Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD

The first meeting of the Farmington Planning Board was held on January 21, 1959.

Wednesday, July August 5, 2026 • 7:00 p.m.

MINUTES—DRAFT #1—SUBJECT TO CHANGE

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Unless otherwise noted, remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington's YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).

The meeting was conducted at the Farmington Town Hall and via remote video conference.

***R** = Attended via remote video conference.*

Board Members Present:
Edward Hemminger, *Chairperson*
Adrian Bellis—***R***
Timothy DeLucia
Regina Sousa
Douglas Viets

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group, D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Paula Ruthven, Town of Farmington Zoning Officer

Attending:
Torrey L. Clark, Ontario CSG 1, LLC, c/o New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845
Lynn and Michele Fish, 4494 Mt. Payne Road, Shortsville, N.Y. 14548
Stephen and Alice Fitch, 6004 Amber Drive, Farmington, N.Y. 14425
Evan R. Gefell, R.L.A., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608
Glenn Hall, 4411 Mt. Payne Road, Shortsville, N.Y. 14548
Sandra Latneau, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Robert McFadden, President and Chief Executive Officer, Finger Lakes Federal Credit Union, 27 Seneca Street, Geneva, N.Y. 14456

Michael Phillips, 1110 County Road 8, Farmington, N.Y. 14425—***R***
Karen, Polidori, Polidori & Ferri Custom Homes, Inc., P.O. Box 406,
Victor, N.Y. 14564
Diane L. Reed, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Michael G. Sponable, P.E., Greene Land Surveying, PLLC, 403 E. Miller Street,
Newark, N.Y. 14523—***R***
Kate and Keith Stevenson, 292 Vandy Street, Palmyra, N.Y. 14522
Thomas Sutherland, LandTech Surveying & Planning, PLLC, 1105 Ridgeway Avenue,
Rochester, N.Y. 14615
Amy and Robert Thomas, 5994 Amber Drive, Farmington, N.Y. 14425
Matt Tomlinson, CPESC, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614—***R***
Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425
Robert Wells, 4311 Hosey Road, Shortsville, N.Y. 14548
Kathy and Peter Williamson, 4414 Mt. Payne Road, Shortsville, N.Y. 14548

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1. APPROVAL OF MINUTES

A. Minutes of July 1, 2026:

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the minutes of the Planning Board Meeting of July 1, 2026, be approved.

Ms. Sousa abstained due to her absence from the meeting on July 1, 2026.

B. Minutes of July 15, 2026:

■ A motion was made by MS. SOUSA, seconded by MR. VIETS, that the minutes of the Planning Board Meeting of July 15, 2026, be approved.

Mr. DeLucia abstained due to his absence from the meeting on July 15, 2026.

2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on July 26, 2026:

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 5th day of August 2026, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425, for the purpose of receiving testimony upon and considering the application of:

PB 2026-0701: STEPHEN FITCH, OWNER OF PROPERTY AT 6004 Amber Drive, Farmington, N.Y. 14425, Tax Map #41.10-2-529.000: Request a Special Use Permit for a Major Home Occupation for furniture refinishing. According to Chapter 165, Article VI, Section 72, of the Code of the Town of Farmington, a Major Home Occupation shall first require the issuance of a Special Use Permit by the Planning Board. The property is zoned IZ—Incentive Zoning.

ALL PARTIES IN INTEREST will be given an opportunity to be heard with respect to such application either in person, by agent or via Zoom.

By order of:
Ed Hemminger, Chairman, Town of Farmington Planning Board

3. CONTINUED PUBLIC HEARING—FINAL SITE PLAN AMENDMENT

PB #2026-0303 **Final Site Plan Amendment Application**

Name: Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425

Location: 5540 Holtz Road

Zoning District: A-80 Agricultural District

Request: Application for Final Site Plan approval to allow a proposed amended Accessory Structure—a 3,600-square-foot, 25-foot 6-inch-tal Private Garage, and related site improvements—to be constructed on the above referenced property; continuing the Public Hearing to September 2, 2026.

On September 4, 2024, the Final Site Plan for construction of a single-family home on Lot #4 of the DeHollander Subdivision (Scout Plains Subdivision) was approved by the Planning Board (PB #0803-24).

(*See* Planning Board minutes, April 15, 2026, pp. 10–11, for actions on a previous version of this application.)

On March 18, 2026, Mr. Bellis submitted a new Planning Board application for this proposed construction.

On March 23 2026, Mr. Bellis submitted two new area variance applications to the Zoning Board of Appeals (ZBA): ZB #2026-0202 Height Variance and ZB #2026-0203 Accessory Structure Larger in Area Than Principal Structure. These applications were continued to the ZBA meeting which was held on July 27, 2026.

At the ZBA on July 27, 2026, Mr. Bellis verbally requested an amendment to the first area variance (ZB #2026-0202) to allow for construction of a 25-foot 6-inch high Private Garage (instead of the proposed 25-foot-high structure).

Also at the ZBA meeting on July 27, 2026, the ZBA adjourned the two Public Hearings on the area variance applications and continued them to August 24, 2026, to allow time for the Town to publish Legal Notices for two related Public Hearings, i.e., one for the six-inch increase in height of the Private Garage, and the other for the reduction in total building size to 3,600 square feet.

On April 15, 2026, Mr. Hemminger opened the Planning Board Public Hearing on the Final Site Plan Amendment application. The Public Hearing was then continued to May 6, 2026; May 20, 2026; June 3, 2026; June 17, 2026; July 1, 2026; and to the meeting this evening (August 5, 2026).

On August 3, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mr. Bellis and to his engineer Scott DeHollander, P.E., of Hollander Engineering.

Mr. Hemminger reconvened the Public Hearing.

Mr. Bellis attended via remote video conference. He disclosed that he is the property owner and applicant, and thereby continues to recuse himself from participation in the Planning Board's consideration and determination of this application.

Mr. Bellis said that he reviewed the draft resolution and at that this time he just wants a continuation of the application to continue to figure things out with the Town staff regarding the changes which are going on with the draft resolution as written. He said that the continuation could be until the next meeting, or the first meeting in September, whichever the board would prefer. Mr. Bellis said that this would give him time to deal with some paperwork and other details because of the recent changes to the plans.

Mr. Hemminger asked if a continuation to the first meeting in September would be good for Mr. Bellis. Mr. Bellis said that he is fine with September if that makes everyone more comfortable. Mr. Hemminger said that a straight continuation for the first meeting in September would work for the board. Mr. Bellis said that would be fine because he has been working with the Town staff this week and would like to make this simpler to finish it up.

Mr. Hemminger asked Mr. Bellis to review the draft resolution which had been prepared for this evening's meeting. Mr. Bellis said that he has reviewed the resolution but that he is not "for" this resolution this evening. Mr. Hemminger said okay, and that the board can lay over the resolution until September.

Mr. Hemminger then asked about the board's lay-over rules, and said that it could be laid over until the next meeting. He suggested that the board make a straight continuation without the conditions of the draft resolution until the next meeting. Following brief additional discussion,

there were no objections to having a straight continuation until the next meeting on August 19, 2026.

There were no additional comments on this application this evening.

■ A motion was made by MR. VIETS, seconded by MS. SOUSA, that the reading of the following resolution be waived and that the resolution be approved as amended:

FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN AMENDMENT

PB #2026-0303

APPLICANT: **Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425**

ACTION: **Application for Final Site Plan Approval to allow a proposed amended Accessory Structure—a 3,600-square-foot, 25-foot, six-inch tall Private Garage, and related site improvements—to be constructed on the above referenced property.**

Continuing the Public Hearing to August 19, 2026

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight continued the public hearing on this Action; and

WHEREAS the Planning Board has received a certified copy of the Town Zoning Board of Appeals (hereinafter referred to as ZBA) Resolution (Files #2026-0202 and #2026-0203), dated July 27, 2026, continuing their public hearings to Monday, August 24, 2026; and

WHEREAS said resolutions identify the need for the Applicant to submit revised applications for the two proposed amended area variances, referenced above, which are now associated with this final site plan application; and

WHEREAS the two proposed amended area variance applications are to be submitted to Town Staff in time to allow for preparing and publishing/posting and distributing the legal notices for the two new public hearings to be scheduled for the ZBA's August 24, 2026, meeting; and

WHEREAS the Applicant still needs to submit an amended landscaping plan to this Board that meets the requirements of the Conditioned Negative Declaration made on July 1, 2026, under the provisions of the State's Environmental Quality Review (SEQR) Regulations (Resolution #2026-0303 SEQR Determination); and

WHEREAS the Planning Board may not take action upon the requested final site plan until all the outstanding procedural requirements have been complied with.

NOW, THEREFORE, BE IT RESOLVED that following discussion with the applicant, the Planning Board does hereby continue the Public Hearing on the requested Final Site Plan Amendment to Wednesday, August 19, 2026.

BE IT FINALLY RESOLVED the Planning Board directs certified copies of this resolution are to be provided to the Applicant; the Applicant's Engineer, Scott DeHolander, P.E., DeHollander Design; the Applicant's Building Contractor; the Town Code Enforcement Officer; the Town Zoning Enforcement Officer; the Town Fire Marshal; the Town Director of Planning and Development, the Fire Chief of the Farmington Volunteer Fire Department; and the Clerk of the Town Zoning Board of Appeals.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Recused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

Following the voting, Mr. Bellis, who was out of town, left the remote video conference for the balance of the meeting.

4A. CONTINUED PUBLIC HEARING: PRELIMINARY SITE PLAN

PB #2025-0501 Preliminary Site Plan Application

Name: Ontario CSG 1, LLC (New Energy Equity), 2530 Riva Road, Annapolis, Maryland 21401; and New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845, attn: Torrey Clark, Permitting Manager, Land and Business Development; on behalf of Lynn T. Fish, owner of property at 4494 Mt. Payne Road, Shortsville, N.Y. 14548

Location: Tax Map #19.00-1-13.100, located at 4494 Mt. Payne Road.

Zoning District: A-80 Agricultural District

Request: Preliminary Site Plan application for a 4.72 KW solar power system project on 23.4 acres at 4494 Mt. Payne Road

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4B. CONTINUED PUBLIC HEARING: SPECIAL USE PERMIT

PB #2025-0502 Special Use Permit Application

Name: Ontario CSG 1, LLC (New Energy Equity), 2530 Riva Road, Annapolis, Maryland 21401; and New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845, attn: Torrey Clark, Permitting Manager, Land and Business Development; on behalf of Lynn T. Fish, owner of property at 4494 Mt. Payne Road, Shortsville, N.Y. 14548

Location: Tax Map #19.00-1-13.100, located at 4494 Mt. Payne Road.

Zoning District: A-80 Agricultural District

Request: Special Use Permit application for a 4.72 KW solar power system project on 23.4 acres at 4494 Mt. Payne Road.

The discussion and consideration of these applications (PB #2025-0501 and PB #2025-0502) were held concurrently.

