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 1, 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
Timothy DeLucia
Douglas Viets

Board Member Excused: Regina Sousa

Staff Present:
Ronald L. Brand, Town of Farmington Director of Development and Planning
Paula Ruthven, Town of Farmington Zoning Officer

Attending:
Henry Adams, 4650 Kyte Road, Shortsville, N.Y. 14548
Jacob Berardi, c/o North American Sales/Rentals Flex Storage, 7005 Appletree Avenue, Bergen, N.Y. 14426
Jake Calabrese, P.E., Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614
Torrey L. Clark, Ontario CSG 1, LLC, c/o New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845
Tony Coleman, 6028 Redfield Drive, Farmington, N.Y. 14425
Laura Donaldson, Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14425—***R***

Anne Dunford, 6007 Redfield Drive, Farmington, N.Y. 14425
Lynn T. Fish, 4494 Mt. Payne Road, Shortsville, N.Y. 14548
Glenn C. Hall, 4411 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
Dale Nieswiadomy, 5977 Redfield Drive, Farmington, N.Y. 14425—***R***
Scott Parker, Farmington Volunteer Fire Association, P.O. Box 25117, Farmington, N.Y. 14425
Michael Phillips, 1110 County Road 8, Farmington, N.Y. 14425—***R***
Christopher Piccola, 6026 Redfield Drive, Farmington, N.Y. 14425
Diane L. Reed, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Mikala Smith, c/o North American Sales/Rentals Flex Storage, 7005 Appletree Avenue, Bergen, N.Y. 14426
Tam Spitzer, 5999 Redfield Drive, Farmington, N.Y. 14425
Maureen E. Stover, 5985 Redfield Drive, Farmington, N.Y. 14425
Joseph Trabold, Associate Engineer III, MRB Group, D.P.C., The Culver Road Armory, 145 Culver Road, Suite 160, Rochester, N.Y. 14620
Ken Walton, Farmington Volunteer Fire Association, P.O. Box 25117, Farmington, N.Y. 14425
Robert Wells, 4311 Hosey Road, Shortsville, N.Y. 14548
Judy Whitford, 5970 Redfield Drive, Farmington, N.Y. 14425
Kathy and Peter Williamson, 4414 Mt. Payne Road, Shortsville, N.Y. 14548

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1. APPROVAL OF MINUTES

Minutes of June 17, 2026:

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the Planning Board Meeting of June 17, 2026, be approved.

Motion carried by voice vote.

2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on June 25, 2026:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 1st day of July 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 #2026-0503: Jacob Berardi, c/o North American Sales/Rentals Flex Storage, 7005 Appletree Avenue, Bergen, N.Y. 14416: 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, west of Quentonshire Drive and between 5829 and 5815 County Road 41. The property is zoned PD Glacier Lakes Water Park Planned Development.

ALL PARTIES IN INTEREST will be given an opportunity to be heard with respect to such applications. Persons may appear in person, by agent or via Zoom.

By order of:
Ed Hemminger, Chairperson, Town of Farmington Panning 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: Acceptance of draft Parts 2 and 3 of the Full Environmental Assessment Forms for Final Site Plan Amendment approval for construction of a proposed Accessory Structure—3,600-square-foot, 25-foot-tall Accessory Structure (a Private Garage) and related site improvements to be constructed on the above referenced property; and making a determination of significance under 6 NYCRR Part 617.7 of the State's Environmental Quality Review (SEQR) Regulations.

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: 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 to be held on July 27, 2026.

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

On June 29, 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 disclosed that he is the property owner and applicant, and thereby recused himself from participation in the consideration and determination of this application. He stepped down from the dais.

Mr. Brand said that drafts of the Full Environmental Assessment Forms Part 2 and Part 3 have been prepared for the board's consideration this evening upon the direction of the board at the previous meeting to prepare a negative declaration determination under the State Environmental Quality Review (SEQR) regulations.

He also said that a separate draft resolution was prepared to continue the Public Hearing on this application to a date to be determined pending the decisions by the Zoning Board of Appeals on the applicant's two area variance applications (ZB #2026-0202 and ZB #2026-0203).

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. There were no comments from those on the remote video conference.

There were no additional comments on this application this evening.

Mr. Hemminger asked Mr. Bellis if he was okay with the conditions of approval on the draft SEQR resolution. Mr. Bellis said yes.

■ A motion was made by MR. DELUCIA, 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
SEQR DETERMINATION OF NON-SIGNIFICANCE

PB #2026-0303

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

ACTION: **SEQR determination of non-significance for application for a Final Site Plan Amendment to allow a proposed Accessory Structure—a 3,600-square-foot, 25-foot-tall Accessory Structure, a Private Garage, and related site improvements—to be constructed on the above referenced property.**

WHEREAS the Town of Farmington Town Planning Board (hereinafter referred to as Board) has determined the proposed Action referenced above to be classified as an Unlisted Action under 6NYCRR, Parts 617.4 & 617.5 of Article 8 of the State Environmental Conservation Law (ECL); and

WHEREAS, the Board, as the designated Lead Agency for said Action, is responsible under the ECL for making the required determination of significance upon said Action; and

WHEREAS, the Board, has reviewed, the revised drafts for Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action, that are dated June 25, 2026, which were prepared for the Board's consideration, by the Town Director of Planning and Development; and
WHEREAS, the Board has given consideration to the public comments provided during tonight's public meeting 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 that the Board having reviewed the public record upon the above referenced Action, does hereby determine the following impacts are likely to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

(i) there will <u>not</u> 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 <u>not</u> be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will <u>not</u> be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will <u>not</u> 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 three proposed sites 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, 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 no change in the use of any 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 Action 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.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation referenced above, the Board determines the proposed Action WILL NOT result in any significant (Moderate to Large) adverse environmental impacts provided there is screening of the proposed structure provided between this site and adjacent residential sites to the north and west of the private garage that is to be installed and maintained by the property owner; that the Zoning Board of Appeals (ZBA) grants approval of the two (2) pending and related area variances (ZB #2026-0202 and ZB #2026-0203); and any/all conditions of approval for the two (2) pending area variances (ZB #2026-0202 and ZB #2026-0203) are complied with.

BE IT FURTHER RESOLVED the Board's Determination of Non-Significance is based upon the Applicant maintaining the existing natural buffer located along the east side of the subject property; and in the event this screening becomes no longer effective, there is to be additional landscaping installed along the east side of the proposed private garage.

BE IT FURTHER RESOLVED that 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 Full Environmental Assessment Form, the State's Negative Declaration Form.

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, and this Determination of Non-Significance Resolution, with the other Involved Agency (the Town of Farmington Zoning Board of Appeals), the Applicant, the Applicant's Engineer, the Town Supervisor; Town Code Enforcement Officer; Town Zoning Enforcement Officer; Town Clerk; and to place of copy of this determination of non-significance in the files upon the above referenced Action.

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

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

Motion carried.

■ 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:

FARMINGTON PLANNING BOARD RESOLUTION
CONTINUING THE PUBLIC HEARING PENDING ZONING BOARD OF APPEALS DECISION

PB #2026-0303

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

ACTION: **Continuing the Public Hearing pending the Zoning Board of Appeals decisions on two (2) related area variances for application of a Final Site Plan Amendment to allow a proposed Accessory Structure—a 3,600-square-foot, 25-foot-tall Accessory Structure, a Private Garage, and related site improvements—to be constructed on the above referenced property.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight continued the Public Hearing on the above Action; and

WHEREAS, the Board has determined, as the designated Lead Agency for said Action, that the proposed Action WILL NOT result in any significance (Moderate to Large) ad-

verse environmental impacts, with conditions, and has made a determination of non-significance under the State Environmental Quality Review Act (SEQRA).

NOW, THEREFORE, BE IT RESOLVED that the Board continues the Public Hearing to a date and time to be determined to allow time for the Town of Farmington Zoning Board of Appeals (ZBA) to determine the two (2) pending area variances (ZB #2026-0202 and ZB #2026-0203) which are related to this project.

BE IT FINALLY RESOLVED THAT certified copies of this resolution are to be provided to the applicant, the Clerk of the Town of Farmington Zoning Board of Appeals, the Town Clerk and the Town's property file.

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

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

Motion carried.

Mr. Bellis then returned to his place on the Planning Board dais.

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; and June 4, 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 this evening (July 1, 2026).

On June 29, 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. Mr. Fish also attended in the meeting room.

