

Chairperson Landry called the regular meeting of the Planning Board to order at 6:30PM. Members present were Chairperson Landry, Patricia Marini, Lou Villanova, and Chris Paap. Also present were Daren Arrington, Building Inspector; 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 from the January 12th Planning Board meeting and the January 22<sup>nd</sup> Special meeting. Patricia Marini made a motion, seconded by Chris Paap, to accept the January 12<sup>th</sup> Planning Board minutes and the January 22<sup>nd</sup> Special meeting minutes. All members were in favor. Motion carried.

Chairperson Landry addressed the first item on the agenda:

**1. Application of Michael Callarama for recertification of a Subdivision and Site Plan at Vacant Lot Mildahn Road, Town of Walworth, and County of Wayne. Property is zoned R-Residential (Daycare Overlay). (Public Hearing)**

Chris 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

Don Lewis of D.H. Lewis Engineering approached the Board on behalf of the applicant. Mr. Lewis said the subdivision was originally a 5-lot subdivision that was turned into a 3-lot that was approved in 2023. Mr. Lewis said the owner has purchase offers on all three lots and part of the sale agreement is updated signatures on the plans because it has been more than a year. Mr. Lewis said the subdivision has already been filed, and he is here for a re-date as nothing in the plan has changed.

Chairperson Landry asked if the driveway with the easement, closest to the intersection can be changed.

Mr. Lewis explained that grading and septic influence the location of the driveway.

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

Patricia Marini made a motion, seconded by Chris Paap, to close public hearing. All members were in favor. Chairperson Landry closed the public hearing at 6:34PM.

Chairperson Landry asked for a roll call to approve the Final Site Plan Approval as written.

**TOWN OF WALWORTH PLANNING BOARD RESOLUTION**

**MICHAEL CALLARAMA - AQUINO SITE PLAN - 392 MILDAHN ROAD – WALWORTH, NY**

**SITE PLAN APPROVAL RESOLUTION**

**WHEREAS**, the Town of Walworth Planning Board (hereinafter referred to as the “Board”) has received a site plan application (the “Application”) generally described as follows, and with particulars specified in the application materials on file with the Town: for the construction of three (3) single-family dwellings as detailed on the plans dated on or about September 15, 2023, prepared by prepared by D.H. Lewis Engineering, PLLC; and

**WHEREAS**, this project was previously approved by the Planning Board in or about November of 2023, including that SEQRA was previously completed relative to the same, however, no permits or construction has occurred and therefore, the site plan approval has expired; and

**WHEREAS**, the applicant has submitted the same drawings as previously approved with no changes or amendments, seeking re-approval.

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board has carefully considered and taken a hard look at all potential environmental impacts of the Application, and hereby re-affirms the previous SEQRA review completed relative to the project, thus dispensing with the need for further SEQRA review; and, be it further

**RESOLVED**, that, in relation to the Site Plan 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 site plan approval, including as set forth herein, the Board hereby waives any remaining submittal requirements, and hereby issues preliminary and final approval of the site plan 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 site plan.
2. Review and approval of the driveway connection to the Town ROW for Lot #3 by the Town Highway Superintendent, including upon the advice of the Attorney for the Town as may be necessary to confirm the crossing and connection is proper (e.g., that such lands are public ROW and are otherwise appropriate for such connection, and specifying any other agreements or conditions that are necessary relative thereto).
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 and Town Attorney.
4. Any utility districting (e.g., a sewer district extension) that may be necessary shall be timely completed to the satisfaction of the Town Board or designee.
5. Approval with conditions specified herein is valid for a period of a time as specified in the Town of Walworth Code.

Chairperson Landry - Aye  
Lou Villanova - Aye  
Christopher Paap - Aye  
Patrica Marini - Aye

Mr. Brabant said there are some conditions that might require plan revisions that will be forwarded tomorrow.

Chairperson Landry addressed the second item on the agenda:

**2. 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. (Public Hearing)**

Chris Paap 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.

Chairperson Landry asked if there was anyone to speak. Nobody approached

Patricia Marini made a motion, seconded by Chris Paap, to close public comment. All members were in favor. Chairperson Landry closed the public hearing at 6:35PM.

Chairperson Landry asked for a roll call to approve the resolution as written with conditions.