The Project Review Committee reviewed these applications on June 5, 2025; July 3, 2025; August 7, 2025; September 4, 2025; October 2, 2025; November 6, 2025; December 4, 2025; January 8, 2026; February 5, 2026; March 5, 2026; April 2, 2026; May 7, 2026; June 4, 2026; and July 2, 2026.

On May 21, 2025, the Planning Board determined that these applications were incomplete.

On August 6, 2025, the Planning Board again determined that these applications were incomplete.

On May 6, 2026, the Planning Board determined that the applications were complete, established the State Environmental Quality Review (SEQR) 30-day coordinated review period from May 8, 2026, to June 8, 2026; and identified the following SEQR Involved Agencies:

New York State Department of Environmental Conservation
New York State Department of Health
Town of Farmington Highway Superintendent
Town of Farmington Water and Sewer Superintendent
Town of Farmington Planning Board

Also on May 6, 2026, the Planning Board scheduled the Public Hearings for these applications for the meeting on June 17, 2026. The Public Hearings were then continued to the meetings on July 1, 2026; July 17, 2026; and to the meeting this evening (August 5, 2026).

On August 4, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Torrey L. Clark of New Energy Equity; to the property owner Lynn T. Fish; and to Devon Hayes, the Town Clerk of the Town of Manchester, N.Y.

Mr. Hemminger concurrently reconvened the Public Hearings on these applications.

Mr. Clark presented these applications. Lynn and Michele Fish also attended in the meeting room.

Mr. Clark said that there have been no changes in the application since the previous meeting and that he has been working through the draft Full Environmental Assessment Forms (Full EAFs) Part 2 and Part 3 which had been prepared by the Town staff prior to the meeting.

Mr. Brand said that the board directed the Town staff and the Town engineers to prepare the draft Full EAFs Parts 2 and 3 for review this evening, which has been done. He said that supplemental information also was provided and posted prior to the meeting which included the MRB Group technical engineering comment letter, dated July 29, 2026; and the United States Department of the Interior (Fish and Wildlife Service, New York Ecological Services Field Office) technical assistance letter for using the Information for Planning and Consultation (IPaC) system for this project, dated May 12, 2026.

Mr. Brand also said that the application has been reviewed by the Ontario County Planning Board and that the board now has a timeline in effect under the State Environmental Quality Review Act (SEQRA) to make the environmental determination of significance on this project.

Mr. Hemminger asked if the board this evening can accept the Full EAFs Parts 2 and 3, and then make the environmental determination of significance at the next meeting. Mr. Brand said yes.

Mr. Hemminger informed the interested citizens at the meeting that the board just received the draft Full EAFs Parts 2 and 3 yesterday (August 4, 2026), and although not required to do so, the board has shared the drafts with the public by having them posted on the Town website, which also occurred yesterday. He said that the Public Hearing will then be continued to the next meeting on August 19, 2026, at which time the board is expected to make the environmental determination on the project.

Mr. Hemminger said that the posting of the draft Full EAFs Part 2 and 3 was not a requirement but that he thought that the posting could make life easier for everybody by providing time for everyone to review the environmental record prior to the board's determination of significance on August 19, 2026, which is the board's goal.

Mr. Hemminger said that following this procedure is not trying to push anything down someone's throat, and it is not trying to do something quick and dirty, but that the board is doing this in the proper process that they believe is fair.

Mr. Brand said that the draft resolution provides a period of time for public review and comment on the environmental record which will begin with the filing of the resolution in the Town Clerk's office tomorrow morning (August 6, 2026) and extend until 12:00 noon on Thursday, August 13, 2026, for public comments which can be submitted either in hard-copy or electronic format to his office. Mr. Brand said that all submissions which are received during this period will then be forwarded to the Clerk of the Planning Board for distribution to the board and Town staff, and any comments will be posted on the Town's website.

Mr. Brabant said that MRB Group assisted in the preparation of the draft Full EAFs Parts 2 and 3, and also acknowledged the submission of the technical engineering comment letter and the United State Department of the Interior technical assistance letter.

Mr. Hemminger asked if anyone in the meeting room wished to comment on these applications or ask questions. He asked that comments include new information for the board on the environmental impacts.

Kathy Williamson (4414 Mt. Payne Road) asked the following questions and also submitted a prepared statement (*see* Attachment to Minutes #1):

> "I just have a few questions, really, regarding the conservation easement that is required for this project. Is it part of the Environmental Review or the Preliminary Site Plan hearing?"
>
> Mr. Hemminger and Mr. Brand: "Preliminary Site Plan."
>
> Ms. Williamson: "I will save that for later, then. And then I do have some questions about—whether the—I don't totally understand the SEQR and the people that are involved in it—but whether the DEC has done its own review?"
>
> Mr. Hemminger: "We did send it to the DEC, correct? We have, and we haven't received any negative feedback at all."
>
> Ms. Williamson: "Do they hire a separate company or do they do it themselves, the review?"
>
> Mr. Hemminger: "Really depends. Lance?"
>
> Mr. Brabant: "Involved Agencies and Interested Agencies are defined by the SEQR rules—State rules—and Involved Agencies are those agencies that have to grant approvals for a permit on applications. So the Town, as part of the Lead Agency coordination, identified those agencies, and then those Interested Agencies that might be worthwhile for them to take a look at the project, just to get their comments. They're required to provide a minimum of 30 days and that's to provide

information back to this board, or object to this board taking the lead, and then themselves wanting to take over the project. During that course of time, this board did not receive any objections to them being Lead Agency, nor did they provide any comments or concerns related to this project regarding their purview which would involve any permits, stormwater, any of those things. And in fact, it's been longer than 30 days—it's been closer to 60 days, I think, since this has started. So, typically, they would provide some standard notes or comments that they felt were important enough to provide to be communicated. And they have not."

Ms. Williamson: "So basically you're saying that the DEC has not provided a review."

Mr. Hemminger: "They have not provided any comments to us. It doesn't mean they haven't reviewed it. We gave them the proper timeframe, and they do their thing."

Ms. Williamson: "Okay, I just had seen in the Diehlux Wetland delineation report on October 10, 2024, that they said that the DEC may require the applicant to obtain a permit from them regarding the State and Federal wetlands, so I was curious as to whether that was . . . "

Mr. Hemminger: "I don't believe we—go ahead, because you work with them on that."

Mr. Clark: "The DEC—so they went out, they did their own—they checked—[?]—the reason that they put that in there if some sort of site plan change happens and we have been encroaching on a wetland and their certain setback. We're outside of that setback—[?]—so, we are not encroaching on that. It's more of a CYA, I guess, for the DEC. If we were to encroach on that, that is a separate permit for [?]"

Ms. Williamson: "Okay, I was just concerned because part of my property is also part of those wetlands, and I just think that my property should be considered, and also in any effects."

Mr. Hemminger: "It's only the actual area of the site."

Mr. Clark: "We saw that the wetland area runs over the boundary of the property onto your property. We understand that. We're not encroaching on that, or affecting any of that. And part of that SWPPP review through MRB and DEC is

making sure that that stormwater is not drained incorrectly into that area."

Mr. Hemminger: "Part of the project, and part of the SWPPP determination that Lance will be taking the lead on is to insure that no additional runoff from this piece of property will be greater than it is today. So there will be no increase in runoff from this project. And if so, they have to do some delineation on site to address that."

Mr. Brabant: "If I may, there are two things going on here. One is the wetlands. The wetlands were delineated by Diehlux, a third-party firm qualified to do so. They identify the locations of it. They then, as part of this process, submit that information to DEC. DEC, as part of their review, have to confirm whether or not those wetlands, as identified by that third-party, are in fact correct locations and whether or not the applicant needs to seek a permit. At this point in time, there's been no identified impacts associated with those wetlands that have been identified for this entire project. So, the wetlands located on this site field identified, forwarded to DEC, and DEC has said basically there's no concerns at this time related for what's going to occur as part of this project."

Mr. Brabant: "In terms of stormwater runoff, the applicant is required by law to submit a plan and a report, so to speak, called a SWPPP, and that has to have calculations and runoff rates that we're obligated to review against the DEC standards. As part of this review, our job is to confirm that he's met those requirements, and then as part of the permitting process, that approval or our approval of it, the Town's approval of it, gets forwarded to DEC and then they do a review and they issue a permit assuming they agree."

Ms. Williamson: "Okay, that was kind of my first question, was whether it was like a third party. So the DEC didn't hire them, but they submitted it to DEC."

Mr. Brabant: "Right, if you need to hire somebody professional and certification to do it, they did that and field identified all those spots, and then we have to send it—or they have to send it to DEC for their review."

Ms. Williamson: "Okay. Thank you. I also have a letter here from Tammy who couldn't be here. "

Mr. Hemminger: "Sure, give it to John and we'll put it in the record."

(*See* Attachment to Minutes #2.)

Michele Fish (4494 Mt. Payne Road) entered the following statement into the record of the meeting:

"I just want to briefly address just a few other concerns that were presented at the last meeting. And tonight I hope to just point out that we are a working farm. So we do use heavy equipment, make noise, and we do stir up some dust.

"First of all—the traffic concerns. It was said at the last meeting that there's very little traffic on Mt. Payne Road, and that a busy day may see 10 to 12 cars on the road. Well, we have a retail greenhouse and you-pick strawberry fields, so we do generate quite a bit of traffic."

Mr. Hemminger: "At least you hope you do."

Ms. Fish: "That's part of the reason we're here. There isn't as much traffic as there used to be. But we also get plenty of supplies, we get fertilizer trucks and multiple shipments, so we do have trucks, and it's just for a season. Manure and heavy equipment—it was also mentioned that we're not the kind of road that sees heavy equipment go down the road on manure trucks. I have to differ on that. Each field requires multiple passes to produce a crop that's prepared, planted cultivated, fertilized and harvested, and this is accomplished with tractors and trucks—multiple passes.

"The manure point—this year alone we spread 70,000 gallons of manure. This took multiple trucks—big tanker trucks. My point in bringing this up is no one noticed. It wasn't—it wasn't a big deal.

"And the dust. The Klimasewski's brought up the dust for their thoroughbreds, and I understand their concern, but again we're a working farm. The fields directly across from them are again planted, harvested, cultivated. This creates dust multiple times, and we've been doing it for years, the entire time they've been there, and yet the fertilizer [?] really hasn't affected them. and in fact it would seem to be that the proposed solar project, being 20 percent of the farm, would reduce that dust [?] by about 20 percent.

> "So I've chosen just three of the points of the discussion, not to fuel the arguments, but to hopefully bring some clarity and some calming to the situation. These aren't just our neighbors. They're our friends, and we want to bring back our relationships that we've enjoyed for so many decades.
>
> "And I do have receipts from manure trucks, if you want."
>
> (*See* Attachment to Minutes #3: Paid receipt to High Farms Harvesting, LLC, to Fish's Farm Market, June 25, 2026, in the amount of $2,335 for spreading approx. 70,000 gallons of manure.)

Mr. Hemminger also acknowledged receipt of a note from Diane Reed (4415 Mt. Payne Road), which will be placed in the application record.

