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 15, 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*
Regina Sousa
Douglas Viets

Board Members Excused: Adrian Bellis
Timothy DeLucia

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
George Cretekos, Town of Farmington Environmental Conservation Board
Sean Murphy, Town of Farmington Highway Superintendent
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 Fish and Michele Fish, 4494 Mt. Payne Road, Shortsville, N.Y. 14548
Stephen Fitch, 6004 Amber Drive, Farmington, N.Y. 14425
Amy Hart, 4374 Mt. Payne Road, Shortsville, N.Y. 14548
Tammy and Robert Klimasewski, 4463 Mt. Payne Road, Shortsville, N.Y. 14548

Sandra Latneau, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Matt Martin, c/o BOBA FLIPS, LLC, 360 South Main Street, Canandaigua, N.Y. 14424
Susan Miller, Ontario CSG 1, LLC, c/o New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845
Michael Phillips, 1110 County Road 8, Farmington, N.Y. 14425—***R***
Diane L. Reed, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Keith Stevenson, 292 Vandy Street, Palmyra, N.Y. 14522
Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425
Kathy Williamson, 4414 Mt. Payne Road, Shortsville, N.Y. 14548—***R***
Casey Olson—***R***
Kevin Tung—***R***

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1. APPROVAL OF MINUTES

Minutes of July 1, 2026:

A quorum was not present to vote on the minutes of July 1, 2026, due to the absence of Ms. Sousa from the meeting on July 1, 2026.

Approval of the minutes of July 1, 2026, was continued to the next meeting on August 5, 2026.

2. LEGAL NOTICE

None

3A. 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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3B. 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 meeting on July 1, 2026, and to the meeting this evening (July 17, 2026).

On July 14, 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. Ms. Miller from New Energy Equity, and Lynn and Michele Fish, also attended in the meeting room.

Mr. Hemminger said that this evening's discussion will come close, and if not complete, the environmental record on this application to allow the board to move forward.

Mr. Clark said that on July 9, 2026, he submitted the New Energy Equity's second response to citizens' comments which were given at the meeting on June 17, 2026 (see Attachment to Abstract #21). Mr. Hemminger confirmed that this response was posted on the Town website upon receipt.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening to adjourn the Public Hearing and continue it to the next meeting on August 5, 2026, and to direct the Town staff to prepare the Full Environmental Assessment Form Part 2 and Part 3 for submission to the board for consideration also on August 5, 2026.

Mr. Murphy said that he is aware of citizens' comments which were made at the meeting on July 1, 2026, regarding drainage disturbance issues due to highway work that was done in the past on Mt. Payne Road. He said that he is prepared to discuss these concerns this evening. Mr. Hemminger said that this work was done prior to Mr. Murphy's position as the Town Highway Superintendent, that this evening's Public Hearing concerns the New Energy Equity solar application, and that it would not be appropriate to discuss the road project at this meeting. He suggested that Mr. Murphy could speak with citizens after the meeting or could arrange another time to discuss the highway issues with them.

Mr. Brabant said that MRB Group issued an engineering comment letter on July 14, 2026, regarding the revised application materials which were received by the Town in April 2026. These included a Site Plan dated May 29, 2026, prepared by Hunt Engineers; a Decommissioning Plan and Cost Estimate dated April 2025; and the Operations and Maintenance Plan, Version #2, dated January 20, 2026, prepared by New Energy Equity.

He said that based upon the MRB Group review of the revised application materials, in their opinion, there are no additional reports or analysis needed in order for the Planning Board to complete its environmental review of the application.

Mr. Brabant also said that MRB Group will have additional technical comments that will need to be addressed as part of the Site Plan application materials (The MRB Group letter of July 14, 2026, is filed in the project abstract as Attachment to Abstract #22.)

Mr. Cretekos said that the Town Conservation Board reviewed the application and has no comments.

Mr. Hemminger asked if anyone in the meeting room wished to comment on these applications or ask questions. He requested that discussions include environmental facts and figures, and new material. Mr. Hemminger said that the board has the citizens' comments from previous meetings, and the New Energy Equity responses. He asked that comments include new information for the board on the environmental impacts.

Tammy Klimasewski (4463 Mt. Payne Road) read a written statement into the meeting record.

(*See* Attachment to Minutes #1.)

Robert Klimasewski (4463 Mt. Payne Road) said that he would like to talk about the facts of this project, and that five of them need to be addressed:

> "What I thought I'd do is talk about the facts of this project, five of them that need to be addressed, and I do it correcting some of the misinformation that the applicant has put in to some of his reports.
>
> "The first is airborne dust. I submitted an article from the *Journal of Veterinary Medicine,* which is a peer-reviewed magazine, which talked about the effect of airborne dust on the performance of race horses. We all know these to be mature animals. And it shows that there was a degradation in performance. Now, it doesn't take a rocket scientist to figure out that dust coming from this project—the effect it will have on sucklings, weanlings, yearlings—these developing horses that have to grow up with pristine lungs if they're going to be successful racehorses.
>
> "The second is solar glare. Now, I don't know where they got their information, but if they had a consultant they ought to get their money back in terms of what they reported on solar glare. Let me just give you a couple of seconds of information on the entire reflection coatings. You can do a single layer on silicon which will be an antireflective coating at one angle. If you want to do all the way [?] and all the angles, you've got to have 30 to 40 layers and they would never pay for that, because it would be ungodly expensive to put forty layers of material on a piece of silicon on a five megawatt project.

"Number three—noise. Even the applicant admits that noise is a problem for thoroughbred racehorses—highly strung individuals. But they try to make point that—hey—we have trucks going up and down the road, but you've got tractors and other mechanical equipment. Well, any breeder of thoroughbred racehorses worth their salt brings their horses in in the morning and in the afternoon to be fed and inspected, given medicines, groomed, so they're not tough animals when they're 1,200 pounds, handled by individuals, morning, noon and night. Now, when that happens, that's when the tractors come out. The horses are in the barn, the music's probably playing, they're eating, their passive—tractors are outside doing their thing. They're in no way comingled together in the same pasture like he tried to assert in his response.

"I think he also mentioned that after the projects gets up and running, no problem, there'll be nothing to happen on this particular project. Well, those of us who have been in business, farmers or anything, knows that things break, panels are going to crack, there's going to be all sorts of other maintenance or repair that going to be needed to be done. How often? I don't know, but it's a fact, it's going to have to be done. And, there's going to be continued vehicle traffic—individuals—in and out of that project on some frequency basis. We can't bring our horses in when these trucks come along, up and down the driveway. If you think they're going to obey the speed limits—I've got a bridge in Brooklyn I can sell you.

"And then, we talked about the water—the wells—they're shallow wells. The runoff and any contamination from the cadmium, or silicon, or whatever material is used on the solar panels, that's going to creep into the soil—I don't care what anybody says—and it's going to migrate in some fashion into the wells in the area.

"So again, I thank you for your attention and I hope if any one of these—we can agree with—is a problem, I think any one of them should negate the project—all six, definitely, negate the project."