Mr. Hemminger said that the written comments and materials which were submitted by the citizens at the meeting on June 17, 2026, were posted on the Town website, and that the responses from New Energy Equity, dated June 24, 2026, to the citizens' comments and questions, also were posted on the website. He said that the board continues to review the environmental record of this application at this stage in the process, and that the details of the site plan and Special Use Permit will be reviewed following the State Environmental Quality Review (SEQR) determination of significance.

Mr. Hemminger said that basically nothing new has come up other than the responses from New Energy Equity to the citizens' comments and questions.

Mr. Torrey acknowledged the submission of his company's responses to the citizens' comments.

Mr. Brand said that he has no Town staff direction for the Planning Board this evening and that the staff will await the comments and questions to be received during this session of the Public Hearing.

Mr. Walton of the Farmington Volunteer Fire Association said that this project is within the Manchester Fire District.

Mr. Hemminger said that the board would prefer to receive comments this evening about the environmental record because this is the application's phase at this time. He again said that all of the citizens' previous written comments and materials have been posted on the website.

Mr. Hemminger asked if anyone in the meeting room wished to comment on these applications or ask questions.

Kathy Williamson (4414 Mt. Payne Road) read a written statement into the meeting record. The materials which she presented also included:

> Rochester Gas & Electric account statement, dated April 17, 2026;
>
> Report entitled "Do Solar Farms Hurt Property Values? What Research Shows" by Jeff Risley of Renewable Energy Partners of America; and
>
> "Real Estate Adjacent Property Value Impact Report: Academic and Peer Authored Property Value Impact Studies, Research and Analysis of Existing Solar Facilities,

and Market Participant and Assessor Interviews" prepared for New Energy Equity by CohnReznick Advisory, LLC (Andrew R. Lines, MAI, CRE; and Erin C. Bowen (MAI).

(*See* Attachment to Minutes #2).

Peter Williamson (4414 Mt. Payne Road) said that his well is 24 feet deep and [the responses submitted by New Energy Equity] do not indicate this. Mr. Williamson said that there is a driveway going in right next to him and that laboratory rollers do damage. Regarding the drainage, he said that there is a three-foot drop-off so there is going to have be something to fill. Mr. Hemminger said that the engineers will look at all drainage issues as part of the normal procedure for every project.

Mr. Williamson said that he used to have a swale in front of the property which directed the water across the front, down the driveway, and into the turnaround. He said that when they raised the road, he lost that swale. Mr. Williamson said that now the water comes across the front yard until it hits his beds. He said that this is a one-inch gully washer and takes the mulch across his driveway. He said that engineer-wise, they missed the swale on that one.

Mr. Williamson also said that there is a culvert in the middle of that field and that he hopes that the engineer will look at that. He said that you could fix his problem by running the line 400 feet up to Mt. Payne Road and put it on the job site there. He said that this would totally eliminate the field, and would eliminate his well and drainage problem. Mr. Williamson said that this would make him super happy, and that what would make him happier is that if Lynn [Mr. Fish] would sell him that property.

Tammy Klimasewski (4463 Mt. Payne Road) read a written statement into the meeting record which also included several comments from Bob Klimasewski regarding Cornell University's studies on agrivoltaics.

(*See* Attachment to Minutes #3.)

Mr. Klimasewski (4463 Mt. Payne Road) said that at the first meeting you [Mr. Hemminger] were correct in admonishing us to be factual. He said that you need to do the same to New Energy Equity. For example, Mr. Klimasewski said that it was stated in their report that we [the citizens] did not provide any factual information—websites that establish that information—which is totally untrue. Mr. Klimasewski said that if you go back and look at what he wrote, you'll see that he referenced a veterinary study in a veterinary journal, and the effect on racehorses. He said that he talked about glare, and that he talked about noise and its effect on horses.

Mr. Klimasewski said that he read their report [the responses from New Energy Equity] and there are some games being played. He said that he is sorry to be so honest, but there are. For example, he said that in the report it talks about that there is nothing they could see that would negatively impact thoroughbred racehorses. He said that when he stood up here, he talked about foals, yearlings, that are 24/7 at the farm. He said that those are the most affected by

any airborne dust. The racehorses, which Mr. Klimasewski said they [New Energy Equity] chose to put in as an adjective, which preclude the other horses, are at the racetrack. He said that they are at the farm only when they may be injured, and then they might probably be stall-bound, so they are not as affected as the other horses.

Mr. Hemminger said that they will take his information and let them [New Energy Equity] do another response.

Mr. Klimasewski said that you [Mr. Hemminger] admonished us about being factual, and that you should do the same for them [New Energy Equity]. Mr. Hemminger said that he always does.

Mr. Klimasewski said that he made an internet search for a NYSERDA reference for "thoroughbreds and solar farms" and that he had no results. He said that he would like the detail on where he [New Energy Equity] found the details on this, and that Mr. Klimasewski would like the company to be specific and not a blanket URL.

Mr. Hemminger said that the town weighs all this on both sides as part of the environmental review.

Mr. Klimasewski said that there is some information that directly says that solar arrays can cause horses to become flighty, to become affected by glare, and to become affected by noise.

Mr. Klimasewski said that this may be a little self-serving but when they talked about glare, and he read it [in the applicant's written responses), he said that he had to laugh for about 10 minutes. He said that he has a master's degree in optical engineering, worked 60 years in the optical business, and that he has some knowledge of what's going on in this technology, but he [New Energy Works] absolutely misconstrues reflection and glare of how solar panels operate. Mr. Klimasewski said that you need to take that into consideration when you are evaluating this project. He said that what he [New Energy Equity] is talking about does not eliminate glare.

Mr. Hemminger asked Mr. Klimasewski if he would like to submit any written material for the record. He and Ms. Klimasewski said that his comments are included in Ms. Klimasewski's submission earlier in the meeting.

Diane Reed (4415 Mt. Payne Road) said that she also has drainage concerns from the time that they raised the road. She said that now, everything just comes down into her front yard, it makes it hard to mow, and it is filled with rocks and stone—bucketsful—that she has to rake back out. She said that she has a drainage pipe that runs between [? another property] and her property, and that this was impacted. Ms. Reed said that she does not know who is responsible for digging it out, and that the water now builds up between her property and the other property, when it used to drain down there. She said that they will be flooded out if they [New Energy Equity] put in the roadway where the culvert is.

Ms. Reed said that her well is only 15 feet deep, and that she will share the water problems. She said that if they [New Energy Equity] are going to say that the wells are deep enough—her well is not that deep.

Ms. Reed confirmed that she submitted additional information to the clerk this evening on land use and habitat disruption, targeting siting, contamination and water use, ecological land management, avian hazards, thermal changes, "lake effect," and polarized light pollution.

(*See* Attachment to Minutes #1.)

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, and no additional comments or questions from those in the meeting room.

Mr. Hemminger then asked Mr. Fish if he wished to comment on the application. Mr. Fish said that he did not wish to comment.

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

■ A motion was made by MR. BELLIS, 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
CONTINUATION OF PUBLIC HEARING

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:	**Continuation of public hearing to Wednesday July 15, 2026**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) did on Wednesday, June 17, 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 did, on June 24, 2026, 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.

NOW, THEREFORE, BE IT RESOLVED the Board having given consideration to the Applicant's initial responses, the Town Engineers request for additional time to complete their review, 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 July 15, 2026.

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 response dated June 24, 2026, 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 that 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	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Excused
Douglas Viets	Aye

Motion carried.

5. NEW PUBLIC HEARING: PRELIMINARY SITE PLAN

PB #2026-0503 **New 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 June 29, 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.

Mr. Hemminger opened the Public Hearing on this application.

Jake Calabrese, P.E., of Marathon Engineering, presented this application. Jacob Berardi and Mikala Smith of North American Sales/Rentals Flex Storage also attended in the meeting room.