Mr. Hemminger then asked if anyone else in the meeting room, or on the remote video conference, wished to comment on these applications or ask questions.

There were no additional comments or questions on these applications this evening.

Mr. Hemminger said that in theory this may be the last Public Hearing on the environmental record and that the determination of significance on the environmental record is expected to be made at the next meeting.

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ONTARIO CSG 1, LLC (NEW ENERGY EQUITY/LYNN FISH) SOLAR PROJECT
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT APPLICATIONS
ACCEPTANCE OF THE DRAFTS OF PARTS 2 AND 3
OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS

PB #2025-0501	**Preliminary Site Plan Approval**
PB #2025-0502	**Special Use Permit Approval**
APPLICANT:	**Ontario CSG 1, LLC, New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845; on behalf of Ontario CSG 1, LLC, 2530 Riva Road, Annapolis, Maryland 21401; and Lynn T. Fish, 4494 Mount Payne Road, Shortsville, N.Y. 14548**
ACTION:	**Acceptance of the draft Parts 2 and 3 of the Full Environmental Assessment Forms for the Preliminary Site Plan and Special Use Permit applications to document**

compliance with the State's SEQR Regulations, allowing the Planning Board to make findings and a determination of significance for the Ontario CSG 1, LLC, New Energy Equity Large Scale Ground Mounted Solar Project on property owned by Lynn T. Fish, 4494 Mount Payne Road, in the Town of Farmington.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) after conducting a coordinated review under the provisions of 6NYCRR Part 617.6 that ended at noon on Monday, June 15, 2026, did on June 17, 2026, designated itself as the Lead Agency for making findings and the required Determination of Significance upon the above referenced Actions in accordance with the provisions of 6NYCRR Part 617.7 of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Board has received from the Town Engineer, MRB Group, and the Town's Director of Planning and Development, drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) dated August 5, 2026, along with supporting documentation and maps submitted with this application; and

WHEREAS the Board has completed its initial review of these documents.

NOW, THEREFORE BE IT RESOLVED the Board does hereby accept the draft FEAFs along with supporting documentation and maps submitted with this application allowing for the Board to use in making its required findings and the determination of significance upon the above referenced Action.

BE IT FURTHER RESOLVED the Board finds that it is in the best interests of everyone to provide for an additional period of time for the public and for the members of the Board to continue the review of this information.

BE IT FURTHER RESOLVED the Board hereby establishes said review period to commence at 9:00 a.m., tomorrow morning (August 6, 2026) with the filing of the above described information with the Town Clerk's Office.

BE IT FURTHER RESOLVED the additional period of time will automatically end at noon on Thursday, August 13, 2026, with all written comments submitted either electronically or on paper to Ronald Brand, Town Director of Planning and Development. Said submissions to then be forwarded that afternoon to the Clerk of the Planning Board for distribution to the Planning Board and Town Staff and posting on the Town's website.

BE IT FURTHER RESOLVED the Board does hereby directs the Clerk of the Planning Board to provide a certified copy of this resolution to the Involved Agencies.

BE IT FURTHER RESOLVED that certified copies of this resolution are to be provided electronically to the Applicant, the Applicant's Engineer, the Town Engineer and Town Staff.

BE IT FINALLY RESOLVED that the Board directs copies of this resolution accepting the drafts of Parts 2 and 3 FEAFs, along with supporting documentation and maps submitted with this application, are to be filed with the Involved Agencies, the applicant, the applicant's engineer, the Town Clerk's Office and the project file as provided for under the State's SEQR Regulations and Town Law.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ A motion was made by MR VIETS, seconded by MS. SOUSA, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0501	**Preliminary Site Plan Approval**
PB #2025-0502	**Special Use Permit Approval**
Applicant:	**Ontario CSG 1, LLC, New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845; on behalf of Ontario CSG 1, LLC, 2530 Riva Road, Annapolis, Maryland 21401; and Lynn T. Fish, 4494 Mount Payne Road, Shortsville, N.Y. 14548**
Action:	**Continuation of Public Hearing to August 19, 2026**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) did on Wednesday, July 15, 2026, adjourn and continue the Public Hearing on the environmental component of the above referenced Action to tonight (August 5, 2026), to provide time for the Applicant to review and prepare responses to the public testimony received and Town Staff to prepare drafts of Parts 2 & 3 of the State's Full Environmental Assessment Forms (FEAFs); and

WHEREAS the Board tonight received additional testimony on environmental concerns about the proposed Action during the Public Hearing; and

WHEREAS the Board, under separate resolution, did accept drafts of Parts 2 and 3 of the FEAFs dated August 5, 2026, along with supporting documentation and maps submitted with this application; and

WHEREAS the Town Director of Planning and Development, did receive on Tuesday, July 14, 2026, a letter from Lance S. Brabant, National Director of Planning and Environmental Review Services, MRB Group, the Town's Engineer, stating that based upon their review there are no additional reports or analysis needed in order for the Planning Board to complete their environmental review of this application; and

WHEREAS the Board, under separate resolution, did provide for an additional period of time for review of this information, which is to automatically end at noon on Thursday, August 13, 2026.

NOW, THEREFORE, BE IT RESOLVED the Board having given consideration to the Applicant's initial responses, the new testimony received during tonight's continued Public Hearing, the August 5, 2026, drafts of Parts 2 and 3 of the FEAFs, along with supporting documentation and maps submitted with this application, adjourns the Public Hearing and continues it to 7:00 p.m. on Wednesday August 19, 2026.

BE IT FURTHER RESOLVED the Board does hereby direct the Clerk of the Planning Board to provide a certified copy of this resolution to the Involved Agencies.

BE IT FURTHER RESOLVED certified copies of this resolution are to be provided electronically to the Applicant, the Applicant's Engineer, the Town Engineer and Town Staff.

BE IT FINALLY RESOLVED the Town Clerk is to be provided with a certified copy of this resolution for filing.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

At the request of Mr. Hemminger, the Town staff also distributed and posted on the Town website a draft of a proposed resolution for consideration at the next meeting regarding a draft SEQR Determination of Non-Significance on this project. The draft resolution, dated August 19, 2026, is printed below and appears in red:

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ONTARIO CSG 1, LLC (NEW ENERGY EQUITY/LYNN FISH) SOLAR PROJECT
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT APPLICATIONS
SEQR DETERMINATION OF NON-SIGNIFICANCE

PB #2025-0501 Preliminary Site Plan Approval

PB #2025-0502 **Special Use Permit Approval**

APPLICANT: **Ontario CSG 1, LLC, New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845; on behalf of Ontario CSG 1, LLC, 2530 Riva Road, Annapolis, Maryland 21401; and Lynn T. Fish, 4494 Mount Payne Road, Shortsville, N.Y. 14548**

ACTION: **Determination of Significance, under the provisions of the State Environmental Quality Review (SEQR) Regulations Forms, for the granting of Preliminary Site Plan and Special Use Permit applications to document compliance with the State's SEQR Regulations, allowing the Planning Board to make findings and a determination of significance for the Ontario CSG 1, LLC, New Energy Equity Large Scale Ground Mounted Solar Project on property owned by Lynn T. Fish, 4494 Mount Payne Road, in the Town of Farmington.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as the Board) has determined the proposed Action referenced above to be classified as a Type 1 Action (hereinafter referred to as Action) under Part 617 of the State Environmental Quality Review Act (SEQR) Regulations; and

WHEREAS the Board has completed a coordinated review with Involved Agencies and is designated as the Lead Agency under SEQR Regulations for making the required determination of significance upon said Action; and

WHEREAS the Board has conducted a referral under the provisions of Sections 239-l and -m of the New York State General Municipal Law with the Ontario County Planning Board (Referrals 91.0 2026 and 91.1 2026); and

WHEREAS the Board received on Tuesday, August 4, 2026, drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action, dated August 5, 2026, prepared by the Town Director of Planning and Development and the Town Engineers, MRB Group; and

WHEREAS the Board has provided for a period of time for the public's review of the environmental record on the above referenced Action, which ended at noon on Thursday, August 13, 2026, with written public comments submitted to the Town Director of Planning and Development and forwarded to the Board for tonight's consideration; and

WHEREAS, the Board has given consideration to all the public comments provided during the Public Hearing upon said Action; and

WHEREAS, the Board has considered the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQRA Regulations and the information contained within

Parts 1, 2 and 3 of the (FEAF), along with supporting documentation and maps submitted with this application.

NOW, THEREFORE, BE IT RESOLVED the Board does hereby accept Parts 1, 2 and 3 of the FEAF, along with supporting documentation and maps submitted with this application for the above referenced Action.

BE IT FURTHER RESOLVED the Board, having reviewed the public record upon the above referenced Action, does hereby conclude the following impacts are expected to result from the proposed Action, when compared against the criteria in 6NYCRR Part 617.7 (c):

(i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity; traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and

(ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and

(iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and

(iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations; and

(v) there are no known important historical, archeological, architectural, or aesthetic resources on the site according to the State Office of Parks, Recreation and Historic Preservation (SHPO) Letter, or will the proposed Action impair the existing community or neighborhood character; and

(vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action; and

(vii) there will not be any hazard created to human health resulting from the proposed Action; and

(viii) there will be a change in the use of current active agricultural land resulting from the proposed Action; and

(ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action; and

(x) there will not be created a material demand for other Actions that would result in one of the above consequences; and

(xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and

(xii) there are not two or more related Actions which would have a significant impact on the environment; and

(xiii) there will not be an increase in a disproportionate pollution burden on a disadvantaged community directly or significantly indirectly affected by the proposed Action.

BE IT FURTHER RESOLVED based upon the information and analysis above, the Board finds the proposed Action WILL NOT result in any significant (Moderate to Large) adverse environmental impacts.

BE IT FURTHER RESOLVED the Board, based upon this finding, does hereby make a Determination of Non-Significance upon said Action and directs the Planning Board Chairperson to sign and date Part 3 of the Full Environmental Assessment Form, the State's Form for Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance Form.

BE IT FURTHER RESOLVED that the Town Engineers are to file this Determination of Non-Significance with the New York State Department of Environmental Conservation for publishing in the State's Environmental Notice Bulletin (END) and to provide the project file with a copy of the ENB publication.

BE IT FINALLY RESOLVED that the Clerk of the Board is to file certified copies of the environmental record, Parts 1, 2 and 3 of the Full Environmental Assessment Forms, the Part 3 Supplement, and this Determination of Non-Significance Resolution with the Involved Agencies, the Applicant, the Town Supervisor, Town Clerk and Town Development Staff.

5. CONTINUED PUBLIC HEARING: PRELIMINARY SITE PLAN

PB #2026-0503 **Continued Public Hearing**
Preliminary Site Plan Application:

Name: Jacob Berardi, c/o North American Sales/Rentals Flex Storage, 7005 Appletree Avenue, Bergen, N.Y. 14416

Location: Tax Map #41.07-1-28.100, located on the south side of County Road 41, west of Quentonshire Drive, between 5829 and 5815 County Road 41.