Diane Reed (4415 Mt. Payne Road):

"Keep it short and sweet. Diane Reed, Mt. Payne, next to Tammy.

"I noticed in one of the responses by New Energy, they talked about, with the traffic going up and down the road. It wouldn't be much different than on farmland with bringing manure trucks and everybody else through there. Well, that's not the case with our road.

"Our road is family oriented with the one side being the farm and the agriculture site across the street the residential housing. We do not have manure trucks going up and down. We do not have large vehicles that you would see with a big farm structure, hauling corn or hauling wheat, or [?] or anything like that. We don't have that. We have very little traffic, so, in one of their statements where they were saying that it shouldn't increase traffic, it would increase it quite a bit. And as Tammy has stated, we're lucky if we get a dozen—I mean, I don't even think we get a dozen vehicles coming down our road at any given time. And yes, they do speed all the time."

Mr. Hemminger: "That's everywhere."

Ms. Reed: "That's the rural thing. Short and sweet. That's what I have to offer."

Amy Hart (4374 Mt. Payne Road):

"I'm on the opposite end of the street from Lynn Fish.

"We've had issues already with our well water. I live in a lower area than just about everybody else, and all of the junk and/or pollution that goes in the ground water runs into my well. I'm also the only one that has a resident child on the road—a child that enjoys living out in a very peaceful place and being able to play and ride their bikes on the road which will be an issue when there's 50 trucks coming in, not to mention the noise and power lines [?]."

Mr. Hemminger: "I believe, I think in the response I read—what, three to six months to complete the project?"

Mr. Clark: "Yes."

Ms. Hart: "It will be directly in my backyard."

Mr. Hemminger: "It will be three to six months to build, just like anything else to build."

> Ms. Hart: "There is wildlife out there, that this will disrupt. They're everywhere. I know for a fact that solar panels [?] recharging of the ground water, which is an important point. Last year, my well went dry and I had to spend a thousand dollars to get a new pump and have it installed. And Lynn Fish, 20 years ago, was the only one who made sure that Town water would not run down the road. We don't have access to that. We only have access to well water. Anything affecting the well water should be negated."

Mr. Hemminger said as a reminder that the Town Board has authorized solar farms in this area. He said that it [solar] is an authorized use for this property and that the Planning Board does not establish the Town Code. He said that those citizens who feel that this type of project should not be on this type property should speak to the Town Board about it. Mr. Hemminger said that he is not trying to push this off on the Town Board, but that the Town Code is theirs [the Town Board's] and that once something is authorized, it is the Planning Board's job to look at it and make sure that it is the best project possible, or that it does not meet requirements. He said that we certainly can look at it and say that it does not meet requirements.

Michele Fish (4494 Mt. Payne Road) read a written statement into the meeting record.

(*See* Attachment to Minutes #2.)

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

Kathy Williamson (4414 Mt. Payne Road) spoke via remote video conference:

> "I just wanted to say that I am reserving future comments for the Preliminary Site public hearing, and a few of my concerns have not been sufficiently substantiated, and I do not want to get emotional, and probably—actually, I won't say anymore.
>
> "If anybody wants those collection lines next to their house within 30 feet of their house, go for it, put it right next to Lynn's house.
>
> "Thank you."

Mr. Hemminger said again that this is the environmental portion of the application, and that other details will be part of the site plan review.

He said that the draft resolution which has been prepared for board consideration this evening is to adjourn the Public Hearing to August 5, 2026, and direct the Town staff to prepare Parts

2 and 3 of the Full Environmental Assessment Form under the State Environmental Quality Review (SEQR) regulations.

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
ONTARIO CSG 1, LLC (NEW ENERGY EQUITY/LYNN FISH) SOLAR PROJECT
PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT APPLICATIONS
ADJOURN PUBLIC HEARINGS ON ENVIRONMENTAL RECORD

PB #2025-0501	**Preliminary Site Plan Approval**
PB #2025-0502	**Special Use Permit Approval**
APPLICANT:	**Ontario CSG1, 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:	**Adjourn Public Hearings to Wednesday August 5, 2026; and direct Town Staff to draft Parts 2 and 3 of the Full Environmental Assessment Forms on the proposed action.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) did on Wednesday, July 1, 2026, adjourn and continue the Public Hearing on the environmental component of the above referenced Action to tonight, to provide time for the Applicant to review and prepare responses to the public testimony received; and

WHEREAS the Applicant, on July 9, 2026, did reply to the public testimony; and

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

WHEREAS the Town Engineers, MRB Group, D.P.C., on Monday June 29, 2026, requested via email to the Town Director of Planning and Development, additional time to prepare a response to the public testimony; 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.

NOW, THEREFORE, BE IT RESOLVED the Board having considered the Applicant's additional responses, the Town Engineers response and the new testimony received during tonight's continued Public Hearing, adjourns the Public Hearing and continues it to 7:00 p.m. on Wednesday, August 5, 2026.

BE IT FURTHER RESOLVED the Board directs Town Staff to prepare drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for this Type I Action, to be reviewed by the Planning Board at their August 5, 2026, meeting.

BE IT FURTHER RESOLVED the Board does hereby direct the Clerk of the Planning Board to provide a certified copy of this resolution and a copy of the Applicant's and Town Engineer's responses referenced above herein, 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 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	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

4. PB #0401-20: Auburn Meadows Subdivision, Phase 7N: Final Letter of Credit Release #3

On July 9, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Walter Baker, Project Manager, D.S.B. Engineers & Architects, P.C., Rochester, N.Y.

Mr. Brand said that this Letter of Credit release was originally planned to have been approved at the previous meeting on July 1, 2026, but that an error had been identified and has now been corrected. He said that the Town Board approved the release last night (July 14, 2026) on the condition that the Planning Board recommends its approval and submits the approval in writing to the Town Board.

There were no additional comments or questions 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 submitted by the Town staff:

TOWN OF FARMINGTON PLANNING BOARD
FINAL LETTER OF CREDIT RELEASE #3 (SITE IMPROVEMENTS)
AUBURN MEADOWS SUBDIVISION, SECTION 7N

PB #0401-20

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers, dated June 15, 2026, to approve the final release of funds (a total of $137,389.18) from the established Letter of Credit for the above referenced project; and

WHEREAS, the Planning Board has also received and reviewed the signed Letter of Credit Partial Release Form (G-1.1); and the signed Letter of Credit Release Form (G-2.0); and

WHEREAS, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board on whether to honor the requested final release of funds from the established Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector, Town Department Heads and the Town Engineers, does hereby recommend that the Town Board take formal action to recommend to the Town Board to approve the request for the final release of funds from the Letter of Credit in the total amount of $137,389.18.