Mr. Calabrese reviewed the following project description which was provided by Mr. Tomlinson of Marathon Engineering on April 9, 2026:

> The project is located on the south side of County Road 41, approximately ½-mile east of State Route 332. The proposed project is the construction of a 16,000-square-foot storage warehouse facility on the south side of County Road 41, approximately ½-mile mile east of State Route 332. The building will have four loading docks and two at-grade overhead doors. Associated parking facilities include 13 parking spaces for standard vehicles and nine dedicated parking spaces for box trucks and smaller tractor trailers. A new point of access will be installed off of County Road 41 along with a sidewalk the width of the property. Additionally, the property will be enclosed with a security fence and slide gate at the front entrance.
>
> Private utility services will be extended to the building and stormwater management facilities installed in accordance with NYSDEC requirements.
>
> Pending approval timeline, the project is expected to be completed by late Fall 2026.
>
> The project location is within the MTOD Major Thoroughfare Overlay District. The new driveway conforms with the standards and design criteria.
>
> *—Matt Tomlinson, Partner, Marathon Engineering*
> *April 9, 2026*

Mr. Calabrese said that overhead lights on poles and building-mounted lighting fixtures will be installed. The site will be landscaped and screened. He said that stormwater management will be via bioretention and will drain into the storm system along County Road 41. The sanitary sewer will connect to the main also along County Road 41.

Mr. Calabrese said that an oil and water separator will be installed to serve clients who may require this. He said that the water connection will be on the southeast corner of the project and that they will work with his client or with a neighboring client to extend an existing water line to the southeast corner for water service. Mr. Calabrese said that their initial conversations with the Farmington Water Superintendent indicated that it would not be a good idea to tie in to the County water system.

In response to a comment from the Town Engineer, Mr. Calabrese said that the dumpster location will be adjacent to the bioretention facility and will be shown on the plans. He also said that signage will not be included in this application but will include a general idea of a potential sign location near the northern portion of the bioretention area.

Mr. Calabrese said that they will coordinate with the Town Fire Marshal for the type of security gate. Mr. Hemminger asked if a lock box will be installed. Mr. Calabrese said yes.

Mr. Brand asked about the number of users and about tractor trailer parking. Mr. Berardi said that although his engineer typically drew in tractor trailer parking on the preliminary drawings, he does not see tractor trailer parking on the site. He said that there may be some overnight truck parking depending upon the clients [who will rent space in the building] but that he does not see this as tractor trailer parking.

Mr. Berardi said that the sign out front will be at the clients' expense and that they will have to apply for their own sign permit.

Mr. Brand said that the Ontario County Planning Board will review this application at the July meeting, which prevents the Farmington Planning Board from taking action this evening. He said that a draft resolution has been prepared for the board's consideration this evening to continue the Public Hearing to August 5, 2026, which will provide time for Mr. Calabrese to prepare revised plans for the board's consideration at that time.

Mr. Walton (Farmington Volunteer Fire Association) asked if there will be a second floor. Mr. Berardi said no, but that the building will be fully sprinklered. He said that typically they find that tenants may have three or four employees on the site, and that most tenants usually ship materials from the location.

Mr. Hemminger asked if anyone in the meeting room wished to comment on these applications or ask questions.

Ms. Spitzer (5999 Redfield Drive) said that she did not wish to speak for or against the application but that she wanted to know what would be stored in the building.

Mr. Berardi said that his company only will be constructing a building on spec space to be leased to tenants who will be storing merchandise. He said that Farmington is near I-90 [the New York State Thruway] and that tenants may be national or international users who need storage space for their products. He said that the construction of the building will

bring local jobs and, for example, that some tenants may use their rental space as a small office to do computer work, or a moving company may store and ship products.

Mr. Hemminger asked if the building could be moved forward to have the truck storage area behind the building and away from view from County Road 41. Mr. Berardi said that the topography of the land was involved with the decision to place the building on the property because the lands slopes toward County Road 41. He said that the problem would be that the property is narrow.

Mr. Hemminger said that his comment about turning the building around is to avoid the visual impact of the trucks and loading docks being seen from County Road 41. He said that the Planning Board will ask Mr. Berardi to screen the parking lot to remove the view of truck parking from County Road 41.

Mr. Berardi said that if they were to downsize the building to create a round-about, the cost of construction would increase, and that they need the current proposed square footage to pay for the building. Mr. Hemminger said that he is just asking them to consider moving the building and have the parking in the back. He said that he is not saying to make the building smaller.

Mr. Calabrese said that the property is sloped nicely in this area. He said that he did not think that they are allowed to have outdoor storage, that they will not have outdoor storage, and that the project will upgrade this section of County Road 41. He said that Farmington is a great town and that he cannot believe the development here.

Mr. Hemminger said that they will not be able to store trucks in the bays for more than a day or two, and that we do not like trucks which are parked for a month. Mr. Calabrese said that building elevation drawings will be provided. Mr. Hemminger said that we need to keep that [parking] under consideration.

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 MR. DELUCIA, seconded by MR. BELLIS, 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 #2026-0503

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

ACTION: **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. The property is zoned PD Glacier Lakes Water Park Planned Development.**

Continuation of Public Hearing to August 5, 2026, to enable the Applicant's Engineers time to provide replies to Town Comments; and then directing the preparation of drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for making a Determination of Significance under the State's Environmental Quality Review (SEQR) Regulations.

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 public testimony; and

WHEREAS the Planning Board has reviewed a packet of information related to the above mentioned action which includes an April 9, 2026, cover letter from the Applicant's Engineer Matthew Tomlinson, Partner, Marathon Engineering; a Part 1 Short Environmental Assessment Form (SEAF); a set of site plan drawings, prepared by Marathon Engineering, entitled "Preliminary Site Plans for American Sales/Rentals Flex Storage Building," identified as Job No. 1439-25, dated 04/09/2026; and

WHEREAS the Planning Board has classified the proposed Action under 6NYCRR Parts 617.4 and 617.5 as an Unlisted Action, completed a coordinated review with Involved Agencies, and was designated at the Lead Agency for making a Determination of Significance upon the above-mentioned Action under the provisions of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Planning Board has considered the Ontario County Planning Board Referral #90-2026, dated June 10, 2026; and

WHEREAS the Planning Board as the designated Lead Agency for making a Determination of Significance upon the Action under SEQR requires adequate information to be provided for the Board to complete Parts 2 and 3 of the Full Environmental Assessment Form (FEAF)for this Action.

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

1. The Planning Board directs the Applicant's Engineer to prepare a written response to each of the Town Engineer's comments contained in their letter dated June 26, 2026, to the Town Director of Planning and Development; and

2. The Planning Board directs the Applicant's Engineer to make the appropriate amendments to the set of Preliminary Site Plan drawings; and

3. The Planning Board directs the Town Engineer to then provide a follow-up letter to the Town identifying what, if any, remaining items still need to be addressed; and

4. The Planning Board directs the Town Director of Planning and Development to prepare drafts of Parts 2 and 3 of the FEAF, once all of the changes have been made to the drawings and accepted by the Board at their August 5, 2026, meeting, for the Board's review and acceptance at their August 19, 2026, meeting; and

5. The Planning Board directs that all of the designs currently shown on drawings C5.0 through C5.3 are to be amended to include the details shown on the 2025 Appendices to the Town's Site Design and Development Criteria Manual; and

6. The Planning Board directs the Applicant's Engineer to meet with the Town's Fire Marshal to redesign the turnaround showing fire trucks turning not being on the site's sidewalks.

BE IT FURHTER RESOLVED the Planning Board hereby adjourns tonight's Public Hearing and continues it to Wednesday August 5, 2026, at 7:00 p.m., to enable the Applicant's Engineer to respond to the above conditions.

BE IT FINALLY RESOLVED certified copies of this resolution are to be sent to the Applicant, Jacob Berardi, 7005 Appletree Avenue, Bergen, N.Y. 14416, or via email; the Applicant's Engineers Matthew Tomlinson, Marathon Engineering, 39 Cascade Drive, Rochester N.Y. 14614, or via email; Town staff; the Town Engineer and filed with the Town Development Office.

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

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

Motion carried.

6. NEW PRELIMINARY SITE PLAN FOR EXISTING CONDITIONS

PB #2026-0608 **New Preliminary Site Plan for Existing Conditions Application**

Name: Laura Donaldson, c/o Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14425.

Location: 1111 County Road 8, Farmington, N.Y. 14425. Tax Map #30.00-1-61.100. The site is located along the east side of County Road 8 between State Route 96 and the Ontario Central Railroad crossing.

Zoning District: A-80 Agricultural District

Request: Preliminary Site Plan for Existing Conditions approval for a supervised outdoor daytime education program for people with disabilities, and for a number of small daytime fundraising events.

On October 15, 2025, the Planning Board approved the Preliminary Site Plan with conditions for this project.