Zoning District: PD Glacier Lakes Water Park Planned Development

Request: Construction of a 16,000-square-foot storage warehouse facility and related site improvements.

On May 20, 2026, the Planning Board determined that this application was complete; and scheduled the State Environmental Quality Review (SEQR) 30-day coordinated review period from May 22, 2026, to June 21, 2026.

The identified SEQR Involved Agencies are:

Garrett Beisheim, EIT, Ontario County Department of Public Works
Aaron Bissell, Town of Farmington Water and Sewer Superintendent

The Public Hearing on this application was opened on July 1, 2026, and was continued to the meeting this evening (August 5, 2026) to enable the applicant's engineer time to provide replies to Town comments.

Also on July 1, 2026, the Planning Board directed the Town staff to prepare drafts of the Full Environmental Assessment Forms Parts 2 and 3 for making a Determination of Significance under the State Environmental Quality Review (SEQR) regulations.

On August 3, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Jacob Berardi of North American Sales/Rentals Flex Storage; and to his engineer Matt Tomlinson of Marathon Engineering.

Matt Tomlinson of Marathon Engineering presented this application via remote video conference.

Mr. Hemminger reconvened the Public Hearing on this application.

See Planning Board minutes of July 1, 2026, pp. 14–19 for a description of this application.

Mr. Tomlinson acknowledged receipt of MRB Group engineering comments. He said that he also has had additional discussions regarding water service with the Town water superintendent and that he will continue the discussions on the water service at the Project Review Committee meeting tomorrow (August 6, 2026).

Mr. Hemminger requested that Mr. Tomlinson work with the Town staff on the remaining topics.

Mr. Brand said that two draft resolutions have been prepared for the board's consideration this evening: one for the designation of the State Environmental Quality Review (SEQR) Lead Agency and acceptance of Parts 2 and 3 of the Short Environmental Assessment Forms; and the second for the SEQR Determination of Non-Significance and continuation of the Public hearing to the next meeting on August 19, 2026.

Mr. Brabant acknowledged that all the MRB Group preliminary engineering comments have been addressed.

Mr. Hemminger asked if anyone in the meeting room wished to comment on these applications or ask questions. There were no comments or questions from those in the meeting room.

Mr. Hemminger then asked if anyone on the remote video conference wished to comment on these applications or ask questions. There were no comments or questions from those on the remote video conference.

There were no additional comments or questions on these applications this evening.

■ A motion was made by MS. SOUSA, seconded by MR. VIETS, that the reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
NORTH AMERICAN SALES/RENTALS FLEX STORAGE PROJECT
PRELIMINARY SITE PLAN
DESIGNATING LEAD AGENCY AND ACCEPTANCE OF THE DRAFTS OF PARTS 2 AND 3 OF THE SHORT ENVIRONMENTAL ASSESSMENT FORMS

PB #2026-0503

APPLICANT:	**Jacob Berardi, c/o North American Sales/Rentals Flex Storage, 7005 Appletree Avenue, Bergen, N.Y. 14416**
ACTION:	**Lead Agency Designation for the Overall Preliminary Site Plan application to document compliance with the State's SEQR Regulations, allowing the Planning Board to make findings and a determination of significance for the proposed construction of a 16,000-square-foot storage warehouse facility and related site improvements, Tax Map Account No. 41.07-1-28.100, located along the south side of County Road 41, between 5829 and 5815 County Road 41. The property is zoned PD Glacier Lakes Water Park Planned Development.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) did on Wednesday, May 20, 2026, classify the above referenced Action as being an Unlisted Action, subject to a coordinated review with Involved and Interested Agencies

under the provisions of 6NYCRR Part 617.4 of Article 8 of the New York State Environmental Conservation Law (ECL), the State's Environmental Quality Review (SEQR) Regulations; and

WHEREAS the Board did establish a coordinated review period and a public review and comment period upon said Actions which began on Friday May 22, 2026, and ended at noon on Monday June 22, 2026; and

WHEREAS the Board did on Wednesday May 20, 2026, declare its intent to be designated Lead Agency, at its meeting on Wednesday, August 5, 2026, for making findings and the required Determination of Significance upon the above referenced Action under the provisions of the ECL; and

WHEREAS the Board tonight received testimony from the Town's Director of Planning and Development attesting to the above referenced coordinated review and 30-day public comment period being completed upon the above referenced Actions, noting no objection has been received to the Planning Board being designated as the Lead Agency, under SEQR, for making findings and a determination of significance; and

NOW, THEREFORE, BE IT RESOLVED the Board, having given notice to Involved Agencies and having completed a coordinated review period provided for under SEQR, does hereby designate itself as the Lead Agency for making findings and the required Determination of Significance upon the above referenced Action in accordance with the provisions of 6NYCRR Part 617.7 of the ECL.

BE IT FURTHER RESOLVED the Board having reviewed the drafts of Parts 2 and 3 Short Environmental Assessment Forms (SEAFs) does hereby determine the documents are accepted and complete for the environmental record upon this Action.

BE IT FURTHER RESOLVED the Board directs copies of this resolution accepting the drafts of Parts 2 and 3 SEAFs and these SEAFs are to be filed with the Involved Agencies, the applicant, the applicant's engineer and the project file as provided for under the SEQRA and Town Law Regulations.

BE IT FURTHER RESOLVED certified copies of this resolution are to be provided electronically to the Applicant, the Applicant's Engineer, the Town Engineer and Town Staff.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, that the reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
NORTH AMERICAN SALES/RENTALS FLEX STORAGE PROJECT
PRELIMINARY SITE PLAN
SEQR DETERMINATION OF NON-SIGNIFICANCE; CONTINUATION OF PUBLIC HEARING

PB #2026-0503

APPLICANT: **Jacob Berardi, c/o North American Sales/Rentals Flex Storage, 7005 Appletree Avenue, Bergen, N.Y. 14416**

ACTION: **Determination of Significance, under the provisions of the State Environmental Quality Review (SEQR) Regulations, Forms for the granting of Preliminary Site Plan application to construct a 16,000-square-foot storage warehouse facility and related site improvements, Tax Map Account No. 41.07-1-28.100, located along the south side of County Road 41, between 5829 and 5815 County Road 41; and Continuation of the public hearing to Wednesday, August 19, 2026.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has determined the proposed Action referenced above to be classified as an Unlisted Action (hereinafter referred to as Action) under Part 617 of the State Environmental Quality Review Act (SEQR) Regulations; and

WHEREAS, the Board has completed a coordinated review with Involved Agencies and is designated as the Lead Agency under SEQR Regulations for making the required determination of significance upon said Action; and

WHEREAS, the Board has conducted a referral under the provisions of Sections 239-l and -m of the New York State General Municipal Law with the Ontario County Planning Board (Referral #21.0 of 2026); and

WHEREAS, the Board has received and reviewed Parts 2 and 3 of the Short Environmental Assessment Forms (SEAFs) for said Action, dated August 5, 2026, prepared by Ellie Dickerson, the Town Engineers, MRB Group, D.P.C.; and

WHEREAS, the Board has given consideration to the public comments provided during the Public Hearing upon said Action; and

WHEREAS, the Board has considered the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQRA Regulations and the information contained within

Parts 1, 2 and 3 of the (SEAF), along with supporting documentation and maps submitted with this application.

NOW, THEREFORE, BE IT RESOLVED the Board having reviewed the public record upon the above referenced Action, does hereby conclude the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

(i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity; traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and

(ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and

(iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and

(iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations; and

(v) there are no known important historical, archeological, architectural, or aesthetic resources on the site according to the State Office of Parks, Recreation and Historic Preservation (SHPO) Letter, or will the proposed Action impair the existing community or neighborhood character; and

(vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action; and

(vii) there will not be any hazard created to human health resulting from the proposed Action; and

(viii) there will be a change in the use of current active agricultural land resulting from the proposed Action; and

(ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action; and

(x) there will not be created a material demand for other Actions that would result in one of the above consequences; and

(xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and

(xii) there are not two or more related Actions which would have a significant impact on the environment; and

(xiii) there will not be an increase in a disproportionate pollution burden on a Action.

BE IT FURTHER RESOLVED based upon the information and analysis above, the proposed Action WILL NOT result in any significant (Moderate to Large) adverse environmental impacts.

BE IT FURTHER RESOLVED the Board does hereby make a Determination of Non-Significance upon said Action and directs the Planning Board Chairperson to sign and date Part 3 of the Short Environmental Assessment Form, the State's Negative Declaration Form.

BE IT FURTHER RESOLVED the Board does tonight adjourn the Public Hearing and continues it to August 19, 2026, meeting agenda.

BE IT FINALLY RESOLVED the Clerk of the Board is to file certified copies of the environmental record, Parts 1, 2 and 3 of the Short Environmental Assessment Forms and this Determination of Non-Significance Resolution with the Involved Agencies, the Applicant, the Applicant's Engineer, the Town Supervisor, the Town Development Staff, and the Town Clerk.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

6. NEW PUBLIC HEARING: CONTINUED SPECIAL USE PERMIT

PB #2026-0701 **New Public Hearing**
Continued Special Use Permit Application

Name: Stephen Fitch, 6004 Amber Drive, Farmington, N.Y. 14425

Location: 6004 Amber Drive, Tax Map #41.10-2-529.000

Zoning District: IZ Incentive Zoning

Request: Special Use Permit for a Major Home Occupation to allow for a furniture refinishing business to be located within an existing accessory structure on property identified as Tax Map Account #41.10-2-529.000, located at the above address.

On July 15, 2026, the Planning Board determined that this application was complete for public review and scheduled the Public Hearing for this evening (August 5, 2026).

On July 29, 2026 the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Stephen Fitch.

Stephen and Alice Fitch attended in the meeting room.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Fitch said that he started his business Shepherd Trading in 2022 when he was working out of a two-car attached garage to his home. In 2024, he applied to the Town for a building permit for construction of a 24-foot x 24-foot pole barn on the rear of his property, and at that time he was not aware of the need for a Special Use Permit to operate his business in the pole barn. He said that he received the building permit in November 2024 and moved his business into the pole barn.

Mr. Hemminger said that the Special Use Permit application is to clear up the paperwork for Mr. Fitch's existing business.

Mr. Brand complemented Mr. Fitch for a well thought-out explanation of the criteria for the Special Use Permit which has to be addressed for approval by the Planning Board. He said that Mr. Fitch has done a great job on this and that the staff finds that the Planning Board is in a position to move forward with the application.

Mr. Hemminger asked if anyone in the meeting room wished to speak for or against these applications, or to ask questions. There were no comments from those in the meeting room.

He then asked if anyone on the remote video conference wished to speak for or against these applications, or to ask a question.

He then asked again, if there was anyone in the audience who wished to speak for or against these applications.

Amy Thomas (5994 Amber Drive) said that she and her husband are direct neighbors with Mr. Fitch and have never had any concerns with his business. She said that Mr. Fitch has always been forthcoming about the materials which he uses, and how he is disposing of the

materials. She said that there has been no noticeable increase in the traffic in the neighborhood as a result of his business, and no noise or nuisance when he is working in the pole barn. Ms. Thomas said that you would not know that the pole barn is anything more than a shed, and that she and her husband fully support what Mr. Fitch has started.