BE IT FURTHER RESOLVED that the Town Supervisor is to sign the above referenced Town Letter of Credit Release Form (G-2.0) upon the Town Board's authorization on July 14, 2026.
BE IT FURTHER RESOLVED that copies of this resolution are to be provided to: Peter Ingalsbe, Town Supervisor; Marcy Daniels, Confidential Secretary to the Town Supervisor; Michelle Finley, Town Clerk; Walter Baker, Project Manager, D.S.B. Engineers & Architects, P.C., 2394 Ridgeway Avenue, Rochester, N.Y. 14626; Sean Murphy, Town Highway Superintendent; Aaron Bissell, Town Water & Sewer Superintendent; David Orians, Town Construction Inspector; Cadin Lloyd, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning & Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

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

Adrian Bellis	Excused
Timothy DeLucia	Excused
Edward Hemminger	Aye

Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

5. NEW SPECIAL USE PERMIT

PB #2026-0701 **New 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: Determination by the Planning Board whether the following application is accepted for public review: Special Use Permit for Major Home Occupation for furniture refinishing business to be located in an accessory structure at the rear of the property. The main structure is a two-story residence (approximately 2,900 square feet). The accessory structure is one-story, 576 square feet.

On July 14, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Stephen Fitch.

Mr. Fitch was present in the meeting room this evening.

Mr. Hemminger said that the board's action this evening is the determination that the application is complete and that the date for the formal Public Hearing on this Special Use Permit will be set for August 5, 2026.

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.

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:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2026-0701

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

ACTION: **Determination whether to accept the application for scheduling a Public Hearing for the application for a Special Use Permit for a Major Home Occupation for a furniture refinishing business to be located within an existing accessory structure on property located at the above address that is also identified at Tax Map Account 41.10-2-529.000.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has reviewed the project information requested by the Applicant, for this Special Use Permit application (File PB#2026-0701), for the proposed Major Home Occupation; and

WHEREAS the Planning Board has received a draft resolution from the Town Director of Planning and Development, confirming the information received is acceptable for the Planning Board's formal review.

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

1. The Applicant has provided documentation to address the Town Code requirements in §165-72 for accepting and acting upon an application for a Special Use Permit for a Major Home Occupation; and

2. The Applicant understands that a complete site plan, drawn to scale, showing the location of all buildings or structures on the premises and the area where the proposed major home occupation will be conducted is required under §165-72 D. of the Town Code to be accepted by the Planning Board; and

3. The Applicant understands that the Planning Board's consideration of the requested Special Use permit is subject to a Public Hearing being conducted in compliance with the provisions contained in Chapter 165 of the Farmington Town Code.

BE IT FURTHER RESOLVED the Planning Board accepts the Special Use Permit Application for public review, for the proposed Major Home Occupation.

BE IT FURTHER RESOLVED the Planning Board classifies this application as a Type II Action under the SEQR Regulations 6NYCRR Parts 617.5 (c) (12).

BE IT FURTHER RESOLVED Type II Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under the State's Environmental Conservation Law, Article 8.

BE IT FURTHER RESOLVED the Planning Board does hereby schedule a Public Hearing to be held upon this Special Use Permit application to begin at 7:00 p.m., on Wednesday August 5, 2026.

BE IT FURHTER RESOLVED the Planning Board requests Town Development Office Staff to provide the necessary link on the Town's Website to the application package for this application beginning on July 17, 2026.

BE IT FINALLY RESOLVED the Planning Board directs Town Development Office Staff to prepare a legal notice for said Public Hearing, to publish said notice in the Town's Official Newspaper, to post said notice on the Town Hall Bulletin Board and the Town's Website, and to post the property in a locations along the adjacent public highway in accordance with established Town procedures.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Stephen Fitch, 6004 Amber Drive Farmington NY 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	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

Following the voting, Mr. Hemminger reminded Mr. Fitch to review the Town requirements for approval of Special Use Permits for Major Home Occupations, and to work with the Town staff.

6. NEW PRELIMINARY RE-SUBDIVISION PLAT

PB #2026-0703 **New Preliminary Re-Subdivision Plat Application**

Name: Anthony Venezia, 336 North Main Street, Canandaigua, N.Y. 14424; representing Matt Martin (BOBA FLIPS, LLC), 360 South Main Street, Canandaigua, N.Y. 14424

Location: South side of Kyte Road and the east side of County Road 28. Tax Map #31.00-1-61.400

Zoning District: A-80 Agricultural District

Request: Determination by the Planning Board whether the following application is accepted for public review: Preliminary Re-Subdivision Plat for a proposed three-lot subdivision along the south side of Kyte Road and the east side of County Road 28, subdividing a 7.87-acre parcel (identified as Lot #4 of the Mattice Subdivision Tract) into three non-buildable lots.

On July 14, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Matt Martin and to his engineer Anthony Venezia of Venezia & Associates of Canandaigua, N.Y.

Mr. Martin was present in the meeting room this evening.

Mr. Brand said that the applicant is not proposing any buildable lots at this time, but is proposing the re-subdivision of Lot #4 of the Mattice Subdivision Tract to create three new lots. He said that some of the proposed lots are questionable because they may not have a minimum of 300 feet of road frontage.

He said that a draft resolution has been prepared for the board's consideration this evening to determine that this application is an Unlisted Action under the State Environmental Quality Review (SEQR) regulations; that the application is adequate to accept it for public review; that the SEQR 30-day coordinated review period will begin on July 17, 2026, and end on August 17, 2026; that the board declares its intent to be designated as the SEQR Lead Agency for making the environmental determination of significance; that the Town staff is to refer the application to the Ontario County Planning Board; and that the formal Public Hearing be scheduled for August 19, 2026.

The identified SEQR Involved Agency is:

Ontario County Department of Public Works, c/o Garrett Beisheim, Junior Engineer.

There were no additional comments or questions 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 submitted by the Town staff:

FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY RE-SUBDIVISION PLAT APPLICATION
DETERMINATION TO ACCEPT FOR FORMAL REVIEW

PB #2026-0703

Applicant: **Matt Martin, c/o BOBA FLIPS, LLC, 360 South Main Street Canandaigua, N.Y. 14424**

Action: **Findings and a determination to accept an application for Preliminary Re-Subdivision Plat approval Lot #4 of the Mattice Subdivision Tract, Tax Map Account 31.00-1-61.40, located along the south side of Kyte Road and the east side of County Road 28.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above referenced application which consists of a preliminary subdivision plat drawing prepared by Venezia professional land surveyors to construct a three-lot re-subdivision on the above referenced property; and

WHEREAS the information submitted consists of one (1) drawing entitled "Preliminary Subdivision Plat Lot 4 Mattice Subdivision Tract," sheet 1 dated 04/2026, Job number 26041, and Part 1 of the State's Short Environmental Assessment Form (SEAF); 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 determines the project is Classified as an Unlisted Action subject to a coordinated review with the Ontario County Department of Public Works and the establishment of a lead agency.

BE IT FURTHER RESOLVED the Planning Board determines the application is adequate to accept for public review and Board's consideration on the above reference Action.

BE IT FURTHER RESOLVED the Planning Board directs a 30-day coordinated review period is to commence on Friday, July 17, 2026, with a Project Notification Review Letter and a blank Town SEQR Response Form being sent to Garrett Beisheim, Junior Engineer, Ontario County Department of Public Works, 2962 County Road 48, Canandaigua, New York 14424.

BE IT FURTHER RESOLVED the coordinated review period shall end at noon on Monday, August 17, 2026.