On September 22, 2025, the Zoning Board of Appeals granted with conditions area variances to Town Code Chapter 165, Article V, § 55 B for the keeping of farm animals closer than 200 feet to all side or rear lot lines (ZB #2025-0701); and to Town Code Chapter 165, Article V, § 55 B for the storage of farm animal waste closer than 200 feet to any lot line (ZB #2025-0702).

On January 28, 2026, the applicant's engineer submitted the Revised Preliminary Site Plan.

On June 22, 2026, the Zoning Board of Appeals (ZBA) continued the Temporary Use Permit application to the ZBA meeting on July 27, 2026, to allow time for the Planning Board to consider this Preliminary Site Plan for Existing Conditions application and for the Town Fire Marshal to establish the Annual Operating Permit for Bridges for Brain Injury, Inc., under the Preliminary Site Plan for Existing Conditions approval.

On June 30, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Laura Donaldson; to her engineer Jake Calabrese, P.E., of Marathon Engineering; to Thomas Yourch, Chairperson, Farmington Zoning Board of Appeals; and to the applicant's architectural firm of Edge Architecture, c/o Allen Rossignol, AIA, LEEP, AP; and Project Manager Christina Fluman.

See Planning Board minutes of August 20, 2025, for a description of this project.

Mr. Calabrese of Marathon Engineering presented this application in the meeting room. Ms. Donaldson attended via remote video conference.

Mr. Calabrese said that the applicant is seeking approval of an Existing Conditions site plan which is required prior to the approval of a Temporary Use Permit by the ZBA. He said that Bridges for Brain Injury would like to use the site and the existing structures for fundraising events for their master plan project. He said that the previous owner used the property as a horseracing stable.

Mr. Calabrese said that the organization also plans to have a small farm stand with a gravel parking area off the road right-of-way, and in compliance with the Town Code, for the sale of produce which will be grown in the garden.

He then described the installation of a permanent public safety sign, the locations of animal enclosures and additional donated animal shelters, and temporary restroom locations which will be located near the existing house on the property to avoid the use of the existing septic system.

Mr. Calabrese also reviewed the locations of picnic tables and the existing pavilion which will have a concrete floor to be installed and which will have a donor sign within the pavilion. The seasonal garden will be located toward the existing house. He said that the organization has secured a small grant for the installation of a sidewalk from the existing driveway to the garden.

Mr. Calabrese said that with the approval of the Existing Conditions site plan by the Planning Board this evening, the organization's application for a Temporary Use Permit before the ZBA will be heard on July 27, 2027. He said that the Temporary Use Permit will provide the organization with two years to host fundraising events and secure the necessary funding for the master plan project.

Mr. Brand said that a draft resolution has been prepared for board consideration this evening for approval of the Final Site Plan of Existing Conditions, with conditions, which is a pre-requisite to the consideration of the two-year Temporary Use Permit by the Zoning Board of Appeals on July 27th.

Mr. Brand said that there are some low-hanging tree branches on the second tree on the right side of the driveway. Mr. Walton said that the fire department requires 12½ feet of clearance for fire apparatus to enter the property. Mr. Brand requested that Mr. Calabrese check on the height of these branches and remove them (*see* Conditions #8 and #9 on the draft approval resolution which requires the removal of the dangling branches, and inspection by the Town Fire Marshal and a representative of the Fire Department, of all other trees along the driveway, and the identification of any additional over-hanging limbs that need to be removed to allow fire emergency access to the site).

Mr. Walton also said that any additional driveways or parking areas must sustain a fire truck of 80,000 pounds for emergency access. Mr. Calabrese said that all of these areas are okay with the exception of the small pull-off area for the garden.

Mr. Hemminger asked Mr. Calabrese if he was okay with the conditions of approval on the draft resolution. Mr. Calabrese said yes.

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

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, 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
FINAL SITE PLAN FOR EXISTING CONDITIONS—APPROVAL WITH CONDITIONS
PB #2026-0608

APPLICANT: **Laura Donaldson, Bridges for Brain Injury, 5760 Duke of Gloucester Way, Farmington, N.Y. 14425**

ACTION: **Resolution approving with conditions a Final Site Plan of the Existing Conditions, at the property located at 1111 County Road 8, for supervised outdoor daytime education programs for people with disabilities and for a number of small day-time fund raising events in accordance with the Town Zoning Board of Appeals Temporary Use Permit Conditional Approval (File ZB #0802-24, dated 9/23/2024).**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight opened a public meeting on the above referenced application, to enable the Applicant's partial use of the property at 1111 County Road 8 for certain uses relating to the Bridges for Brain Injury services thereby satisfying Condition of Approval Number 1, of the above referenced ZB #0802-24 Temporary Use Permit Conditional Approval, that is to commence with the signing of the Final Site Plan of Existing Conditions by the Planning Board Chairperson and continue in effect for a two-year period of time; and

WHEREAS, the mapping of existing land uses and ownership, and basic data collection that does not commit approval of any Type 1 or Unlisted Action is identified as a Type II Action under 6NYCRR, Part 617.5 (c) (23) and (25), a part of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS, the property is identified as Tax Map Account 30.00-1-61.100, located along the east side of County Road 8, between the Finger Lakes Railroad and State Route 96. The property is zoned A-80 Agricultural District; and

WHEREAS, the Applicant has on June 4, 2026, provided the Town Development Office with copies of the New York State Department of Environmental Conservation Dangerous Animal License #29 (in effect until 3/18/2027) and Education License #316 (in effect until 3/1/2027), as previously requested by the Zoning Board of Appeals on May 18, 2026; and

WHEREAS, the Applicant has also on June 4, 2026, provided the Town Development Office with copies of the United States Department of Agriculture (USDA) licensed Class C – Exhibitor under the Animal Welfare Act (7U.S.C. 2131 et seq.) which remains in effect until 09-21-2028, as was previously requested by the Board on May 18, 2026; and

WHEREAS, the Applicant has also provided on June 4, 2026, the Town Development Office with a copy of the drawing entitled "Bridges for Brain Injury, Inc, The Farm/Wildlife Center/Wildlife Rockstars Animal Collection Plan," having a Revised date 5/26, which is hereinafter referred to as "Final Site Plan Existing Conditions Bridges for Brain Injury, 1111 County Road 8;" and

WHEREAS, the Applicant has also provided the drawing entitled "Proposed Deep Trench Septic System Lecesse Residence, 1111 County Road 8, TM#30.00-`-61.100, dated January 21, 2021, sheets 1 through 4 of 4, prepared by Grove Engineering, PLLC, 8677 State Route 53, Naples, New York 14512; and

WHEREAS, the Applicant has also provided a copy of the August 15, 2024, Ontario County Soil & Water Conservation District report, prepared by Tad Gerace, Conservation District Technician, of the Onsite Wastewater Treatment System Inspection for 1111 County Road 8 (House); and

WHEREAS, the Zoning Board of Appeals, on May 18, 2026, also directed the Applicant to work with the Town Fire Marshal to create a detailed Annual Operating Permit identifying any event to be held on the site when the public will be attending during the two-year period associated with the pending enactment of the Temporary Use Permit; and

WHEREAS, the Planning Board has been informed that the Town Director of Planning and Development, the Town Code Enforcement Officer, Town Zoning Enforcement Officer, Town Fire Marshal and Town Construction Inspector have all visited the site which result in their recommendations of final site plan approval that are contained below herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby classifies the above referenced Action as a Type II Action noting that Type II Actions are not subject to review under Part 617 of the ECL as these actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review.

BE IT FURTHER RESOLVED that the Board grants Final Site Plan Approval with Conditions of the Final Site Plan of Existing Conditions for this application as follows:

1. Final Site Plan is based upon the drawing prepared by Marathon Engineering, identified as Job No. 1782.24, dated 7/18/2025, drawings No. V1.0 & V1.1, entitled "Existing Conditions Plan for Temporary Use Permit, as is to be amended by the following conditions of approval below.

2. The Final Site Plan is to be signed by the identified Licensed Professional Engineer before signing by those officials listed on the drawings.

3. The Town Highway Superintendent's signature line is to be removed from the amended final site plan drawing.

4. The Drawings Revision Boxes are to be updated accordingly.

5. A Building Permit is to be applied for and granted for the installation of new rear entrance steps and railing to be completed prior to the first event being scheduled for the single-family dwelling structure.

6. The dilapidated building remains are to be removed from the premises prior to the first event being scheduled in this portion of the site.

