landry asked how many horses?

Ms. Salatino said seven horses.

Chairperson Landry said this application will need to be approved by the County Planning Board before there can be any movement.

Ms. Salatino asked why her application needed to go through the County.

Mr. Young explained that applications affecting property within 500 feet of a county road are reviewed by the County Planning Board.

Ms. Salatino asked which County Road it is.

Chairperson Landry said West Walworth Road is a county road.

Ms. Salatino said the location has always been a horse barn.

Mr. Young said we are just working on the application before us today which will need to go before the County Planning Board because it is on a County Road. Mr. Young said if the SEQRA form is completed, the application can go before the County Planning Board and be finished before the next Planning Board meeting.

Ms. Salatino said that she never received the form.

Chairperson Landry said it will be sent after this meeting, and the special use permit will be sent to the County.

Chairperson Landry asked if there were any more comments from the Board.

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

Patricia Marini made a motion, seconded by Doug Flye, to adjourn the public hearing until next month. All members were in favor. Chairperson Landry adjourned the public hearing at 6:46 PM.

Chairperson Landry addressed the fifth item on the agenda:

5. Application of Windward Lake Homes, LLC for approval of a Subdivision and Site Plan at 1 Country Club Drive, Town of Walworth, County of Wayne. Property is zoned PD-Planned Development. (Public Hearing). The application is tabled at the applicant's request, and no action will be taken.

Patricia Marini made a motion, seconded by Doug Flye, to continue the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:47PM.

Chairperson Landry asked if there was anyone to represent Windward Lake. No one came forward.

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

Phil Williamson of 727 Wood Hill Drive came forward to speak to the Board. Mr. Williamson said he would like to thank the clerk for correcting the address from Macedon to Walworth. Mr. Williamson said the code states in section 180-5 and 180-17 that the zoning districts are PD district for planned development and the 1 should be removed from the agenda and legal notices.

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

Patricia Marini made a motion, seconded by Doug Flye, to adjourn the public hearing until next month. All members were in favor. Chairperson Landry adjourned the public hearing at 6:49 PM.

Chairperson Landry said he would be recusing himself from the next item on the agenda because he has a family member who has done work for this applicant, so he will turn this over to Patricia Marini.

Patricia Marini addressed the sixth item on the agenda:

6. Application of Verschage Construction for approval of a Site Plan at the Vacant Lot at Gananda Parkway and Eagles Roost Lane, Town of Walworth, and County of Wayne. Property is zoned PD-Planned Development. (Public Hearing)

Lou Villanova made a motion, seconded by Doug Flye, to open the public hearing. All members were in favor. Patricia Marini opened the public hearing at 6:50PM.

Joe Ardietta of Vanguard Engineering and Tim Verschage of Verschage Construction came forward to speak before the Board. Mr. Ardietta said the application is for town house style apartments on a 3.5-acre parcel on the Southwest corner of Gananda Parkway and Eagles Roost Lane. Mr. Ardietta said they have been issued a comment letter and have revised drawings, submitted an updated SWPPP for 2026 standards and a traffic study. Mr. Ardietta said he has not received any additional comments.

Ms. Marini said the traffic study was received in December and MRB group and the Board are reviewing it for comments, but at this point in time it is still under review.

Mr. Ardietta said it was a three-page traffic study that took him about ten minutes to review.

Mr. Verschage asked why it takes so long for MRB to review and suggested the town should get different engineers as the new information was submitted more than 30 days prior to this meeting.

Mr. Brabant said he did receive updated revised plans, and there was a deficiency letter provided to the applicant stating that the town would not take action until the traffic analysis. Mr. Brabant said the traffic analysis had not been provided with the plans so the criteria the board was looking for to advance the project had not yet been met. Mr. Brabant said the traffic study was received in January, though he is unsure of the exact date with the holidays, but the review has been initiated and a comment letter based on the revised plans and traffic study should be ready tomorrow.

Mr. Verschage said he is upset by some of the processes as the application was pushed out by two months because MRB group did not get a chance to look at revised plans. Mr. Verschage said the traffic study was turned in early December and completed by Larry Heininger in late November.

Misty Verschage of Verschage Construction LLC said she turned in updated blueprints and the traffic study to Brett Malafeew in November.

Mr. Brabant said he did not receive the traffic study until December 29th.

Mr. Ardietta said it has been 62 days since the revised set of drawings were submitted on November 11th and this is the second time the review period has exceeded 60 days for this application.

Mr. Zoghlin said the Planning Board doesn't have an obligation to act until the public hearing is closed.

Mr. Ardietta said he understands the 30-day review period applies to the final and not the preliminary but still would like the 62 days in the record. Mr. Ardietta asked if there were any further technical comments to address.

Ms. Marini said she is concerned with the density of the project and pedestrian safety with the parking spaces adjacent to the structures. Ms. Marini said the road will be a private road, but with the number of vehicles it should be 26 feet wide and structures should have gutters.

Mr. Ardietta said this property would allow for 48 units and 33 units are being proposed, which is a third less than required by code. Mr. Ardietta said the parking spaces required are 50 and 71 are being proposed. Mr. Ardietta said according to the traffic study which includes the Eagles Roost subdivision, during peak hours in the afternoon the traffic is one car per minute.

Ms. Marini said there are also concerns about snow storage.

Mr. Ardietta said the snow storage is on the site plan and displayed on the monitor.

Patricia Marini asked if there were any more comments from the Board. No issues were brought forward.

Doug Flye made a motion, seconded by Lou Villanova, to adjourn the public hearing until next month. All members were in favor. Ms. Marini adjourned the public hearing at 6:58 PM.

Mr. Zoghlin requested Ms. Marini ask the public if there are any comments before closing public hearing.

Lou Villanova made a motion, seconded by Doug Flye, to reopen public hearing All members were in favor. Patricia Marini reopened the public hearing at 6:59PM.

Patrick Shea of 589 Crows Nest Lane came forward to speak to the Board. Mr. Shea said his property is next to the area in question and he has safety concerns regarding traffic. Mr. Shea said he has lived there for 16 years, and the parkway is a very treacherous area that can be dangerous particularly during high traffic hours. Mr. Shea said he is concerned about additional traffic since there is a bend in the road with poor visibility on both sides and high-speed drivers.

Jason Zbick of 653 Crows Nest Lane came forward to speak to the Board. Mr. Zbick said the local residents have been creating informal traffic studies at the same peak traffic hours and count an average of 10 cars per minute. Mr. Zibick said the town plan in 2023 identified the parkway as the top traffic concern and there has been no resolution and adding fifty percent more traffic to this intersection is not the answer.

Todd Conrow of 647 Beaver Creek came forward to speak to the Board. Mr. Conrow said density is within code, but the rest of the neighborhood is 3 houses per acre, and this is being proposed in our neighborhood sharing the same traffic entrance. Mr. Conrow said it would make sense to follow what is already in the neighborhood and has been there since 1997. Mr. Conrow said in addition to traffic concerns he is in the low point and is concerned about drainage. Mr. Conrow said he has been to two meetings expecting someone to represent the applicant and answer questions with nobody showing up.

Patricia Marini asked if there were any more comments from the public. No issues were brought forward.

Lou Villanova made a motion, seconded by Kristen Rush, to adjourn the public hearing until next month. All members were in favor. Patricia Marini adjourned the public hearing at 7:05 PM.

Doug Flye made a motion, seconded by Patricia Marini, to adjourn the meeting. All members were in favor. Chairperson Landry adjourned the meeting at 7:06 PM.

Respectfully Submitted,

Heather Behrendt, Clerk