BE IT FURTHER RESOLVED the Planning Board does hereby declare its intent to be designated the Lead Agency for this coordinated review at its meeting on Wednesday, August 19, 2026.

BE IT FURTHER RESOLVED the Planning Board directs the Town Staff to submit a referral to the Ontario County Planning Board for its review at their meeting on Wednesday, August 12, 2026.

BE IT FURTHER RESOLVED the Planning Board does hereby schedule a public hearing be held upon this application for Wednesday, August 19, 2026, and directs Town

Staff to publish a legal notice in the Town's Official Newspaper, to post said legal notice on the Town Hall Bulletin Board, to post said notice on the Town's website, to post said Public Hearing on the August Calendar on the Town's website and to post the property along both the County Road 28 and Kyte Road frontages.

BE IT FINALLY RESOLVED the Planning Board directs a certified copy of this resolution be provided to the applicant, the applicant's land surveyor, Town Staff, the Town Engineer, the Town Clerk and the Town Development Office Project File.

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

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

Motion carried.

7. NEW PRELIMINARY SUBDIVISION PLAT

PB #2026-0704 **New Preliminary Subdivision Plat Application**

Name: Anthony Venezia, 336 North Main Street, Canandaigua, N.Y. 14424; representing Matt Martin (BOBA FLIPS, LLC), 360 South Main Street, Canandaigua, N.Y. 14424

Location: North side of Kyte Road, east of County Road 28, and south of the New York State Thruway. Tax Map #31.00-1-61.300.

Zoning District: A-80 Agricultural District

Request: Determination by the Planning Board whether the following application is accepted for public review: Two-lot subdivision of land along the north side of Kyte Road, east of County Road 28, and south of the New York State Thruway, subdividing a 6.5-acre parcel (identified as Lot #3 of the Mattice Subdivision Tract) into two vacant non-buildable lots.

On July 14, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Matt Martin and to his engineer Anthony Venezia of Venezia & Associates of Canandaigua, N.Y.

Mr. Martin was present in the meeting room this evening.

Mr. Brand said that the applicant is not proposing any buildable lots at this time but is proposing the re-subdivision of Lot #3 of the Mattice Subdivision Tract to create two new lots.

He said that a draft resolution has been prepared for the board's consideration this evening to determine that this application is an Unlisted Action under the State Environmental Quality Review (SEQR) regulations; that the application is adequate to accept it for public review; that there are no other Involved Agencies with this proposed two-lot re-subdivision; and, therefore, there will not be a 30-day coordinated review period under the State Environmental Quality Review (SEQR) regulations. Mr. Brand also said that the Town staff is directed to refer this application to the Ontario County Planning Board, and that the formal Public Hearing be scheduled for August 19, 2026.

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 RE-SUBDIVISION PLAT APPLICATION
DETERMINATION TO ACCEPT FOR FORMAL REVIEW

PB #2026-0704

Applicant:	**Matt Martin, c/o BOBA FLIPS, LLC, 360 South Main Street Canandaigua, N.Y. 14424**
Action:	**Findings and a determination to accept an application for Preliminary Re-Subdivision Plat approval of Lot #3 of the Mattice Subdivision Tract, Tax Map Account 31.00-1-61.300, located along the north side of Kyte Road, East of County Road 28 and South of I-90 (New York State Thruway).**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above referenced application which consists of a drawing prepared by Anthony Venezia, Venezia Professional Land Surveyors, to construct a two-lot re-subdivision of the above referenced property; and

WHEREAS the information submitted consists of one (1) drawing entitled "Preliminary Subdivision Plat Lot # 3 Mattice Subdivision Tract," sheet 1 dated 4/2026, Job #26041 and Part 1 of the State's Short Environmental Assessment Form (SEAF); 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 determines that the application is adequate to accept for public review and Board's consideration on the above reference Action.

BE IT FURTHER RESOLVED the Planning Board classifies the proposed Action under the State Environmental Quality Review (SEQR) Regulations as an Unlisted Action.

BE IT FURTHER RESOLVED the Planning Board determines there are no other Involved Agencies associated with this proposed two-lot re-subdivision plat application and, therefore, there will not be a coordinated review under SEQR.

BE IT FURTHER RESOLVED that the Planning Board determines that the proposed Action is subject to a referral to the Ontario County Planning Board (OCPB) under the provisions of section 239-n of the New York State General Municipal Law.

BE IT FURTHER RESOLVED the Planning Board directs Town Staff to submit a referral to the OCPB for their meeting on Wednesday, August 12, 2026.

BE IT FURTHER RESOLVED that the Planning Board does hereby schedule a Public Hearing to be held upon this preliminary re-subdivision plat application to begin at 7:00 p.m., on Wednesday, August 19, 2026.

BE IT FINALLY RESOLVED that the Planning Board directs Town Staff to prepare notice for said public hearing, to publish said notice in the Town's Official Newspaper, to post said notice on the Town Hall Bulletin Board and the Town's Website, and to post the property along the adjacent Kyte Road, in accordance with established Town procedures.

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

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

Motion carried.

8. NEW SPECIAL USE PERMIT

PB #2026-0704 **New Special Use PermitApplication**

Name: Martin and Megan Avila, 354 Sheldon Road, Farmington, N.Y. 14425

Location: West side of Sheldon Road between County Road 8 and Fox Road. Tax Map #9.00-1-69.210.

Zoning District: A-80 Agricultural District

Request: Determination by the Planning Board whether the following application is accepted for public review: Special Use Permit to allow a Major Home Occupation (Tree Service to be known as ArborCare Tree Management) on a 0.95-acre site at 354 Sheldon Road.

Prior to the meeting this evening, Mr. Avila provided the following information:

> At the request of the Town of Farmington, this letter provides a summary of the operations conducted by ArborCare Tree Management, LLC at 354 Sheldon Road.
>
> ArborCare Tree Management is a professional tree care company providing tree pruning, tree removal, plant health care, tree risk assessment, emergency storm response, and related arboricultural services throughout the Finger Lakes and Greater Rochester regions.
>
> The property at 354 Sheldon Road serves as the company's administrative and operational base. Administrative activities conducted from the property include scheduling, customer communications, estimating, accounting, record-keeping, employee management, and other routine office functions. The company office is located within the residence.
>
> A typical workday begins at approximately 7:00 a.m. with a brief safety and production meeting lasting approximately 15 minutes. Following the meeting, employees load equipment and materials as needed and depart for customer job sites. The actual tree care services performed by ArborCare occur at customer locations and not at the Sheldon Road property.
>
> The property is used for the storage of company vehicles, trailers, equipment, and tools utilized in daily operations. Routine cleaning, inspection, and maintenance of equipment may also occur on site.
>
> From time to time, logs, brush, and wood debris generated from customer job sites are temporarily brought to the property prior to disposal at approved off-site facilities. This material is stored for a limited period, generally not exceeding two weeks, before being transported to a local disposal facility. Temporary staging is occasionally necessary due to operational logistics and disposal facility operating hours.

The property provides adequate area for the parking and storage of company vehicles, trailers, equipment, and the temporary staging of logs and brush generated from customer job sites. These activities occur entirely on private property and do not interfere with traffic on Sheldon Road or neighboring properties.