7. The missing pieces of railing around the existing pond are to be installed prior to the first event being scheduled in this portion of the site.

8. The low-overhanging branches on the second tree on the right side of the driveway into the site are to be removed along with the dangling branch.

9. The Fire Marshal and a representative of the Farmington Volunteer Fire Department are to inspect all other trees along this driveway identifying any addition overhanging limbs that need to be removed to allow the fire emergency equipment access to the site.

10. The Fire Marshal is to post the occupancy limits for all structures to be used in the proposed services and events prior to authorizing such use.

11. The Applicant is to provide an annual inspection report to the Town Code Enforcement Officer for the Onsite Sanitary Treatment System.

BE IT FURTHER RESOLVED that the Applicant is to provide the Town Fire Marshal with a list of the types of programs and fund-raising events as part of an Annual Operation Permit, starting with the remainder of 2026 and then, on or before the first event in 2027 & 2028, with an updated list.

BE IT FURTHER RESOLVED that the Applicant, in addition to the two Annual Operation Permits, is to provide the Town Fire Marshal at least two-weeks written notice for each special event being scheduled on the property, along with the location on the site, the number of persons anticipated to attend, the number of port-a-potties with hand washing units to be provided, and any other items specified for the special event.

BE IT FURTHER RESOLVED that this Final Site Plan—Existing Conditions, shall remain in effect for the two-year period of the Temporary Use Permit issued by the Town Zoning Board of Appeals which shall take effect upon the signing of the drawings by the Planning Board Chairperson and remain in effect for a period of two-years, at which time

the Temporary Use Permit shall automatically expire unless renewed by the Town Zoning Board of Appeals, or a new Final Site Plan for the site's planned development is approved by the Planning Board.

BE IT FURTHER RESOLVED that any change(s) to the Final Site Plan requiring a Building Permit application to be issued shall first be reviewed by the Town Director of Planning and Development to determine if said action would require further amendment of the existing Final Site Plan on file.

BE IT FINALLY RESOLVED that the Planning Board directs the filing of this resolution with the project file and requests a certified copy be provided to: the Applicant, Laura Donaldson, 5760 Duke of Gloucester Way, Farmington, N.Y. 14425; the Applicant's Engineer, Marathon Engineering, attn: Jacob Calabrese, P.E., 39 Cascade Drive, Rochester, N.Y. 14614; the Town Code Enforcement Officer; the Town Zoning Enforcement Officer; the Town Fire Marshal; the Town Director of Planning and Development; John Robortella, Clerk of the Town Planning Board; and the Town Clerk.

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

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

Motion carried.

7. NEW FINAL SITE PLAN

PB #2026-0609 New Final Site Plan Application

Name: Farmington Volunteer Fire Association, P.O. Box 25117, Farmington, N.Y. 14425 (Dan Walton, Fire Chief; Carol Trapasso, President)

Location: 1225 Hook Road; Tax Map #29.11-1-68.100

Zoning District: GB General Business with Major Thoroughfare Overlay District (MTOD) and Main Street Overlay District (MSOD)

Request: Final Site Plan approval for construction of a 12,830-square-foot addition to an existing Public Building and renovation of approximately 3,830 square feet within the existing 5,030-square-foot Fire Station #2, for a total new floor area of 18,310 square feet, for storing a large fire apparatus with four pull-through bays, a dedi-

cated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public.

On May 6, 2026, the Planning Board approved the Preliminary Site Plan with conditions and the Special Use Permit with conditions for this project (PB #2026-0201 and PB #2026-0202, respectively).

On June 30, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Farmington Volunteer Fire Association Vice President Scott Parker; to the applicant's consulting engineer Joseph Trabold of MRB Group; to the Planning Board's engineer of record Wesley A. Pettee, AICP, Senior Planner, of LaBella Associates of Rochester, N.Y.; and to other members of the fire department.

Mr. Trabold presented this application.

He acknowledged receipt of the draft Final Site Plan approval resolution and said that an additional condition of approval is needed for the receipt of a Use and Occupancy Permit and a Highway Work Permit from the New York State Department of Transportation (NYSDOT). Mr. Hemminger asked about the reason for the DOT highway permits when Hook Road is a Town road. Mr. Brand said that the permits involve the placing of required items in the New York State highway right-of-way by the applicant for compliance with the Town's Main Street Overlay District (MSOD) regulations, in which the fire station is located.

Mr. Brand said that this application is in a good place. He complimented the fire department and Mr. Trabold on the landscaping and their willingness to replace one of the existing trees which must be removed due to new construction on the site.

Mr. Hemminger asked if the Town engineer-of-record on this project (Wesley A. Pettee, AICP, Senior Planner, of LaBella Associates) has reviewed the plans. Mr. Brand said that Mr. Pettee has reviewed and will sign the final plans.

Mr. Trabold also said that he is working with the NYSDOT to obtain the State highway permits as quickly as possible.

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

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution as amended with the addition of Condition #4 regarding the NYSDOT highway permits:

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FARMINGTON VOLUNTEER FIRE ASSOCIATION
FINAL SITE PLAN
APPROVAL WITH CONDITIONS

PB #2026-0609

Applicant: **Farmington Volunteer Fire Association, 1225 Hook Road, Farmington, N.Y. 14425**

Mailing Address: P.O. Box 25117, Farmington, N.Y. 14425

ACTION: **Approval with conditions of the Final Site Plan drawings for the construction of a 12,830-square-foot addition to an existing Public Building (Fire Station No. 2) and renovation of approximately 3,830 square feet within the existing 5,030-quare-foot Fire Station #2, for a total new floor area of 18,310 square feet for storing large a fire apparatus with four pull-through bays, a dedicated decontamination suite, four bunk rooms for overnight stays, expanded kitchen facilities, and a large community room for use by the Fire Association and the public, located at the northeast corner of the intersection of State Route 96 and Hook Road (Tax Map Account #29.11-1-68.100).**

WHEREAS, the Board has tonight conducted a public meeting on this application and has given consideration to the public comments provided.

NOW, THEREFORE, BE IT RESOLVED the Board grants Final Site Plan Approval of this proposed Action with the following conditions:

1. Final Site Plan Approval is based upon the set of Civil, Architectural and Electrical drawings listed on the Cover Sheet, T-000, prepared by MRB Group, D.P.C., identified as Project No. 3205.25001, having a revised date May 25, 2026, and entitled "Farmington Volunteer Fire Association, Inc., STATION #2 IMPROVEMENTS," and are further subject to the following conditions of Final Site Plan approval listed below.

2. Drawing C-105, entitled Landscaping Plan, is to be amended to include the location near the north property line for a single new Sugar Maple tree with a 3-inch caliper trunk that is balled and bur lapped to replace the existing Sugar Maple tree that is going to be removed as part of this site's development.

3. Drawing C-109 is to show the designed for the diamond shaped yellow traffic warning signs identifying the upcoming fire station access for southbound traffic along Hook Road.

4. Final Site Plan approval is based upon the applicant's receipt of a Use and Occupancy Permit and a Highway Work Permit from the New York State Department of Transportation.

BE IT FURTHER RESOLVED that once these conditions have been addressed and those conditions requiring amendments to the Final Site Plan drawings have been made, then the

Applicant's Engineers are to submit one paper set and one electronic set for review by the Town Code Enforcement Officer, and the Town's Engineer of Record, prior to signing the set of final drawings by Town Officials.

BE IT FURTHER RESOLVED that Final Site Plan approval is valid for a period of 180 days from today and shall automatically expire unless signed final drawings have been filed in the Town Development Office, or the Applicant requests and extension of time to this conditional approval.

BE IT FURTHER RESOLVED that once the set of Final Site Plan Drawings have been signed then the Applicant may apply for a pre-construction meeting by completing Appendix G-10.0, the Pre-Construction Checklist Form and providing all required documents to the Town Code Enforcement Officer for his acceptance and scheduling.

BE IT FINALLY RESOLVED that the Planning Board directs the filing of this resolution with the project file and requests a certified copy be provided to: the Applicant, Farmington Volunteer Fire Association, c/o Carol Trapasso, President, P.O. Box 25117, Farmington, N.Y. 14425; Scott Parker, Vice President, P.O. Box 25117, Farmington, N.Y. 14425; Joseph Trabold, P.E., MRB Group, D.P.C., Applicant's Engineer, Culver Road Armory, 145 Culver Road, Suite 160, Rochester, N.Y. 14620; the Town's Engineer of Record, Wes A, Pettee, AICP, Senior Planner, LaBella Associates P.C., 300 State Street, Suite 201, Rochester, New York 14614; the Town Code Enforcement Officer; the Town Zoning Enforcement Officer; the Town Director of Planning and Development; and the Town Clerk.