Mr. Hemminger thanked Ms. Thomas for her feedback, which he said that the board is always interested in hearing.

Mr. Hemminger then asked if there was anyone else, either in the meeting room or on the remote video conference, who wished to speak for or against this application, or to ask questions.

There were no additional public comments on this application this evening.

Mr. Hemminger requested that Mr. Fitch be aware not to have any outdoor storage of any materials. He said that outdoor storage is always an issue with the Planning Board,

Mr. DeLucia asked about the use of hazardous materials and waste, and that the draft resolution indicates that the home business will not create additional waste products that will not be properly contained within receptacles normally associated with residential use.

Mr. Fitch said that one of the main sources of hazardous waste associated with furniture refinishing would be the removal of old finishes from furniture. He said that he removes all old finishes mechanically with a scraper or sandpaper. He said that all of that old finish material is classified solid waste. He said that a chemical stripper is very rarely used and when necessary he uses an environmentally friendly off-the-shelf product which is not a caustic chemical and which is not considered hazardous waste.

Mr. Fitch said that any residue of finishes which remain in his spray gun are soaked and the liquid is stored in sawdust and are handled as solid waste in the household trash. He said that he referred his use of finishes and disposal of waste to the New York State Department of Environmental Conservation and that they had no comments.

Mr. DeLucia also asked if there are any ventilation issues. Mr. Fitch said that the finishes which he uses are all water-based finished and are not hazardous to health. He said that he uses a respirator when he sprays furniture, and that he does this with the pole barn doors closed.

Mr. DeLucia thanked Mr. Fitch for his answers to his questions.

Mr. Hemminger then closed the Public Hearing on this application.

He asked Mr. Fitch if he received the draft resolution prior to the meeting and if he agreed with the conditions of approval. Mr. Fitch said yes.

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2026-0701

APPLICANT: **Stephen Fitch, 6004 Amber Drive, Farmington, N.Y. 14425**

ACTION: **Special Use Permit for a Major Home Occupation, to allow for a furniture refinishing business to be located within an existing accessory structure, on property identified as Tax Map Account No. 41.10-2-529.000, located at the above address.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight opened a public hearing upon the above referenced Action and received testimony; and

WHEREAS the Planning Board has, on July 15, 2026, classified the proposed major home occupation as a Type II Action under the State's SEQR Regulations [6NYCRR Part 617.5 (c) (12)] thereby satisfying the procedural requirements under Article 8 of the New York State Environmental Conservation Law; and

WHEREAS the Planning Board has received and reviewed documents relating to the proposed major home occupation from a resident at 6003 Amber Drive, dated July 2, 2026; a resident at 6005 Amber Drive, dated June 29, 2026; and the Applicant's June 17, 2026, letter attesting to the proposed major home occupation and his statement how the criteria contained in the Town Code for regulating such use is being addressed; and

WHEREAS the Planning Board has received and reviewed a draft resolution on this Action, from the Town Director of Planning and Development, which has also been received and reviewed by the Applicant, and which was posted on the Town's website in advance of tonight's Public Hearing.

NOW, THEREFORE, BE IT RESOLVED the Planning Board makes the following findings:

1. The property is in full compliance with the provisions of the Town Code; and

2. The major home occupation is determined to be clearly subordinate to the permitted principal residential use of the premises; and

3. There is no other major home occupation conducted upon the premises; and

4. The special use permit is to be issued to the owner of the premises who is a resident of the premises; and

5. There are no employees, whether full-time or part-time, whether paid or unpaid, who are not residents of the premises; and

6. The major home occupation is to be carried on within an existing accessory building on the premise that is smaller in size than the principal dwelling and does not exceed 50% of the total gross floor area of the principal dwelling; and

7. The Board finds the major home occupation does not include any of the following: commercial stables and kennels, restaurants, musical and dancing instruction to groups exceeding four pupils, convalescent homes, mortuary establishments, garages or shops for the repair of motor vehicles, and other trades and businesses of a similar nature; and

8. The major home occupation is subject to site plan approval by the Planning Board which is based upon the existing property drawing used for the issuance of the Building Permit for the accessory structure; and

9. The major home occupation is not apparent to the Planning Board when considering the following standards:

    a. Noise. The Board finds that the noise produced by the furniture repair occupation is not likely to create any potentially significant adverse impact upon the adjacent neighborhood, and that the type of noise and times of day of noise generation are not inconsistent with the primary residential use of the premises and the adjacent neighborhood.

    b. Pedestrian traffic. The Board finds that the major home occupation is not likely to produce significantly more pedestrian traffic to and from said premises than would exist in the case of a residence without a major home occupation and that the timing of such traffic is not inconsistent with traffic likely to be generated by the primary residential use.

    c. Vehicular traffic. The Board finds that the major home occupation is not likely to produce significantly more vehicular traffic to and from said premises than would exist in the case of a residence without a major home occupation, and that timing of such traffic is not inconsistent with the primary residential use.

    d. Parking. The Board finds that the major home occupation does not create a need for additional off-street parking spaces.

    e. Lighting. The Board finds that the major home occupation does not create light trespass onto adjacent properties or public rights-of-way.

f. Aesthetics. The Board finds that there is no change to proposed to the exterior of the existing accessory structure that could have materially altered a characteristic architectural feature of the building.

g. Trash. The Board finds that the major home occupation does not create additional waste products that will not be properly contained within receptacles normally associated with the principal residential use of the premises.

h. Exterior display. The Board finds that the major home occupation does not involve the exterior display or storage of goods, materials, equipment or inventory.

10. The Board finds that there will not be any commercial speech sign identifying the proposed furniture repair business, as provided for elsewhere in this chapter; and

11. The Board finds that any special use permit issued hereunder shall be transferable and will run with the land provided all conditions of approval are complied with. The special use permit shall terminate upon the Planning Board's finding of a change in the performance standards or approved conditions of approval; and

12. Furthermore, the Planning Board has considered the following:

a. The Board finds the size of the lot (i.e., acreage, lot width and depth, shape, etc.) is similar to adjacent and nearby parcels; and

b. The Board finds the size and/or number of personal vehicles used in connection with such major home occupation is not changing from what previously existed and that there is no machinery involved with the furniture repair business; and

c. The Board further finds the density and/or character of the neighborhood and the proximity of neighboring properties and residences will not be adversely impacted by the proposed major home occupation; and

d. The Board further finds it not necessary for screening and/or buffering of the major home occupation from adjacent properties or public rights-of-way; and

e. The Board finally finds that the size and type of highway (town) upon which such major home occupation is located will not be adversely affected by the proposed major home occupation.

BE IT FURTHER RESOLVED the Planning Board approves the Special Use Permit being requested with the following conditions:

1. There shall be no outdoor storage of furniture or materials used in performing the furniture repairs.

2. There shall be no employees other than the Applicant.

3. There shall be no customer parking that interferes with the movement of traffic along this portion of Amber Drive.

4. The hours of business operation shall be Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m., Saturdays from 7:00 a.m. to 6:00 p.m. .

5. There shall be no furniture repair on Federal Holidays, or Sundays.

6. The Special Use Permit is restricted to inside the existing accessory structure.

7. There is no commercial speech sign associated with this application.

8. All lighting associated with this application shall comply with the Town's Lighting Standards contained in Chapter 165 of the Town Code.

9. All trash associated with the major home occupation shall be stored in the Applicant's containers being used for the principal structure. There shall be no containers stored outside the existing accessory structure.

10. There shall be no trash associated with the major home occupation that is left alongside the public highway.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Stephen Fitch, 6004 Amber Drive Farmington N.Y. 14425; Town staff; and filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

7. NEW PRELIMINARY SITE PLAN

PB #2026-0706 New Preliminary Site Plan Application

Name: Keith Stevenson, 292 Vandy Street, Palmyra, N.Y. 14522

Location: West side of Hook Road, south of Green Road, and north of Martz Road. Tax Map #8.00-1-80.100.

Zoning District: A-80 Agricultural District

Request: Preliminary Site Plan approval to allow for the construction of a single-family dwelling and related site improvements on Tax Map Account #8.00-1-80.100, located along the west side of Hook Road, south of Green Road, and north of Martz Road.

On July 15, 2026, the Planning Board determined that this application was complete for formal review.

On July 30, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Keith Stevenson; to his contractor Chris Triou of Triou Custom Homes; and to his engineer Michael G. Sponable, P.E., of Greene Land Surveying.

Michael G. Sponable, P.E., of Greene Land Surveying, presented this application via remote video conference. Kate and Keith Stevenson attended in the meeting room.

Mr. Sponable said that the applicants plan to build a new single-family home with a walk-out and a wastewater treatment system on 5.8 acres on Hook Road at the top of a hill. He said that a soil test and a deep hole test were done in June with decent percs, and that they laid out a system which accommodates for the water usage for the home.

Mr. Sponable acknowledged receipt of MRB Group engineering comments and the draft Preliminary Site Plan approval resolution. He said that revised plans which address the engineering comments and draft conditions of Preliminary Site Plan were submitted to Mr. Brabant and to the Planning Board clerk earlier today. Mr. Hemminger thanked Mr. Sponable for addressing those comments and conditions right away.

Mr. Sponable said that a remaining issue is whether the driveway will be paved or gravel. He said that the detail on the plans currently show both. Mr. Hemminger said to make sure that the driveway meets Town standards for the fire department's heavy equipment to access the site, and that Mr. Sponable should work with the Town staff and Town fire marshal on that.

Mr. Sponable also said that he spoke to the Town highway superintendent regarding the sight distance of the driveway to the north, and is awaiting the highway superintendent's information. Mr. Hemminger said that these loose ends can be tied up at the Final Site Plan stage. Mr. Brand said that the Town requires that the first portion of the driveway at the road must be paved. Mr. Sponable said that he has this shown on the site plan drawings.

Concerning the sight distance on Hook Road, Mr. Brand said that the sight distance is close to the minimum distances recommended and that the highway superintendent will advise if a

yellow diamond-shaped driveway entrance sign for south bound traffic along Hook Road is required to warn motorists of the driveway (*see* Condition #10 on the draft Preliminary Site Plan resolution).

Mr. Brand also asked Mr. Sponable and Mr. Stevenson to consider the positioning of the new home on the site. He said that accessory structures must be located in the rear yard of a property and that the way the proposed house is currently angled on the plans it leaves very little space for an accessory structure, i.e., a garage, shed or pool, for example. Mr. Brand said that if, in the future, Mr. Stevenson intends to apply for a permit for an accessory structure, an area variance from the Zoning Board of Appeals (ZBA) might be required, and that one of the criterion the ZBA must look at is whether the hardship is self-created. Mr. Hemminger also suggested that Mr. Sponable and Mr. Stevenson think about this now, if an accessory structure were to be considered in the future.