Customers do not visit the property. ArborCare does not conduct retail sales from the site, and products or services are not sold directly to the public at this location.

Business activities may occur between 7:00 a.m. and 7:00 p.m. Monday through Friday and between 7:00 a.m. and 6:00 p.m. on Saturdays. However, under normal circumstances, employees depart for customer job sites shortly after the morning safety meeting and crews typically return to the property between approximately 3:00 p.m. and 5:00 p.m. Vehicle and equipment movements are primarily limited to employee arrival and departure times and the loading and unloading activities associated with daily operations.

Most business activity takes place off site at customer locations. ArborCare strives to maintain the property in an orderly manner and to operate in a way that is respectful of neighboring properties. Equipment, materials, and vehicles are maintained and stored on site in support of the company's operations while efforts are made to minimize impacts on the surrounding area.

We appreciate the opportunity to provide this information and are available to answer any questions the Town may have regarding our operations.

—Martin Avila, BCMA™, CTSP
CEO, ArborCare Tree Management

On July 13, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Martin and Megan Avila.

The applicants or a representative did not attend the meeting.

Mr. Brand said that this application had been previously submitted to the Town staff, then had been withdrawn, and has now been resubmitted. He said that the application is not complete at this time, as noted in three of the five conditions in the draft resolution (below).

Mr. Hemminger said that he would prefer that applications should be complete prior to submission to the Planning Board.

There were no additional comments or questions 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 submitted by the Town staff:

FARMINGTON PLANNING BOARD RESOLUTION
SPECIAL USE PERMIT APPLICATION
DETERMINATION TO ACCEPT FOR FORMAL REVIEW
PB #2026-0705

Applicant:	**Martin Avila, c/o Megan Avila, 354 Sheldon Road, Farmington, N.Y. 14425**
	Mailing Address: P.O. Box 412, Victor, N.Y. 14564
Action:	**Findings and a determination on whether to accept an application for a Special Use Permit to allow for a Major Home Occupation, known as ArborCare Tree Management, LLC, at the property located at 354 Sheldon Road, Tax Map Account # 9.00-1-69.210.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above referenced application for a Special Use Permit, as is further required by Chapter 165, Article VI, Section 72. of the Code of the Town of Farmington; and

WHEREAS the application for a Special Use Permit is accompanied by a cover letter from the Applicant dated June 22, 2026, a complete Owner (Megan Avila) Authorization Form (Tax Map Account # 9-1-69.120), Part 1 Short Environmental Assessment Form and a Lot Line Adjustment Map, prepared by Kocher Surveying, P.C., dated 1/28/21; 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; and

WHEREAS the Planning Board finds the proposed Action is classified as a Type II Action under Part 617.5 (20) of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Planning Board further determines the Action is not within the jurisdictional area contained in Section 239-l of the New York State General Municipal Law (GML) and, therefore, is not subject to a referral to the Ontario County Planning Board under the provisions of Section 239-m of the GML; and

WHEREAS the Planning Board further determines the Action is also subject to site plan approval in accordance with the provisions of Chapter 165, Article VI, Section 72 and Article VIII, Section 100; and

WHEREAS the Planning Board further determines there is no site plan submitted, at this time, for the proposed Special Use Permit; and

WHEREAS the Planning Board further determines the Actions, a Special Use Permit and Preliminary Site Plan Approval, are also subject to a Public Hearing in accordance with the provisions of Chapter 165, Article VIII, Section 95 C. (5) of the Town Code of the Town of Farmington.

NOW, THEREFORE BE IT RESOLVED that the Planning Board makes the following determinations upon the above reference Action:

1. The Action is classified a Type II Action under the provisions of 6 NYCRR, Part 617.5 (20), a part of Article 8 of the New York State Environmental Conservation Law.

2. Type II Actions are not subject to further review under the ECL.

3. The Planning Board does not, at this time, accept the application for a Special Use Permit for a Major Home Occupation based on the above findings that the application is incomplete lacking in a Preliminary Site Plan drawing (§165-72. D. (2)) identifying the extent of site disturbance associated with the proposed Special Permit use, the proposed tree management operation; and

4. The application further lacks the Applicant's documentation how the criteria contained in §165-72 B. of the Town Code is to be complied with thereby allowing the Planning Board to make the required finding that all criteria listed are being met; and

5. The application for the Special Use Permit for a Major Home Occupation shall not be further considered until the Applicant has provided the information required in Conditions 1 and 2 above.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to the provided to the Applicant, the property owner, Town Staff and the Town Clerk.

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

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

Motion carried.

9. 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: Determination by the Planning Board whether the following application is accepted for public review: Preliminary Site Plan for construction of a single-family dwelling and related site improvements.

On July 13, 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.

Mr. Stevenson was present in the meeting room this evening.

Mr. Hemminger said that the board action tonight is the determination that the application is complete and accepted for public review at the next meeting on August 5, 2026.

There were no additional comments or questions 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 submitted by the Town staff:

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

PB #2026-0706

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

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 8.00-1-80.100, 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 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," to construct a single-family dwelling and related site improvements on the above referenced property; and

WHEREAS the information submitted consists of a set of one (1) drawing entitled "Preliminary Site Plan of Land," sheet 1, dated 06/2026, and Part 1 of the State's Short Environmental Assessment Form (SEAF); 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 Type II Action (§617.5 (c) (11) and (13)) and that Type II actions are not subject to review under SEQR.

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

BE IT FURTHER RESOLVED that the Planning Board determines that the proposed Action is classified as an Exempt Action by the Ontario County Planning Board's Bylaws and the Town is, therefore, not required to submit a referral for its review and recommendation under the provisions of Sections 239-l and -n 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 5, 2026.

BE IT FURTHER RESOLVED the Planning Board does hereby request the Town Engineer, MRB Group, to review this application and to prepare a report for the August 5, 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	Excused
Edward Hemminger	Aye

Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

10. NEW PRELIMINARY SITE PLAN

PB #2026-0702 **New Preliminary Site Plan Application**

Name: Ruston Paving (Mertensia Road Association, LLC), 6228 Collett Road, Farmington, N.Y. 14425

Location: Tax Map #29.00-1-4.000, located south of the Ontario County Railroad property and north of the intersection of West Collett Road and Mertensia Road.

Zoning District: GI General Industrial

Request: Determination by the Planning Board whether the following application is accepted for public review: Preliminary Site Plan approval of a 3,585-square-foot building addition and a 31,232-square-foot expansion of the site's impervious surface providing for additional parking of equipment and storage of materials on existing property.

On February 23, 2026, the Zoning Board of Appeals (ZBA) granted an area variance to the applicant for relief from the Town Code requirement Chapter 165-34 J (3) (g) [6], for not constructing a public sidewalk across the property's frontage along the south side of Mertensia Road and the west side of State Route 332. The applicant requested an area variance to allow relief from the requirement that sidewalks are to be provided along all sites fronting along State and County highways, and other Town highways, within the mapped MTOD Major Thoroughfare Overlay District that connect to, or contribute to, the completion of a pedestrian network in the area.