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

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

Motion carried.

8. SKY SOLAR COMMERCIAL DRIVE SOLAR PROJECT: FIFTH EXTENSIONS

PB #0408-24 Sky Solar Preliminary Site Plan (East Project) Fifth Extension Application

Name: Sky Solar, Inc., 1129 Northern Boulevard, Suite 404, Manhasset, N.Y. 11030

Location: Commercial Drive; Tax Map Accounts 029.07-1-057 and 029.07-1-058

Zoning District: LI Limited Industrial

Request: Fifth extension of 180 days to Preliminary Site Plan (East Project) approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project; and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end and the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

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PB #0409-24 Sky Solar Preliminary Site Plan (West Project) Fifth Extension Application

Name: Sky Solar, Inc., 1129 Northern Boulevard, Suite 404, Manhasset, N.Y. 11030

Location: Commercial Drive; Tax Map Accounts 029.07-1-057 and 029.07-1-058

Zoning District: LI Limited Industrial

Request: Fifth extension of 180 days to Preliminary Site Plan (West Project) approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account #29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

The discussion and consideration of these applications (PB #0408-24 and PB #0409-24) were held concurrently.

On September 18, 2024, the Sky Solar East Project Special Use Permit (PB #0406-24) and the Sky Solar West Project Special Use Permit (PB #0407-24) were approved with conditions.

On October 16, 2024, the Sky Solar East Preliminary Site Plan (PB #0408-24) and the Sky Solar West Preliminary Site Plan (PB #0409-24) were approved with conditions.

On April 16, 2025, the first extensions of 90 days of the Sky Solar East and West Preliminary Site Plans were approved from April 17, 2025, to July 16, 2025.

On June 18, 2025, the second extensions of 90 days of the Sky Solar East and West Preliminary Site Plans were approved from July 17, 2025, to October 15, 2025.

On October 15, 2025, the third extensions of 90 days of the Sky Solar East and West Preliminary Site Plans were approved from October 16, 2025, to January 13, 2026.

On January 7, 2026, the fourth extensions of 180 days of the Sky Solar East and West Preliminary Site Plans were approved from January 14, 2026, to July 13, 2026.

On June 25, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Frank Ruffolo of Sky Solar, Inc.; and to his engineer Carl F. Frey, P.E., of LaBella Associates.

Prior to the meeting, Frank Ruffolo, Executive Vice President of Operations, Sky Solar, Inc., provided the following information:

> Sky Solar is requesting a further 180-day extension of time to the Preliminary Site Plan approvals for the Commercial Drive East (PB #0408-24) and Commercial Drive West (PB #0409-24) solar projects which were originally approved on October 16, 2024. The current extensions are due to expire on July 13, 2026.
>
> We were informed in February 2026 by our suppliers that the proposed solar panels and energy storage units we were planning on installing no longer meet the recently amended domestic content requirements. Since November 2025, we have entered discussions and continued working with RG&E to establish a new interconnection agreement. They have informed us that this agreement would likely take another 120 days to complete.
>
> We are currently experiencing replacement equipment supply issues for both the solar panels and energy storage units. We expect this issue to be resolved by the third quarter of this year, which would then allow us to place orders for delivery and installation in the fall of 2027.
>
> Once we have new supply agreements and interconnection agreement with RG&E, that will allow us to make the appropriate amendments to the pending Preliminary Site Plan Drawings for our two solar projects and submit them for signatures. These amendments include updated Emergency Response Plan, Decommissioning Plan and Operating and Maintenance Plan. Following that, we will be submitting Final Site Plan Drawings in early 2027 to expedite the approval process and enable timely installation.
>
> We look forward to addressing any concerns and to working with town staff on updates.
>
> *—Frank Ruffolo, Executive Vice President of Operations,*
> *Sky Solar, Inc.*
> *June 22, 2026*

A representative of Sky Solar, Inc., did not attend the meeting.

Mr. Brand referred to Mr. Ruffolo's letter regarding the extension request. He said that it is his (Mr. Brand's) understanding that Sky Solar has been informed that the original equipment which was to be used on this project has been changed because of Federal regulations and that Sky Solar must have a new supplier and have the Rochester Gas & Electric Corporation (RG&E) agree to the new components. Mr. Brand said that these situations are happening outside of Sky Solar's control.

Mr. Hemminger said that this is a supplier and an RG&E issue with Sky Solar because of equipment changes, and that he is inclined to amend this to a one-year extension with the requirement of receiving updates from Sky Solar every 90 days.

Mr. Hemminger said that although this is not a formal Public Hearing, he asked if anyone in the meeting room had any comments on this extension.

Ms. Dunford (6007 Redfield Drive) said that she is strongly opposed [to this extension], that she thinks that Sky Solar has had plenty of time to bite the apple, and that they come back repeatedly asking for an extension. She said that for the benefit of her community, and the surrounding neighborhoods, she does not think that this project should go forward and that they should not receive another extension.

Mr. Coleman (6028 Redfield Drive) said that he echoes Ms. Dunford's sentiments. He said that this has been kicked down the road over and over and over again, and it's always an excuse, and with these kinds of excuses this project should not be allowed to move forward.

Mr. Hemminger said that several board members have talked about this individually (at which at which a quorum of the board was not required). He said that it is his belief that this is an RG&E issue where they [Sky Solar] need to get RG&E approval because of equipment changes. He said that he is inclined to move this to a one-year extension with 90-day updates to the Planning Board of what's going on.

He asked if anyone had any issues with that. Ms. Dunford said that she does. Mr. Hemminger said that he knows that she does.

Mr. Viets said that if it is going to be 120 days, then 90-day updates are needed, and that either the project moves forward, or it does not. Mr. Hemminger said that it was Mr. Viets's idea to require 90-day updates, and that it is a good idea.

Mr. Hemminger said that if we do not give Sky Solar the extension, then they would have to start over from scratch and that they would not be able to work with RG&E because they would not have an approved project. He said that his concern is that they need to have — —

Mr. Coleman wished to speak again. Mr. Hemminger said that the board is not doing public comments anymore and that the board is having a discussion. He thanked Mr. Coleman.

Mr. Hemminger said that if they [Sky Solar] does not have some type of project officially going, then RG&E would not even talk with them, they would have to resubmit, they would

have to have a new [project] number, and go through the whole thing, including SEQR, and everything again, just to be able to talk to RG&E. He said that he is inclined, after all the work we have done on this project, to give them this [extension], get 90-day updates, and see where we go from there.

Mr. DeLucia asked why a one-year extension. Mr. Hemminger said that RG&E may take 200+ days, knowing RG&E. He said that RG&E has not been very diligent with dates in the past, and said that there are a number of other projects that are on hold because of RG&E. Mr. Hemminger said that he is inclined to give them [Sky Solar] a little extra, instead of them having to come back again in 120 days or 180 days and ask for another extension. He said that he would rather just do it for a year and get 90-day updates and then see where it goes from there.

Mr. Bellis asked why did Sky Solar ask for 120 days. Mr. Hemminger said that they think they can do it in 120 days, but they have not been able to [in previous extensions], and RG&E seems to be the hold-up.

Speaking from experience, Mr. Viets said that RG&E takes forever on everything, and is not like it used to be. He said that since Sky Solar submitted an application to RG&E, there may be some timelines that RG&E will need to have. He said that we could just stick with 180 days and then, evaluate the full year.

Mr. DeLucia said that he is inclined to say 180 days with 90-day updates.

Mr. Viets said that he is okay with 180 days with 90-day updates, and that RG&E should be able to provide them [Sky Solar] with some information [in this timeframe].

Mr. Brand then explained the process of establishing the required dates for the periodic 90-day updates during the 180-day extension, and that these dates should be part of the resolution.

Rather than include the 90-day updates in the extension resolution, Mr. Hemminger asked that the Town staff tell Sky Solar that the Planning Board would like 90-day updates as a courtesy.