Mr. Sponable asked if the backyard is relative to Hook Road. Mr. Hemminger said that the backyard is relative to the back of the house, and as it sits right now (on the plans) there is not much room there. He said that this could be a consideration for the future. Mr. Hemminger also said that the back yard extends lengthwise from the back of the dwelling to the property lines.

Ms. Ruthven said that Code Enforcement Officer Cadin Lloyd asked about a driveway pull-off area for fire trucks to use in the event of a structure fire. She said that this is not a requirement unless the driveway is over 500 feet in length, but that it would not be a bad idea. Mr. Hemminger also said that it is something to think about and there could be a wider area in the area where a vehicle or fire equipment could pull off to the side to stage firefighting operations.

Mr. Brabant said that MRB Group issued an engineering comment letter on July 30, 2026, and that Mr. Sponable has responded and has addressed the comments, which were minor in nature. Mr. Brabant said that he has no objections to approval of the Preliminary Site Plan this evening.

Mr. Hemminger said that the remaining steps in the process are submission of the revised Preliminary Site Plan drawings for signatures, followed by the Final Site Plan application, following which the applicant may apply for building permits.

There were no additional comments or questions on this application this evening.

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN APPLICATION

PB #2026-0706

Applicant: **Keith Stevenson, 292 Vandy Drive, Palmyra, N.Y. 14522**

Action: **Application for Preliminary Site Plan approval to allow for the construction of a single-family dwelling and related site improvements on Tax Map Account 8.00-1-80.100, located along the west side of Hook Road, south of Green Road and north of Martz Road.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above referenced application which consists of a Part 1 Short Environmental Assessment Form (SEAF), a drawing prepared by Greene Land Surveying, PLLC, entitled "Preliminary Site Plan, for Keith Stevenson, Lot #2 of the Estate of George C. & Amilee Ford, identified as Job No. 25-7565, dated June 22, 2026" for the construction of a single-family dwelling and related site improvements on the above referenced property; and

WHEREAS the Planning Board has reviewed the criteria under 6NYCRR, Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations, for determining the classification associated with the above referenced Action.

NOW, THEREFORE BE IT RESOLVED the Planning Board grants Preliminary Site Plan Approval with the following conditions:

1. The drawing is to add a detail sheet showing the Typical Driveway Detail (H-3.0) and the Public Safety Sign Detail (G-9.0); and

2. All design details shown on the drawing are to include the appropriate Attachment Detail for 2025 contained in the adopted Town of Farmington Site Design and Development Criteria; and

3. The drawing is to show the location of the Public Safety Sign; and

4. The Signature Block Approvals is to add lines for the Town Highway Superintendent, the Town Water and Sewer Superintendent and the Town Engineer; and

5. The walkway design from the driveway to the front entrance of the single-family dwelling is to show the non-slip design; and

6. The water service material is to be one-inch (1") minimum diameter Municipex copper tube size (CTS) @ 200psi without line couplings. In addition, No. 10 Copperhead tracer wire and sand bedding is to be shown and noted on the drawing; and

7. Stainless steel inserts for plastic tubing shall be from Mueller; and

8. When the water service length is greater the 300 lineal feet, as in this case, a meter pit is to be installed, located on the site plan and a note added to the drawing; and

9. Note 8 on the drawing is to read . . . "meter and check valve to be located inside the meter pit, a PRV will still be required inside the dwelling; and

10. The sight distance to the north of the proposed driveway location is shown on the drawing to be 450 feet, while the minimum safe stopping distance, at 55 miles per hour, is shown on the drawing to be 500 feet. The Applicant is to seek determination from the Town Highway Superintendent whether a yellow diamond shaped driveway entrance sign is required. If such a highway sign is required, then a note to this effect is to be shown on the Final Site Plan drawing.

BE IT FURTHER RESOLVED the Applicant's Surveyor is to address the comments contained in the Town Engineer's report on this application, before signing the amended site plan drawings.

BE IT FURTHER RESOLVED once these conditions of approval have been complied with on the amended site plan drawings, then one paper copy and an electronic copy are to be provided to the Town Code Enforcement Officer for his review. Upon accepting the revised drawings, Town department heads and the Town Engineer are to sign the drawings prior to the Planning Board Chairperson signing.

BE IT FURTHER RESOLVED once the Preliminary Site Plan drawings have been signed, then the Applicant's Surveyor may submit Final Site Plan drawings and make application to be placed on a future agenda of the Planning Board.

BE IT FURTHER RESOLVED Preliminary Site Plan Approval with Conditions is valid for a period of 180 days from today and shall automatically expire unless amended drawings have been submitted and signed, or a time extension request is made by the Applicant.

BE IT FINALLY RESOLVED the Planning Board directs certified copies of this resolution be provided to the Applicant, the Applicant's Surveyor, Town Staff, the Town Engineers and the Town Clerk.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

8. NEW PRELIMINARY SITE PLAN

PB #2026-0707 **New Preliminary Site Plan Application:**

Name: Polidori & Ferri Custom Homes, P.O. Box 406, Victor, N.Y. 14564

Location: Tax Map #8.00-1-65.110, Cline Road

Zoning District: A-80 Agricultural District

Request: Findings and a determination to accept an application for Preliminary Site Plan approval to allow for the construction of a single-family dwelling and related site improvements, Tax Map Account #8.00-1-65.110, located along the west side of Cline Road, between the Victor Town Line, north of Gillis Road and south of Bortle Road.

On July 30, 2026, the draft resolution for this evening's consideration was sent via email to the applicant Mauro Polidori of Polidori & Ferri Custom Homes, Inc.; and to his engineer Thomas Sutherland of LandTech Surveying & Planning, PLLC.

Tom Sutherland of LandTech Surveying & Planning, PLLC, presented this application. Karen Polidori of Polidori & Ferri Custom Homes also attended.

See Planning Board meeting minutes of June 3, 2026, pp. 12–15, for the concept discussion of this application.

Mr. Sutherland said that the applicant is proposing the construction of a single-family home on a 1.57-acre undeveloped farmland lot on Cline Road with an onsite leach field. A 22-foot-wide private driveway will provide access to the home and to adjacent lands also owned by the applicant in the Town of Victor. There will be a 60-foot ingress and egress, and a utility easement, to land in Victor off from Cline Road.

Mr. Sutherland said that the concept plan was presented to the Town in June, at which time there were no substantial comments from the Town staff. He said that he has now completed the design which includes the grading.

Mr. Brand said that the process in Farmington is that the Planning Board determines that the application is now ready for public review and that a formal Public Hearing is required because of the proximity of the property to the Farmington–Victor town line. He said that Farmington is also required to give notice of this application to the Victor Town Clerk to enable the Town of Victor to provide comments on the application.

Mr. Brand also said that this application requires a referral to the Ontario County Planning Board because of the location on the Town boundary line with Victor, and a coordinated review under the State Environmental Quality Review (SEQR) regulations because of the potential SEQR Involved Agencies.

Mr. Brand asked Mr. Sutherland if he received the draft resolution for tonight's meeting. Mr. .Sutherland said yes. Mr. Hemminger said that this step is for the Planning Board to determine that the application is complete and ready for public review. He said that action upon the Preliminary Site Plan will take place following the formal Public Hearing which will be held on September 16, 2026.

Ms. Polidori asked if Farmington will coordinate the required notices to be made to the Town of Victor. Mr. Brand said yes, that the clerk of the Farmington Planning Board will notify the Victor Town Clerk, and other offices in Victor, with a certified copy of tonight's resolution. Mr. Sutherland said that the Town of Victor will not act upon the Victor portion of the sub-division until the Farmington portion receives final approval, especially for the private drive-way which will provide access to the Victor portion of the property from Cline Road. He said that he was hoping to move forward on this tonight.

Mr. Brand said that the current plans are showing access to the proposed new home coming off the portion of the private driveway located in the Town of Victor. He suggested that Mr. Sutherland may wish to amend the plans to indicate the private driveway access from the proposed private driveway to the proposed structure will be located entirely within the Town of Farmington. He said that the applicant could always return to Farmington for an amended Final Site Plan upon Victor's approval of the lots in that town. Mr. Hemminger said that having the private driveway in the Town of Farmington on the plans would make it cleaner.

There were no additional comments or questions on this application this evening.

■ A motion was made by MS. SOUSA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN APPLICATION
DETERMINATION TO ACCEPT FOR FORMAL REVIEW

PB #2026-0707

Applicant:	**Polidori & Ferri Custom Homes, P.O. Box 406, Victor, N.Y. 14564**
Action:	**Findings and a determination to accept an application for Preliminary Site Plan approval to allow for the construction of a single-family dwelling and related site improvements, Tax Map Account 8.00-1-65.110, located along the west side of Cline Road, between the Victor Town Line, north of Gillis Road and south of Bortle Road.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above referenced application which consists of a cover letter, dated June 25, 2026, from the Applicant's Land Surveyor, Tom Sutherland, LandTech Surveying & Planning P.L.L.C., a completed Part 1 Short Environmental Assessment Form (SEAF), a set of drawings entitled "Site Plan, Cline Road, Project Number 14409/23446, dated 10.3.24," for the construction of a single-family dwelling on the above referenced Tax Map Account and related site improvements on the above referenced property; and

WHEREAS the Planning Board has reviewed the criteria under 6NYCRR, Parts 617.5 of the State Environmental Quality Review (SEQR) Regulations, for determining the classification associated with the above referenced Action.

NOW, THEREFORE BE IT RESOLVED the Planning Board classifies the proposed Action under the State Environmental Quality Review (SEQR) Regulations as a Type II Action listed under 6NYCRR Part 617.5 (11) & (13), a part of Article 8 of the New York State Environmental Conservation Law (ECL).

BE IT FURHTER RESOLVED Type II Actions are not subject to further review as these actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under the ECL.

BE IT FURTHER RESOLVED the Planning Board determines the application is accepted for public review and the Board's consideration of the above reference Action.

BE IT FURTHER RESOLVED the Planning Board determines that the proposed Action is subject to a referral to the Ontario County Planning Board under the provisions of Sections 239-l and -m of the New York State General Municipal Law.

BE IT FURTHER RESOLVED town staff is to submit a referral to the Ontario County Planning Board for their September 9. 2026, meeting.

BE IT FURTHER RESOLVED the Planning Board determines this Action is subject to a Public Hearing and the notice of said hearing is to be provided to the Victor Town Clerk in accordance with the provisions within Section 239-nn of the New York State General Municipal Law and the adopted 2026 Rules of Procedure for the Town of Farmington Planning Board.

BE IT FURTHER RESOLVED the Planning Board does hereby schedule a public hearing to be held upon this Preliminary Site Plan application beginning at 7:00 p.m., on Wednesday, September 16, 2026.

BE IT FURTHER RESOLVED the Planning Board does hereby request Town Staff and the Town Engineer, MRB Group, to review this application and to prepare their reports to the Town Development Office, on or before noon on Wednesday, September 9, 2026, for including in a draft resolution for the Planning Board's consideration at their September 16, 2026, meeting.