On July 13, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Jeffrey Pawlicki of Ruston Paving Company, Inc. (Mertensia Road Associates, LLC); and to his engineer Brennan Marks, P.E., of Marks Engineering; and Lindsey Tidd, Project and Marketing Coordinator, of Marks Engineering.

The applicant or a representative did not attend the meeting.

Mr. Brand said that the basic material for this application has been submitted and that a draft resolution has been prepared for the board's consideration this evening to accept the application as being complete for formal review and action on August 5, 2026.

He said that several of the applicant's responses to questions on the Full Environmental Assessment Form are indicated as "yes" with no explanation, for which clarification will be required. Mr. Brand also said that some additional clearing on the site for outside storage must be addressed prior to beginning the Preliminary Site Plan consideration.

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

PB #2026-0702

APPLICANT: **Ruston Paving Company, Inc. (Mertensia Road Associates, LLC), 6228 Collett Road, Farmington, N.Y. 14425**

ACTION: **Application for Preliminary Site Plan approval to allow a proposed 3,585-square-foot building addition and a 31,232-square-foot impervious surface expansion including related site improvements, to be made on the above referenced property.**

Determination whether to accept the application as being complete for formal review; and

Classifying the Action under 6NYCRR Part 617, Article 8 of the State Environmental Conservation Law; and

Determining compliance with the State's Environmental Quality Review Act; and

Determining whether a referral is required to the Ontario County Planning Board for review under the provisions of Sections 239-l and -m of the New York State General Municipal Law and;

Scheduling a Public Meeting upon this application.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an application for the above referenced Action which consists of a proposed set of drawings prepared by Marks Engineering, P.C., entitled Mertensia Road Associates, LLC," identified as Job #26-108. dated 07/01/2026, including a Cover Sheet and five drawings (EX100, C100, L101, C500 and C501) showing the proposed location

on the site, related site design details and Part 1 of the Short Environmental Assessment Form (SEAF); and

WHEREAS the Planning Board has reviewed the criteria under 6NYCRR, Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

WHEREAS the Planning Board finds that the granting of Preliminary Site Plan Approval for the construction of an expansion of the building and site improvements on an approved lot including the provision of necessary utility connections is classified as a Type II Action under 6 NYCRR, Parts 617.5 (c) (11) and (13) of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Planning Board further finds that a Preliminary Site Plan application does not involve any area variances and, therefore, this application is not necessarily subject to a Public Hearing being required.

NOW, THEREFORE, BE IT RESOLVED the Planning Board does hereby accept the application as being complete for formal review and Action.

BE IT FURTHER RESOLVED the Planning Board does hereby classify the proposed Action as a Type II Action under Section 6 NYCRR, Parts 617.5 (c) (11) and (13) of the State's SEQR Regulations.

BE IT FURTHER RESOLVED Type II Actions are not subject to further review under the State's SEQR Regulations and the Board, in making this classification, has satisfied the procedures under Article 8 of the New York State Environmental Conservation Law.

BE IT FURTHER RESOLVED the Planning Board does hereby determine that a Public Hearing is not required for this application as it does not involve any area variances, or special use permits and, therefore, only a public meeting is to be held.

BE IT FURTHER RESOLVED the Planning Board requires the submission of a referral of this Action, as it is classified by the Ontario County Planning Board By-Laws, for review and recommendation under the provisions of Sections 239-l and -m of the New York State General Municipal Law.

BE IT FURTHER RESOLVED the Planning Board requests the Town Engineers, MRB Group, to provide a review and report on this proposed Action for the Planning Board's consideration at their meeting on Wednesday, August 19, 2026.

BE IT FURTHER RESOLVED the Planning Board schedules a Public Meeting be held on this Preliminary Site Plan application to begin at 7:00 p.m. on Wednesday, August 19, 2026.

BE IT FURTHER RESOLVED the Planning Board directs Town Staff to publish a public notice for the August 5th public meeting, post said notice on the Town Hall Bulletin Board, and on the Town's website, and post the subject property with a Property Notification Sign.

BE IT FINALLY RESOLVED a certified copy of this resolution is to be provided to the Applicant Ruston Paving 6228 Collett Rd. Farmington, N.Y. 14425; the Applicant's Engineer, Town Staff, the Town Engineer and a copy filed with the Town Clerk's Office. The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Excused
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 application for a Temporary Use Permit for Bridges for Brain Injury, 1111 County Road 8, is scheduled for the next meeting of the Zoning Board of Appeals on July 27, 2026. The Planning Board approved the Final Site Plan for Existing Conditions (PB #2026-0608) on July 1, 2026. Mr. Brand said that the applicant's engineer will submit the revised Final Site Plan for Existing Conditions drawing to the Town staff tomorrow (July 16, 2026). He asked Mr. Hemminger about his [Mr. Hemminger's] availability to sign the drawing. Mr. Hemminger said that he would be available to do so.

- On July 14, 2026, the Town Board accepted Local Law No. 3 of 2026 regarding regulations on the use of E-Bikes and other motorized vehicles. The Town Board will hold the Public Hearing on this new law on July 28, 2026.

- The Town Board has approved the State Environmental Quality Review (SEQR) determination for proposed wastewater improvements. Mr. Brand said that the grant application for this project will be submitted on July 20, 2026.

- The documents for the dedication to the Town of the road in the Pintail Crossing Apartments development have been received. Mr. Brand said that the road, which is currently named Quentonshire Drive, will be renamed as part of the dedication procedure which may occur at the Town Board meeting on July 28, 2026, or at the

first meeting in August. He also said that the Wood Drive bridge will be closed shortly following the road dedication.

- Applications are expected soon for a site plan for the construction of the Finger Lakes Credit Union on State Route 332 at Farmbrook Drive; and for a site plan for a single-family house on Cline Road, for which a concept discussion was held with the Planning Board on June 3, 2026, with the applicant Polidori & Ferri Custom Homes, Inc.

- The United States Department of Agriculture has asked the New York State Governor to explain why prime and unique farmland is being taken for the installation of solar farms. Mr. Brand said that the Town staff will be watching for the State's response.

- The Zoning Board of Appeals will consider the current application of Adrian Bellis, 5540 Holtz Road, for area variances for construction of an Accessory Structure, at its next meeting on July 27, 2026. The Planning Board approved the State Environmental Quality Review (SEQR) determination of non-significance on July 1, 2026 (PB #2026-0303).

- Following the meeting, Mr. Brand added the following item to his report:

  The annual report by the Planning Board to the Town Board of the *Town of Farmington Comprehensive Plan* should begin at the Planning Board meeting on August 19, 2026, with a review of the first draft of the report.

Zoning Officer:

Ms. Ruthven said that the application of Matt Martin (c/o BOBA FLIPS, LLC) for Preliminary Re-Subdivision approval of lots in the Mattice Subdivision on Kyte Road will be in conjunction with the Zoning Board of Appeals (ZBA) because of a flag lot configuration. Mr. Hemminger said that the Planning Board can begin and finish the SEQR determination and then turn the application over to the ZBA. Mr. Hemminger asked if both of Mr. Martin's applications must be referred to the ZBA (PB #2026-0703 and PB #2026-0704). Ms. Ruthven said that one of the applications is free and clear of any issues, and that only one of them requires a referral to the ZBA.