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

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, 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
SKY SOLAR, INC. COMMERCIAL DRIVE EAST AND WEST SOLAR PROJECTS
EXTENSION OF APPROVALS FOR 180 DAYS

PB #0408-24 Sky Solar Preliminary Site Plan Approval—East Project
PB #0409-24 Sky Solar Preliminary Site Plan Approval—West Project

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) has received a letter from Frank Ruffolo, EVP of Operations, Sky Solar, Inc. (hereinafter referred to as Applicant), dated June 22, 2026, requesting a fifth extension of time to the conditions of Preliminary Site Plan approvals for the two above referenced Projects, which is due to expire on July 13, 2026; and

WHEREAS the Applicant's first 90-day extension of time was granted on April 17, 2025, to expire on July 16, 2025; and a second 90-day extension of time was granted on July 17, 2025, to expire on October 15, 2025; and a third 90-day extension of time was granted on October 15, 2025, to expire on January 13, 2026; and a fourth 180-day extension of time was granted on January 7, 2026 to expire on July 13, 2026; and

WHEREAS the Planning Board finds the Applicant continues to demonstrate a good faith effort for completing certain components of the conditional approvals of the two proposed solar projects (Sky Solar East and West) which include: (1) filing a Final Lot Line Adjustment Plat transferring portions of land between Tax Map Accounts #29.07-1-58.000, 29.07-1-59.000 (Sky Solar East Project) and Tax Map Account #29.11-3-7.000 (Jonathan Orpin); and (2) filing a Lot Line Adjustment Plat delineating a 60-foot-wide right-of-way across portions of the three above identified Tax Map Accounts for the future construction of Commercial Drive, by Sky Solar, that will connect the norther and southern segments of said Town highway; and (3) a Lot Line Adjustment Plat delineating a sixty-foot-wide right-of-way along and across the southern portion of Tax Map Account #29.00-1-84.112, between the existing right-of-way of Corporate Drive East and the future right-of-way of the construction of Commercial Drive connection described in (2) above; and (4) establishing an interconnection agreement with Rochester Gas & Electric (RG&E) for their proposed Inverter Based Parallel Generation Equipment to the Electric System; and

WHEREAS the Planning Board has previously been informed, by the Town Director of Planning and Development, that a draft Lot Line Adjustment Plat has been reviewed and continues to be accepted by Jonathan Orpin, landowner of the adjacent New Energy Works; and

WHEREAS the Planning Board has also been made aware, by the Town Director of Planning and Development, that Jaimie Evans and Nicholas Vamvas, design engineers at LaBella Associates, have completed a re-design for the construction of the connecting section of Commercial Drive Extension, including water, sewer, drainage and sidewalk improvements; and

WHEREAS the Planning Board has also been made aware, by the Town Director of Planning and Development, that the Applicant (Frank Ruffolo) has agreed-to transferring the above referenced sixty-foot-wide right-of-way across Tax Map Account #29.00-1-84.112; and

WHEREAS the Applicant's December 29, 2025, letter identifies that he has applied to RG&E to establish a new interconnection agreement and await their response; continues

to evaluate the supply chain options based upon changing tariffs and the federal government's recent amendments for domestic content requirements.

NOW, THEREFORE, BE IT RESOLVED the Board does hereby move to approve a fifth extension of time allowing the Applicant to complete all of the above referenced requirements of Preliminary Site Plan Approval for these two solar projects: and

BE IT FURTHER RESOLVED the Planning Board does hereby grant an extension of 180-days to commence on Tuesday, July 14, 2026, and continue through Monday, January 11, 2027.

BE IT FURTHER RESOLVED that the Applicant is hereby given notice that should there not be resolution of the above listed four requirements, on or before Monday, January 11, 2027, then there will need to be a sixth letter requesting another extension of time to continue the condition of approval starting on Tuesday, January 12, 2027. This letter must be submitted to the Planning Board not later than noon on Monday, December 28, 2026, to allow the request to be placed on the January 6, 2027, meeting agenda.

BE IT FURTHER RESOLVED that the Planning Board does hereby give notice that at such future date (December 28, 2026) there will need to be written evidence provided by the Applicant that he has either complied with these four requirements or will have provided sound reason why he has not been able to comply with these requirements. Without such justification the Planning Board cannot, in good faith, grant additional time extension for these two Preliminary Site Plans.

BE IT FINALLY RESOLVED that the Board does hereby direct that certified copies of this resolution are to be provided to the Farmington Town Highway Superintendent; the Superintendent of the Farmington Town Water and Sewer Department; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Zoning Enforcement Officer; the Town Engineers, MRB Group, D.P.C., Attn: Lance S. Brabant, Director of National Planning Services; the Town Director of Planning and Development; the Applicant; and the Applicant's Engineers.

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

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

Motion carried.

9. LETTER OF CREDIT RELEASES

A. PB #0701-19: Monarch Manor Subdivision, Section 2: Final Letter of Credit Release #3

■ 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
LETTER OF CREDIT FINAL RELEASE #3
MONARCH MANOR SUBDIVISION, SECTION 2 (SITE IMPROVEMENTS)

PB #0701-19

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 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 $195,242.69.

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

and Sewer Superintendent; David Orians, Town Construction Inspector; Cadin Lloyd, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning and 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	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Excused
Douglas Viets	Aye

Motion carried.

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

Mr. Brand said that this Letter of Credit is to be removed from the agenda this evening due to a $0.20 error in calculations. He thanked the Town Clerk for identifying this discrepancy between the bank's Letter of Credit amount and the applicant's engineer's amount which is specified in the Engineer's Estimate of Values. He said that Mr. Baker was made aware of this and that he will be reviewing previous partial releases to determine where his error was made, and will then resubmit a corrected final release form.

C. PB #0401-20: Auburn Meadows Subdivision, Phase 8N: Final Letter of Credit Release #3

■ 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
LETTER OF CREDIT FINAL RELEASE #3
AUBURN MEADOWS SUBDIVISION PHASE 8N (SITE IMPROVEMENTS)

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 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 $146,213.04.

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 and Sewer Superintendent; David Orians, Town Construction Inspector; Cadin Lloyd, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning amd 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	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Excused
Douglas Viets	Aye

Motion carried.

D. PB #0104-19: Auburn Meadows Subdivision, Phase 8S: Final Letter of Credit Release #3

■ 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
LETTER OF CREDIT FINAL RELEASE #3
AUBURN MEADOWS SUBDIVISION PHASE 8S (SITE IMPROVEMENTS)

PB #0104-19

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 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 $161,627.95

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 and Sewer Superintendent; David Orians, Town Construction Inspector; Cadin Lloyd, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning

and 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	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Excused
Douglas Viets	Aye

Motion carried.

13. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand said that draft regulations on the use of E-Bikes and other motorized vehicles have been completed (Local Law No. 3 of 2026) and will be discussed by the Town Board at its next meeting on July 14, 2026, with a formal Public Hearing on July 28, 2026.

He also said that the Accessory Structures Committee continues to work on regulations for an amendment to Town Code § 165-58. Consideration is being given to separating the regulations for Accessory Structures on residential properties from Accessory Structures on commercial, industrial and agricultural lands.

The Empire State Development Corporation has requested additional documentation from the Ontario County Board of Supervisors to justify the $1 million Ontario County Infrastructure grant for funding of a three-phased sanitary sewer capacity improvement in Farmington. Mr. Brand said that additional documentation was sent to the County this afternoon (July 1, 2026). (*See* Planning Board minutes, March 4, 2026, p. 19, for a description of the phases of the sanitary sewer capacity improvement project.)

The applicant of the Thruway Commercial Flex-Space/Multi-Use Buildings project on Gateway Drive, east of Sycamore Run, west of State Route 332, and south of Hunt's Park Road (Tax Map #29.00-1-86.100) is expected to resubmit plans this month. The applicant originally proposed the construction of one 16,500-square-foot flex-space one-story building and one 30,000-square-foot mixed-use commercial and residential three-story building, and related site improvements. On March 4, 2026, the owner and his engineer presented a Sketch Plan concept review to the Planning Board (*see* Planning Board minutes, March 4, 2026, pp. 10–13).

Mr. Brand said that the Ontario County Planning Department will be sending notices to property owners for temporary easements to access Black Creek for the drainage study. Mr. Adams asked if the County will be holding stakeholder meetings, or not, regarding

this. Mr. Brand said that he will forward a copy of what is being sent by Ontario County to Mr. Adams upon receipt.

Zoning Officer:

Ms. Ruthven said that six new Planning Board applications have been received. These include two applications for Major Home Occupations, and applications for site plans and subdivisions.