BE IT FURTHER RESOLVED the Planning Board directs staff in the Town Development Office to provide notice to Kelly Clink, Director of Transportation, Victor Central School District.

BE IT FINALLY RESOLVED the Planning Board directs certified copies of this resolution are to be provided to the Applicant; the Applicant's Surveyor and Planner; Town Staff; the Town Engineers; the Farmington Town Clerk; the Victor Town Clerk; the Town of Victor Town Planning Board and Clerk; and Keith Maynard, Project Manager, Town of Victor.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

9. NEW PRELIMINARY SITE PLAN

PB #2026-0708 **New Preliminary Site Plan Application**

Name: Finger Lakes Federal Credit Union, 27 Seneca Street, Geneva, N.Y. 14456

Location: Tax Map #41.12-1-96.111, corner of State Route 332 and Farmbrook Drive

Zoning District: RB Restricted Business

Request: Findings and a determination to accept an application for Preliminary Site Plan approval to allow for the construction of a 3,815-square-foot bank building and related site improvements, Tax Map Account #41.120-1-96.111, located along the east side of State Route 332, at the southeast corner of the intersection with Farmbrook Drive.

On November 6, 2025, the Project Review Committee received a concept discussion of this application from Evan Gefell of Costich Engineering (*see* Farmington Project Review Committee minutes, November 6, 2025, pp. 7–9).

On July 9, 2026, Mr. Gefell provided the following additional information:

On behalf of our client, Finger Lakes Federal Credit Union, we are submitting the enclosed materials for your review for the above-referenced project. We respectfully request that the project be placed on the August 19 Planning Board agenda for consideration of site plan approval.

The project consists of the development of an approximately 1.07±-acre parcel that was previously subdivided from a 5.88-acre parent parcel during Phase 1 of the project, which included the construction of Farmington Dental. The applicant is proposing to construct a 3,815-square-foot banking facility with two drive-up lanes and a community room.

The proposed improvements include, but are not limited to, parking, utility infrastructure, landscaping, site lighting, and stormwater management.

The site will be accessed via the existing access drive connecting to Farmbrook Drive, which was constructed during Phase 1. The project will also utilize the existing storm, sanitary sewer, and water infrastructure that was installed and stubbed during the Phase 1 construction.

The proposed development is consistent with the original design intent and complies with the overall project Stormwater Pollution Prevention Plan (SWPPP) and the current SPDES permit.

We have interpreted the proposed use as a permitted use within the underlying RB (Restricted Business District) and MTOD (Major Thoroughfare Overlay District) zoning districts. Our review of the applicable bulk area requirements indicates that the proposal conforms to the required setbacks and other dimensional requirements, as summarized in the site data.

The proposed hours of operation are Monday through Wednesday 9:00 a.m. to 4:30 p.m.; Thursday 9:00 a.m. to 6:00 p.m.; Friday 9:00 a.m. to 5:00 p.m.; and, if offered, Saturday 9:00 a.m. to 12:00 p.m.

The project concept was initially presented at the November 6, 2025, Project Review Committee (PRC) meeting.

Once the application fee has been confirmed, we will promptly submit payment to the Town.

We look forward to appearing before the Planning Board at its August 19 meeting. In the meantime, if you have any questions or require additional information, please do not hesitate to contact our office.

—Evan Gefell, Principal RLA, Costich Engineering, D.P.C.

On July 30, 2026, the draft resolution for this evening's consideration was sent via email to the applicant Robert McFadden, President and Chief Executive Officer of Finger Lakes Credit Union; and to his engineer Mr. Gefell of Costich Engineering of Rochester, N.Y.

Mr. Gefell of Costich Engineering presented this application in the meeting room. Mr. McFadden of Finger Lakes Federal Credit Union also attended.

Mr. Hemminger said that this evening's Planning Board action is to determine that the application is complete and ready for formal review.

Mr. Gefell summarized his concept plans which were presented to the Project Review Committee in November, 2025 and which were submitted with the application on July 9, 2026 (*see* above).

He said that utilities were stubbed, and that the access road into the property off from Farmbrook Drive was constructed when the dental office was built on the six-acre parcel on the east side of State Route 332 in 2018 (*see* PB #0205-18: Final Three-Lot Subdivision Plat and PB #0206-18: Final Site Approval for Lots #1 and #2; Farmington Dental (Alicia Sturn, D.D.S., February 21, 2018).

Mr. Brand said that formal Public Hearing on this application is not required and that the application has been referred to the Ontario County Planning Board (OCPB) for review at its next meeting on August 12, 2026. He said that Mr. Gefell and the applicant are urged to attend the OCPB meeting to answer any questions.

Mr. Brand also said that this application provides the Town with an opportunity to start construction of a sidewalk into the Farmbrook Planned Neighborhood for pedestrians to use that separates their walking so close to the road and the signalized intersection. He said that this proposed sidewalk is depicted upon the current plans.

Mr. Brand said that the Town staff has no issues with this application and is ready to go.

There were no additional comments or questions on this application this evening.

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN APPLICATION
DETERMINATION TO ACCEPT FOR FORMAL REVIEW

PB #2026-0708

Applicant: **Robert McFadden, c/o Finger Lakes Federal Credit Union, 27 Seneca Street, Geneva, N.Y. 14456**

Action: **Findings and a determination to accept an application for Preliminary Site Plan approval to allow for the construction of a 3,815-square-foot bank building and related site improvements, Tax Map Account 41.120-1-96.111, located along the east side of State Route 332, at the southeast corner of the intersection with Farmbrook Drive.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above referenced application which consists of a cover letter from the Applicant's engineer, a completed Part 1 Short Environmental Assessment Form (SEAF), a set of drawings prepared by Costich Engineering, entitled "Preliminary Site Plan, Finger Lakes Credit Union, Farmington, New York, dated July 09, 2026," for the construction of a branch bank building for the Finger Lakes Federal Credit Union and related site improvements on the above referenced property; and

WHEREAS the Planning Board has been informed that a referral on this proposed preliminary site plan action has been submitted, by Town staff, to the Ontario County Planning Board for review at its August 12, 2026, meeting; and

WHEREAS the Planning Board has reviewed the criteria under 6NYCRR, Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations, for determining the classification associated with the above referenced Action.

NOW, THEREFORE BE IT RESOLVED the Planning Board classifies the proposed Action under the State Environmental Quality Review (SEQR) Regulations as a Unlisted Action subject to review under SEQR.

BE IT FURTHER RESOLVED the Planning Board determines the application is not subject to a coordinated review under SEQR.

BE IT FURTHER RESOLVED the Planning Board determines the application is accepted for public review and the Board's consideration of the above reference Action.

BE IT FURTHER RESOLVED that the Planning Board determines that the proposed Action is subject to a referral to the Ontario County Planning Board under the provisions of Sections 239-l and -m of the New York State General Municipal Law.

BE IT FURTHER RESOLVED the Planning Board does hereby schedule a public meeting to be held upon this Preliminary Site Plan application to begin at 7:00 p.m., on Wednesday, August 19, 2026.

BE IT FURTHER RESOLVED the Planning Board does hereby request Town Staff and the Town Engineer, MRB Group, to review this application and to prepare their reports to the Town Development Office, on or before noon on Wednesday, August 12, 2026, for including in a draft resolution for the Planning Board's August 19, 2026, meeting.

BE IT FINALLY RESOLVED the Planning Board directs certified copies of this resolution be provided to the Applicant, the Applicant's Surveyor, Town Staff, the Town Engineers and the Town Clerk.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

10A. CONTINUED PRELIMINARY SITE PLAN

PB #2026-0501 **Continued Preliminary Site Plan Application:**

Name: Farmington NY CSG 1, LLC, 3050 Peachtree Road NW, Suite 350, Atlanta, Georgia 30305; on behalf of Dimension Energy, LLC (3050 Peachtree Road NW, Suite 350, Atlanta, Georgia 30305), owner of property at 5601 State Route 96; attention: Jacob Epstein, Associate Project Development Manager

Location: 5601 State Route 96, Farmington, N.Y. 14425

Zoning District: LI Limited Industrial

Request: Preliminary Site Plan application (PB #2026-0501) for Large-Scale Solar Project, Tax Map Account #30.00-1-36.111, located at 5601 State Route 96, Farmington, N.Y. 14425. Designating the Planning Board as the Lead Agency under the State Environmental Quality Review (SEQR) regulations; scheduling a Public Hearing for Wednesday, August 19, 2026; and directing drafts for Parts 2 and 3 of the Full Environmental Assessment Forms.

• • •

10B. CONTINUED SPECIAL USE PERMIT

PB #2025-0502 **Continued Special Use Permit Application:**

Name: Farmington NY CSG 1, LLC, 3050 Peachtree Road NW, Suite 350, Atlanta, Georgia 30305; on behalf of Dimension Energy, LLC (3050

Peachtree Road NW, Suite 350, Atlanta, Georgia 30305), owner of property at 5601 State Route 96; attention: Jacob Epstein, Associate Project Development Manager

Location: 5601 State Route 96, Farmington, N.Y. 14425

Zoning District: LI Limited Industrial
Request: Special Use Permit application (PB #2026-0502) for Large-Scale Solar Project, Tax Map Account #30.00-1-36.111, located at 5601 State Route 96, Farmington, N.Y. 14425. Designating the Planning Board as the Lead Agency under the State Environmental Quality Review (SEQR) regulations; scheduling a Public Hearing for Wednesday, August 19, 2026; and directing drafts for Parts 2 and 3 of the Full Environmental Assessment Forms.

The discussion and consideration of these applications (PB #2026-0501 and PB #2026-0502) were held concurrently.

The Project Review Committee reviewed these applications on December 4, 2025; January 8, 2026; February 5, 2026; March 5, 2026; April 2, 2026; May 7, 2026; June 4, 2026; and July 2, 2026.

On May 6, 2026, the Planning Board determined that these applications were incomplete.

On June 17, 2026, the Planning Board determined that these applications were complete, established the State Environmental Quality Review (SEQR) 30-day coordinated review period from June 19, 2026, to July 20, 2026; and identified the following SEQR Involved Agencies:

New York State Department of Environmental Conservation
New York State Department of Health
New York State Department of Transportation
Town of Farmington Water and Sewer Superintendent
Town of Farmington Planning Board

On August 3, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Jacob Epstein, Associate Project Development Manager, Dimension Energy, LLC, Atlanta, Georgia; to Bryan Bayer, C&S Companies, Syracuse, N.Y.; and to Ari M. Goldberg, Esq., Barclay Daman, L.L.P., Buffalo, N.Y.

The applicant or a representative were not present at the meeting or participating remotely.

Mr. Brand that the board action this evening is to designate the Planning Board as the Lead Agency under the State Environmental Quality Review (SEQR) regulations for making the Determination of Significance on this application; to schedule the Public Hearing on this ap-

plication for August 19, 2026; and to direct the Town staff to prepare drafts of the Full Environmental Assessment Forms Part 2 and Part 3.

There were no additional comments on this application this evening.