Ms. Ruthven also said that interviews are continuing for an open code enforcement officer position in the Building Department.

Highway Superintendent:

Mr. Murphy said that he has answers to questions which were asked by Peter Williamson (4414 Mt. Payne Road) at the Planning Board meeting on July 1, 2026, regarding a swale

and drainage issues which Mr. Williamson said were caused by the raising of Mt. Payne Road Mr. Hemminger said that he will inform Mr. Williamson and other residents to contact Mr. Murphy about this.

Mr. Murphy also discussed upcoming road milling work on Stonefield Lane, Estate Drive and Collett Road from State Route 332 to Mertensia Road, on July 27–29, 2026, followed by immediately paving those roads the week of August 3–6 and August 10–13. He also said that Collett Road will be paved from County Road 8 to County Road 28.

Town Engineer:

Mr. Brabant said that the draft of the revised Site Design Criteria Manual has been provided to the Town and is now being reviewed. He said that approval is anticipated soon and that the update includes only a number of procedural revisions.

Planning Board Members:

Mr. Hemminger said that he has had conversations with veterans about placement of veterans' recognition posters on light poles, which are often seen in other communities. He said that this type of recognition for veterans could be considered as Farmington increases the number of light poles from developments in the Main Street Overlay District (MSOD). Mr. Brand said that about a dozen light poles are expected across from the future Fairdale Meadows Subdivision on State Road 96 between Glen Carlyn Drive and Fairdale Glen, opposite Finger Lakes Gaming & Racetrack. The Fairdale Meadows Subdivision received Final Subdivision and Final Site Plan approval on June 17, 2026.

Mr. Hemminger acknowledged and thanked George Cretekos, representing the Farmington Conservation Board, for his attendance at the meeting this evening.

12. PUBLIC COMMENTS/PRIVILEGE OF THE FLOOR

Keith Stevenson (292 Vandy Street, Palmyra, N.Y.), whose Preliminary Site Plan application for construction of a new single-family home on Hook Road was determined to be complete earlier this evening, and for which the site plan will be considered at the meeting on August 5, 2026, asked about the timeline for receiving Final Site Plan approval.

Mr. Hemminger explained the process of Preliminary Site Plan approval with conditions, the revision of the Preliminary Site Plan by Mr. Stevenson's engineer to address the conditions, followed by submission of the Final Site Plan and approval with conditions.

Mr. Hemminger said that the process is approximately six to eight weeks if no substantive issues are identified, and depending upon how quickly an applicant's engineer returns the

revised drawings. He said that this timeframe is not unusual and most other municipalities follow a similar process with similar timeframes.

Mr. Brand said that Mr. Stevenson's application is not subject to a review by the Ontario County Planning Board. Mr. Hemminger also said that Mr. Stevenson's application is a Type II Action under the State Environmental Quality Review (SEQR) regulations which does not require a 30-day coordinated review period.

Mr. Hemminger asked if the new home will require a septic system. Mr. Stevenson said yes. Mr. Hemminger said that this will be part of the Town staff review of the plans. He also encouraged Mr. Stevenson to keep in touch with the Town staff, saying the more he [Mr. Stevenson] speaks with the staff, the quicker the application goes.

13. TRAINING OPPORTUNITIES

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

Session #7: July 23, 2026
Growing Intentionally: The Role of Local Leadership in Attracting Investment and Economic Development'
6:00 p.m.–7:00 p.m.

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 MS. SOUSA, seconded by MR VIETS, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 7:50 p.m.

The next regular meeting of the Planning Board will be held on August 5, 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 Tammy Klimasewski, 4463 Mt. Payne Road.

#2 Letter from Michele Fish, 4494 Mt. Payne Road.

(#1)

1-4

The Town Board of Farmington
Farmington Town Hall
1000 County Road 8
Farmington, NY 14425

Farmington Planning Board
Received July 15, 2026
Tammy Klimasewski, 4463 Mt. Payne Road
Pages 1–4

RE: Serious Errors and Veracity Issues in the New Energy Works / Solar Fish Garden

Dear Members of the Town Board,

I am writing to formally log my strenuous objections regarding the proposed large-scale solar farm project submitted by New Energy Equity (and its associated entities), slated to be built directly across from my high-dollar Thoroughbred horse breeding operation. As a major agricultural stakeholder who has invested heavily in the economic development and equestrian reputation of Farmington, I am deeply shocked by the blatant lack of accuracy and integrity in the developer's submissions.

Specifically, I want to call your attention to a critical failure on the developer's paperwork: **the application lists an incorrect property address for the project site. In fact, the proposed address of 4410 does not even exist.**

While developers often brush off clerical mistakes by arguing that "plans and studies are still in the early stages," this project did not start yesterday. The planning, coordination, lot line discussions, and submissions for this project began **over a year and a half ago**. If a developer cannot manage to correctly identify the basic physical location of a massive commercial array after eighteen months of preparation, how can this Board or the community place any faith in the validity, accuracy, and data of their heavily technical environmental, safety, and structural impact studies?

This is not a minor oversight; it is a fundamental flaw that compromises the legitimacy of the entire public notice and review process. If the address is incorrect, the underlying data, neighboring property notifications, and situational maps are inherently flawed.

My Thoroughbred breeding facility relies heavily on a pristine, highly controlled, and safe environment to protect millions of dollars in equine assets. A large-scale industrial footprint directly across the street introduces significant risks regarding glare, construction noise, stormwater runoff disruption, and permanent changes to the local agricultural fabric. Dealing with a developer that provides bogus, careless responses and fails at basic administrative accuracy over an 18-month period is highly alarming.

I strongly urge the Town Board to reject these current applications, halt further progression toward final site plan approval, as New Energy Equity seems to dance around the process with un accurate, unverified, and untruthful documentation. The standards of Farmington should not be lowered to accommodate a developer's sloppy and deceptive paperwork. How can we be assured of the multiple soil samples will be submitted, or the care and maintenance of the panel themselves will be maintained along with the letter of credit for decommissioning the panels. Also, I see no evidence of any insurance on NEE part as well. NEE also failed to notify us neighbors of additional monthly fees that the electrical company would be adding to our bill.. Channel 10 did a segment on this last month.

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TOWN CLERK'S OFFICE
2026 JUL 15 AM 10:0

Thank you for your time, vigilance, and continued service to our community's actual agricultural residents.

3. Inadequate and Unverified Emergency Response Planning

The current emergency response narrative provided by NEE is both alarming and factually unsupported:

- **Lack of Local Awareness:** The official emergency response planning entities in Manchester, NY remain completely unaware of this project and have not been integrated into any safety protocols to anyone's knowledge.
- **Unverified First Responder Claims:** NEE has stated that the Citizens Hose Company in Shortsville will serve as the primary first responders. However, NEE has provided no factual evidence or signed mutual aid agreements proving that Shortsville has vetted, accepted, or is equipped for this responsibility.