Resolution for Approval of a Special Use Permit Relating to Boarding of Horses at 3816 West Walworth Rd, Macedon, NY

WHEREAS, Donna Salatino (the “Applicant”) has submitted an application to the Walworth Planning Board seeking a Special Use Permit for to the keeping / boarding of horses at the property at 3816 West Walworth Rd, Macedon, NY (the “Property), all as more fully detailed in the application materials on file with the Town Clerk; and

WHEREAS, the Applicant has provided that the Property would be used to keep and care for horses, but would not be used for conducting lessons, training services or hosting public events; and

WHEREAS, on or about November 6, 2023, a variance was granted relative to the Property to permit keeping of horses closer than 100 feet to the Property line, all as more fully set forth in said variance approval; and

WHEREAS, pursuant to the Walworth Town Code at Sections 180-12[C](1)(d) via 180-13[B](1), horses may be boarded or kept for stabling upon issuance of a special use permit.

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 EAF Part 3 be completed in accordance with such negative declaration; and, be it further

RESOLVED, that, in relation to the Special Use Permit application, the Walworth Planning Board has carefully considered all relevant documentary, testimonial, and other evidence submitted, including but not limited to the Special Use Permit application materials, as well as any other relevant information submitted, and the Planning Board makes the following findings:

The Application is consistent with the Harmony of the Area and the Public Health, Safety and Welfare: Upon information and belief, the Property has historically been used as a farm / to keep horses, and is thus consistent with the character of the area. The size of the Property has been reduced via subdivision. The structure(s) that will be utilized in association with the horses are existing and have been traditionally utilized in connection with horses. Given that no new structures are being proposed, there are no potential impacts that would otherwise result from further development – no additional facilities such as parking, utilities, etc. are required. The proposal is squarely consistent with the current zoning of Property, which specifically permits keeping of horses where a special use permit is obtained. Though the use is historical, the Property has nonetheless obtained a variance. Moreover, the proposal will preserve and continue the equine use of the Property, consistent with the Town’s Comprehensive Plan goals of retaining the predominantly rural and agricultural character of the Town. The use is limited to keeping horses and thus limits additional potential impacts. Finally, the proposal will avoid any significant adverse impacts, as confirmed via the Town’s SEQR negative declaration.

NOW, THEREFORE, BE IT, RESOLVED, that in consideration of the aforementioned findings, the Planning Board hereby issues a waiver from any remaining submittal requirements, and in further consideration of such findings and in consideration each of the criteria/factors for the granting of the requested special use permit, including as set forth herein, the Walworth Planning Board hereby approves the Applicant’s Special Use Permit Application for the keeping / boarding of horses at the Property; and be it further

RESOLVED, that said approval is hereby conditioned upon the following:

1. The number of horses permitted to be kept / boarded at the Property pursuant to this Special Use Permit is ten. Should the Applicant wish to keep any additional horses at the Property, the Applicant would be required to seek further approval by the Planning Board.

2. As offered by the Applicant, this Special Use Permit allows for keeping / boarding of horses, and associated care and training of the horses by the horse owner or agent. Given the proximity of residences in the area, it does not permit, for example, conducting lessons or hosting public events.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on February 9<sup>th</sup>, 2026. Following discussion thereon, the following roll call vote was taken and recorded:

Chairperson Landry - Aye

Lou Villanova - Aye

Christopher Paap - Aye

Patrica Marini - No

Chairperson Landry addressed the third item on the agenda:

- 3. 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.**

Chairperson Landry said this application did not get submitted to the County in a timely manner, so there will be no movement until the next Planning Board meeting.

Chairperson Landry addressed the fourth item on the agenda:

- 4. 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.**

Chairperson Landry said this has been tabled at the applicant's request and there will be no action taken.

Chris Paap made a motion, seconded by Patricia Marini, to continue the public hearing. All members were in favor. Chairperson Landry opened the public hearing at 6:37PM.

Chairperson Landry asked if there were any comments from the public. Nobody approached

Chris Paap made a motion, seconded by Patricia Marini, to adjourn the public comment and close the meeting. All members were in favor. Chairperson Landry adjourned the public comment and close the meeting at 6:38 PM.

Respectfully Submitted,

Heather Behrendt, Clerk