■ A motion was made by MS. SOUSA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2026-0501	**Preliminary Site Plan**
PB #2026-0502	**Special Use Permit**
APPLICANT:	**Dimension Energy—Ironwood, Farmington NY CSSSG1, LLC, Solar Project**
ACTIONS:	**Preliminary Site Plan Application (PB#2026-0501) and Special Use Permit (PB#2026-0502), Large Scale Solar Project, Tax Map Account #30.00-1-36.111, located at 5601 State Route 96, Farmington, N.Y. 14425** **Designating the Planning Board as the Lead Agency under the State Environmental Quality Review (SEQR) Regulations; scheduling a Public Hearing for Wednesday, August 19, 2026; and directing drafts for Parts 2 and 3 of the Full Environmental Assessment Forms.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has determined that the 30-day coordinated review period provided for under the provisions of 6NYCRR Part 617, a part of Article 8 of the New York State Environmental Conservation Law (ECL), has been completed on Monday, July 20, 2026, for this classified Type I Action; and

WHEREAS there were no objections received from any of the Involved Agencies to the Planning Board's declared intent, at their meeting on June 17, 2026, for being designated the Lead Agency under Part 617 for making a determination of significance upon this Action; and

WHEREAS the Planning Board understands that a Public Hearing needs to be published, posted on the Town Hall Bulleting Board and the Town's website, and that nearby property owners are to be notified of such Public Hearing; and

WHEREAS the Planning Board would like Town Staff and the Town Engineer to prepare drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for the Board's review and future consideration.

NOW THEREFORE BE IT RESOLVED the Planning Board does hereby designate itself the Lead Agency for the above referenced Action.

BE IT FURTHER RESOLVED the Planning Board does hereby schedule a public hearing for Wednesday evening, August 19, 2026, commencing at 7:00 p.m., in the Town Hall and to cause a public hearing notice to be published in the Town's Official Newspaper, a copy thereof to be posted on the Town Hall Bulletin Board and the Town's website, and notices sent to affected property owners in accordance with the Town's Open Meeting Procedures.

BE IT FURTHER RESOLVED the Clerk of the Planning Board is hereby directed to provide notice of this designation to the identified Involved Agencies under SEQR.

BE IT FURTHER RESOVED the Planning Board does hereby direct Town Staff and the Town Engineer to prepare drafts of Part 2 and 3 of the FEAFs for these Actions, for the Board's consideration at their August 19, 2026 meeting.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Farmington NY CSG 1, LLC, attn. Jacob Epstein, via email; the Applicant's Attorney Ari M. Goldberg, Barclay Damon, via email; the Applicant's Engineers, Bryan Bayer at C&S Companies, via email; Town Development Staff; the Town Engineer, the Town Development Office and Town Clerk's Office.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

11. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- The Town staff is now working on the 2024–2025 Maintenance Report to the *2021 Edition of the Town of Farmington Comprehensive Plan,* which is a requirement

within Chapter 5 of the most recent *Comprehensive Plan* which was adopted in 2022.

- All of the required documents for the road dedication of Pintail Drive to the Town of Farmington appear to have been received. Mr. Brand said that the Town Attorney is now able to move forward with his review.

- A demolition permit has been issued for the removal of the Griffith Building located on the north side of State Route 96, west of the intersection of State Route 96 and State Route 332. Mr. Brand said that no equipment has yet been seen on the site and that he is hopeful that the razing of the building will lead to another use of the property.

- The developer of the Fairdale Meadows Subdivision (40-lot single-family homes and one common Homeowners' Association lot, at 5890 State Route 96 between Glen Carlyn Drive and Fairdale Glen, opposite Finger Lakes Gaming & Racetrack) may ask for a Pre-Construction Meeting later in August. Mr. Brand said that the developer would like to begin site and utility work. The Final Subdivision Plat and the Final Site Plan were approved by the Planning Board on June 17, 2026 (PB #2026-0604 and PB #2026-0605).

- Work continues on the Ontario County Access Management Project. A status report is expected to be provided by the County in September.

- The applicant is moving forward on the Farmington Pointe Incentive Zoning Project at 1600 Rochester Road (State Route 332) in the area of the Farmington Post Office. Mr. Brand said that the Town received a phone call from a company in New Jersey which expressed interest in constructing an Assisted Living/Memory Care facility which has been proposed for this project. The Planning Board submitted a report and recommendation to the Town Board on this project on October 21, 2020. The Planning Board received a Sketch Plan review of the project by the applicant on March 18, 2026.

- On July 14, 2026, the Town Board accepted a final copy of Local Law No. 3 of 2026 regarding regulations on the use of E-Bikes and other motorized vehicles, and conducted a Public Hearing on this new law on July 28, 2026. Mr. Brand said that the Town Board anticipates adoption of the new regulations at its next meeting on August 11, 2026.

- Mr. Brand also said that a draft local law on Accessory Structures, Local Law No. 4 of 2026, will be introduced to the Town Board next week. He said that any project which has been grandfathered during the moratorium period and not acted upon before the new regulations take effect may not be grandfathered once the new regulations come into effect.

Zoning Officer:

Ms. Ruthven discussed using email to provide application packets to the board members. Mr. Hemminger said that it is much easier for board members to receive applications via email and that the board would like to return to this method of receiving applications. Ms. Ruthven said that the Town staff will do so, and that the applications also will still be available on the *iworq* data system.

Ms. Ruthven also said that the vacant Code Enforcement Officer position has been filled and that the new staff member will begin work in three weeks in the Building Department.

Planning Board Members:

Mr. Hemminger thanked the staff member who has begun providing notataions on sheets where drawings require signatures. He said that a signature block is not always in the same location on all drawings which are submitted to the Town. He asked the Town staff to remind the applicants to place the signature blocks in a consistent location on plans which require signing.

12. PUBLIC COMMENTS/PRIVILEGE OF THE FLOOR

Mr. Wagner (1431 Tudor Way) said that construction trash from the hailstorm which occurred two years ago is still piled on his neighbors lot line. Mr. Brand suggested that he contact the Building Department Code Office to make a complaint, and that the department will act upon it. Ms. Ruthven said that complaints can also be filed on the Town website.

13. TRAINING OPPORTUNITIES

■ **MRB Group/Hancock Estabrook 2026 Municipal Bootcamp Trainings:**
For information: eric.hankin@mrbgroup.com
To register: https://mrbgroup.com/bootcamp

Session #8: September 24, 2026
A Storm Is Brewing: How Development Review Addresses Stormwater Management and Water Quality
6:00 p.m.–7:00 p.m.

Session #9: October 22, 2026
Funding Your Priorities: Developing and Managing Competitive Grant Applications
6:00 p.m.–7:00 p.m.

Session #10: December 17, 2026
Santa's Naughty and Nice List: The Best and Worst of 2026
6:00 p.m.–7:00 p.m.

■ **New York Planning Federation Professional Training Programs Recorded Webinars:**
For information: (518) 512-5270 or nypf@nypf.org

New York Planning Federation 2026 Annual Conference:
The Otesaga Resort Hotel, 60 Lake Street, Cooperstown, N.Y. 13326-1042
April 19–21, 2026
For information: (518) 512-5270 or nypf@nypf.org

■ **General Code e-Code**
Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.
Information: https://www.generalcode.com/training/

■ **Future Training Opportunities Online:**
Ontario County Planning Department website now lists upcoming training:
https://www.co.ontario.ny.us/192/Training

14. ADJOURNMENT

■ A motion was made by MR. VIETS, seconded by MS. SOUSA, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 8:10 p.m.

The next regular meeting of the Planning Board will be held on August 19, 2026, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

This meeting will also be available via remote video conference.

Following the meeting, the clerk locked the front doors of the Town Hall.

Respectfully submitted,

_____ L.S.
John M. Robortella,
Farmington Planning Board Clerk

Attachments to Minutes:

#1 Letter from Peter and Kathy Williamson, 4414 Mt. Payne Road

#2 Letter from Robert and Tammy Klimasewski, 4463 Mt. Payne Road

#3 Invoice to Fish's Farm Market for spreading of approximately 70,000 gallons of manure

August 5, 2026

1-1

#1

Dear Planning board Members,
I just have a few questions regarding the Conservation Easement that is required for this project. Is it part of the Environmental Review or the Preliminary Site Plan hearing? Upon reviewing the criteria of the easement according to the Town codes it appears that the easement has to be on a property other than the applicant's. I do see though that Lynn Fish petitioned it to be incorporated within his own property. Can I get clarification on which it is?

I also have questions about whether the DEC has done it's own review or if they hire a separate company to do this for them. In Diehlux's Wetland Delineation report of October 10, 2024 they say that the DEC may require the applicant to obtain a permit from them regarding the State and Federal Wetlands that borders this project. Part of my property is part of these wetlands and the impact on my property should also be considered.

Thank You,
Peter & Kathy Williamson
4414 Mt. Payne Rd.
Shortsville,NY

Farmington Planning Board
Received August 5, 2026
Peter and Kathy Williamson,
4414 Mt. Payne Road
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#2

1-1

Dear Members of the Board and Fellow Community Members,
Please accept my apologies for not being present at the meeting today, as I am currently away working. However, I felt it was vital to submit my concerns regarding the proposed large-scale solar farm directly across from our Thoroughbred breeding operation.

Based on previously presented arguments, we urge the town to carefully weigh all the previously presented environmental disadvantages.

Additionally, please note that our neighborhood group has officially initiated applications requesting that the Town of Farmington reconsider several current solar panel zoning requirements. Specifically, we are seeking stricter regulations and increased setback limits from residential properties regarding:

- The proximity of primary solar array structures to residential property lines.
- The routing and placement of high-voltage electrical lines.
- The positioning and usage frequency of heavy-vehicle access roads.

We request that these environmental disadvantages and our pending applications for revised setback requirements be fully integrated into the Planning Board's ongoing review process for this project. Thank you for your time, consideration, and continued dedication to protecting Farmington's natural landscape.

Sincerely,

Robert and Tammy Klimasewski

Shortsville NY 14548

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Robert and Tammy Klimasewski,
4463 Mt. Payne Road
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#3

1-1

Invoice

High Farms Harvesting LLC

13097 Mccann Rd
Wolcott, NY 14590

Date	Invoice #
5/8/2026	3040

Bill To
Fish's Farm Market 4494 Mt Payne Rd Shortsville NY 14548

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P.O. No.	Terms
Spring Spreading	Net 15

Quantity	Description	Rate	Amount
	We spread some liquid manure from Williow Bend for you on 4/28/26 Around 70,000 gallons		
6.5	hours spreading with the 7300 gallon Houle 5 loads	155.00	1,007.50
6.3	hours spreading with the 7300 gallon Houle 5 loads	155.00	976.50
78	gallons of fuel	4.50	351.00

Paid in full
Ck# 3079
6/25/26

Thank you for your business.

Total $2,335.00

We will be charging interest on any balance over 30 days unless other arrangements are made.Thank you

Payments/Credits $0.00

Phone #
315-521-2823

E-mail
mccannacres@gmail.com