Capacity Capabilities: The Manchester Fire Department should be notified and equipped and have the specialized training, water and equipment to handle a large-scale industrial or electrical emergency at this large-scale solar farm. They also are unnotified.

2. Disproportionate Traffic and Disruption to our Neighborhood

- Your traffic assessments vastly underestimate the profound impact this project will have on our small, quiet neighborhood. Currently, our local roads see a maximum of 12 small passenger vehicles per day. NEE's plan introduces 30 to 50 large, heavy delivery trucks daily. NEE folio states that the in stallion of this solar project alone will take 3-5 years. This will disrupt our quiet safe neighborhood. The sheer scale of this industrial construction is entirely incompatible with a residential area. The heavy equipment and impaction alone on this project will incur_
- I had several questions that NEE did not response to:, why periodic soil samples needed, who is responsible is our water supply disappears, if our homes are covered in dirt and dust or even the foundations cracked due to impaction.
- **Well Water Disruption and Depletion:** Our neighborhood relies entirely on private well water. The construction, heavy machinery operation, deep post-driving, and ongoing site maintenance pose an existential threat to our underground aquifers. Any disruption to the water table, chemical leaching from components, or shifting of subsurface geology could permanently contaminate or dry out our wells.

    - **Water Use and Runoff Pollution:** The clearing of mature land completely changes natural water absorption. Large-scale solar installations significantly increase stormwater runoff. Without the natural absorption of native topsoil and trees, localized chemical pollution from construction machinery and maintenance vehicle fluids will wash directly into adjacent residential properties and watersheds.
    - **Severe Water Erosion:** The creation of thousands of square feet of impermeable solar panel surfaces generates a "drip-line" effect. This concentrates rainfall, leading to accelerated soil erosion, topsoil stripping, and muddy runoff that our local drainage infrastructure and adjacent ditches are entirely unequipped to handle.

- **Land Warming and Microclimate Alteration:** Photovoltaic arrays create a documented "solar heat island effect." The concentration of heat-absorbing glass and metal warms the surrounding land and localized air. This artificial land warming threatens to alter soil biology, harm neighboring agricultural yields, and negatively impact nearby domestic properties.
- **Habitat and Ecological Destruction:** The clearing of this acreage will permanently fragment and destroy crucial local wildlife habitats. Removing fields and woodlands displaces native wildlife, disrupts ecological corridors, and runs directly counter to local conservation priorities.
- **Immediate Property Devaluation:** Forcing an industrial-style energy facility into a peaceful, rural-residential zone causes immediate and irreversible property devaluation for the surrounding homeowners. Residents who invested in Mt. Payne Road for its pastoral character will face reduced equity and extreme difficulty should they choose to sell their homes.
- **Incessant Noise Pollution:** Both the heavy industrial equipment required during the long construction phase and the constant, high-frequency humming of utility inverters and transformers during operation will introduce persistent noise pollution into our quiet neighborhood.

Furthermore, we must address the standard public relations practices utilized by the developer, New Energy Equity NEE). To ensure absolute transparency and democratic integrity in this local legislative process, we request that the Board enforce the following procedural boundaries:

- **Exclusion of Automated and AI Responses:** Any formal rebuttals, impact statements, or correspondence submitted to the Town by NEE.
- **Exclusion of Social Media-Sourced Claims:** Public feedback and developer defense metrics must rely strictly on verified, localized scientific studies and certified engineering reports. Public relations talking points, aggregated metrics Our neighborhood demands that New Energy Equity halt further progression of this project. There is no factual evidence addressing the safety and environmental hazards that would be thrown upon our neighborhood. Our community's water security, physical safety, and peace of mind cannot be compromised.

The residents of Mt. Payne Road have united against this development due to a broad range of severe, unmitigated risks to our daily lives, safety, and investments:

- devaluation for the surrounding homeowners. Residents who invested in Mt. Payne Road for its pastoral character will face reduced equity and extreme difficulty should they choose to sell their homes.

Furthermore, we must ensure absolute transparency and democratic integrity in this process. Once again Thank you for your time, vigilance, and continued service to our community's actual agricultural residents. **Tammy and Robert Klimasewski**

#2

1-2

Farmington Planning Board
Received July 15, 2026
Michele Fish, 4494 Mt. Payne Road
Pages 1–2

Good evening,

I understand our neighbors' concerns regarding the proposed changes to our beloved Mount Payne Road. As neighbors, it makes sense to see only what impacts them.

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2026 JUL 6 AM 10:03

But as friends...??? I would ask each of them to consider how we got here. You see farming the land on Mount Payne Road isn't what Lynn Fish does – it is who he is. Before most of our neighbors were even born, Lynn's parents bought that land – they turned a broken-down house in the middle of a bean field into a home and they raised five children there. Lynn is the youngest of the five children and that home is the only home he has ever known. In 1981, before most of our neighbors had even heard of Mount Payne Road, Lynn's father passed away and Lynn left college to help his mom run the farm. He didn't just run it – he grew it. He made it his own. It was his dirt now and he worked hard to preserve it. He acquired new accounts, he diversified the crops, added greenhouses and attended countless continuing education sessions to learn how to sustain and care for the land they all claim to love so much. He poured his entire being into the success of the farm... and we had some great years. Perhaps these are the years our neighbors remember.

But as it became increasingly more difficult to deal with new regulations, the rise in input costs (like seeds, fertilizer and fuel), the lack of consistent and competent labor and so many other factors, he had to try new things. He started a CSA and he added events like wine tastings and car shows to try to bring new customers to the farm. But, despite his best efforts and his refusal to let discouragement win, it no longer made sense to fight a losing battle. He began to research alternatives. He wrestled with the options for years facing this struggle alone – not even telling his family. The option he eventually chose would have the least impact on the neighborhood as a whole and would leave the farm intact. By the way, I encourage our neighbors during their research on the evils of solar panels, to look up the environmental impact of constructing new homes. Not to mention that selling off part of the property to add new homes can never be reversed. The 20 acres set aside for solar panels will be leased - not sold – with the potential to return to farmland someday. The 20 acres will remain part of the farm – Lynn's farm. The farm he loves, the farm he grew up on and spent all of his adult life working, the farm he will continue to work; the farm he will continue to plant and harvest – with the exception of the 2 ½ acres of corn he leaves unharvested each year to feed the wildlife during the winter.

Decades of friendship reduced to a battle over 20 acres...

Lynn spent years struggling with this decision and how it would impact the neighborhood, yet within a few months they have turned him into the enemy. Unfortunately, this decision will temporarily impact some of them. But, this is not the first time the neighborhood has experienced changes. The Williamson and Bounds properties were once part of the farm and the fields across from our house were once used to grow produce before the new owners put up a barn and turned the fields into paddocks. The neighborhood adapted, the neighborhood survived and the neighborhood will survive this, too – with or without its present occupants.

So, to those who choose to remain neighbors, we hope the proposed changes will be less intrusive than they imagine. And to those who choose to remain friends, we hope to continue to build memories on Mount Payne Road.

Thank you.