Planning Board Members:

Mr. Hemminger said that he notified Supervisor Ingalsbe today that he plans to leave the Planning Board at the conclusion of his current term on December 31, 2026, to which he was appointed in 2022. Mr. Hemminger said that this will mark 30 years of service to the Town.

14. PUBLIC COMMENTS/PRIVILEGE OF THE FLOOR

No requests.

15. 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

16. ADJOURNMENT

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 8:15 p.m.

The next regular meeting of the Planning Board will be held on July 15, 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

Attachment to Minutes:

Farmington Planning Board Citizen Submissions, New Energy Equity/Fish Solar Farm Application, July 1, 2026.

1-3

#1

Hide sponsored result

ARGONNE NATIONAL LAB ORATORY (.gov) +2

AI Overview

Solar farms offer major climate benefits by generating zero-emission electricity and reducing water consumption. However, they present localized environmental trade-offs—primarily **habitat displacement, soil disruption, and runoff risks**. Understanding these impacts involves balancing ecosystem changes with mitigation strategies. Argonne National Laboratory (.gov) +2

1. Land Use and Habitat Disruption

- **Habitat Fragmentation:** Large-scale solar installations alter natural landscapes. Clearing vegetation and fencing off vast areas can displace local wildlife and disrupt migratory corridors. { } Union of Concerned Scientists +2
- **Targeted Siting:** Environmental groups like the Union of Concerned Scientists emphasize that impacts can be minimized by building on brownfields, abandoned mines, or existing industrial corridors rather than untouched wilderness. { } Union of Concerned Scientists

Farmington Planning Board
Received July 1, 2026
Diane Reed, 4415 Mt. Payne Road
Pages 1–3

RECEIVED
TOWN CLERK'S OFFICE
FARMINGTON
2026 JUL -2 AM 9:55

2-3

erosion. Argonne National Laboratory (.gov) +2

- **Contamination & Water Use:** While photovoltaic (PV) panels use no water to generate electricity, chemical spills (such as herbicides or dust suppressants) could theoretically threaten groundwater. { } Union of Concerned Scientists +1
- **Ecological Land Management:** Many developers now use "ecovoltaics" or pollinator-friendly planting. Studies on Clean Wisconsin indicate that planting deep-rooted perennial vegetation between panels actually improves soil health and reduces runoff compared to traditional row-crop farming. { } Union of Concerned Scientists +1

3. Wildlife Interaction

- **Avian Hazards:** Large arrays of dark, reflective panels can sometimes polarize light, confusing birds and leading them to mistake solar fields for bodies of water, as noted in Facebook Group Discussions.
- **Thermal Changes:** Because only a fraction of absorbed sunlight is converted to electricity, the rest is released as heat. Large swaths of panels can locally absorb and emit heat at higher rates than surrounding vegetation. Kinute

3-3

does solar farms hurt migrating birds

AI Mode | All | Images | Short videos | Forums | Videos | Ne

AI Overview

Yes. Large-scale solar farms can negatively impact migrating birds and bats. Because these animals navigate using polarized light, the smooth, dark surfaces of solar panels can cause a phenomenon called the **"Lake Effect."** This misleads wildlife into thinking the panels are bodies of water, leading to disorientation, crash landings, and collisions. Yahoo +2

Research highlights specific ways these facilities interact with migrating and local wildlife:

- **Polarized Light Pollution:** Panels reflect light in a way that mimics water, causing birds and bats to veer off their migratory paths or attempt to land on the

Show more

DIANE REED

#2

1-11

July 1, 2026

Farmington Planning Board
Received July 1, 2026
Kathy Williamson, 4414 Mt. Payne Road
Pages 1–11

Town of Farmington
Planning Board
Director of Development
Ron Brand
Code Enforcement Officer
Town Engineer
Zoning Officer
Fire Marshall

RECEIVED
TOWN CLERK'S OFFICE
FARMINGTON
2026 JUL -2 AM 8 55

Dear Mr. Hemminger and Members of the Planning Board,

This letter refers to New Energy Equity's Response to certain items that I had concerns with.

- This is in reference to the incorrect address. The application contains a street address that does not exist and, if it did exist, would be associated with a different municipality. While the applicant states this is a temporary utility address, that explanation does not appear consistently throughout the application materials. Because the same incorrect address appears in the visual simulations, wetland delineation, and other technical reports, I respectfully request that the Planning Board determine whether these documents accurately identify and evaluate the project site before relying on them."

- Regarding property value impacts. The available peer-reviewed research shows residential property impacts range from little effect to measurable declines, depending on the location and circumstances. However, none of the major studies evaluate a home situated only 30 to 50 feet from an industrial solar access road and multiple overhead collection lines. Because my property is much closer than the properties studied, the existing research cannot be used to conclude that there will be no impact. I have submitted a study from Renewable Energy Farmers of America that sites several studies done here in the U.S. and have highlighted key notes. I have also included some pictures fromThe Cohn Reznick study that they at do not show these projects within 50 ft. of a residence.

- I am also concerned with the Emergency Response Plan. It is geared towards the contractors safety and well-being during the construction of the project, but does not seem to have a plan for the residences that will surround this project

after it is completed. They state that the Citizens Hose Company in Shortsville is the responding Fire Company. I spoke with the Town of Manchester Fire Department and they say they are the first responders for Mt. Payne Rd. and are unaware of this project.

- In regards to the community benefit of these solar farms. I get a whopping $2.86 credit on my RG&E Bill from the Fox- Yellow Mills project and still lose power frequently. The only people that benefit are the solar company and the farmer leasing the land. I have included a copy of my April 2026 bill from RG&E.

- I still have concerns with damage to my well and foundation of my home. Has the applicant conducted a site-specific vibration analysis for a residence located only 35 feet from the proposed access road? If not, on what basis has the Planning Board concluded that heavy construction equipment and vibratory compaction will not adversely affect my home or private well? I did not see a response from the applicant regarding that question. The applicant's response to my well concerns passes the buck to the NYSDEC. I have a right to water and clean water and do not wish to have to move out of my house, because my well has been damaged.

Thank You for your time,

Sincerely,

Kathy Williamson
4414 Mt. Payne Rd.
Shortsville,NY 14548

RG&E

PETER C WILLIAMSON 2163
Account Number: 2001 2998 827
Statement Date: April 17, 2026

3-11

Service Address: 4414 MT PAYNE RD P12, SHORTSVILLE NY 14548
RG&E DETAILED ACCOUNT ACTIVITY

***Electricity Service** - PSC19 SC1 - Residential* *Service from: 03/18/26 - 04/15/26*
***Electricity Rate** - RGE Supply Service* *PoD ID: R01000036477057*

Meter Number	Current Meter Read Date	Reading	Previous Meter Read Date	Reading	Reading Difference	Billed Usage	Billing Period
350264111	04/15/26	18075 A	03/18/26	17275 A	800	800 kwh	29 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

lectricity Delivery Charges

ustomer charge					23.00
elivery charge	800	kwh	@	0.08537	68.30
ransition charge - Mar	386	kwh	@	0.00534426	2.06
ransition charge - Apr	414	kwh	@	0.00440426	1.82
evenue decoupling mech	800	kwh	@	0.003518	2.81
BC charge	800	kwh	@	0.003787	3.03
ecovery charge	800	kwh	@	0.00217	1.74
ubtotal Electricity Delivery					$102.76

lectricity Supply Charges

ariable supply charge	800	kwh	@	0.12012684	96.10
erchant function charge - Mar	386	kwh	@	0.004067	1.57
erchant function charge - Apr	414	kwh	@	0.005532	2.29
ubtotal Electricity Supply					$99.96

lectricity Taxes and Surcharges

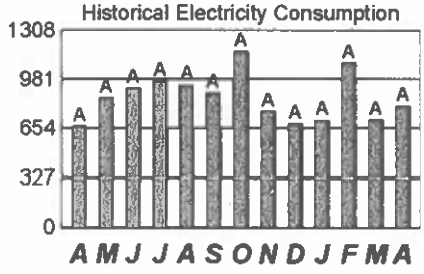
axes on delivery charges	@	2.0408%	2.10
ubtotal Electricity Taxes and Surcharges			$2.10

otal Electricity Cost **$204.82**

otal Energy Charges **$204.82**

sage Chart Information

Historical Electricity Consumption



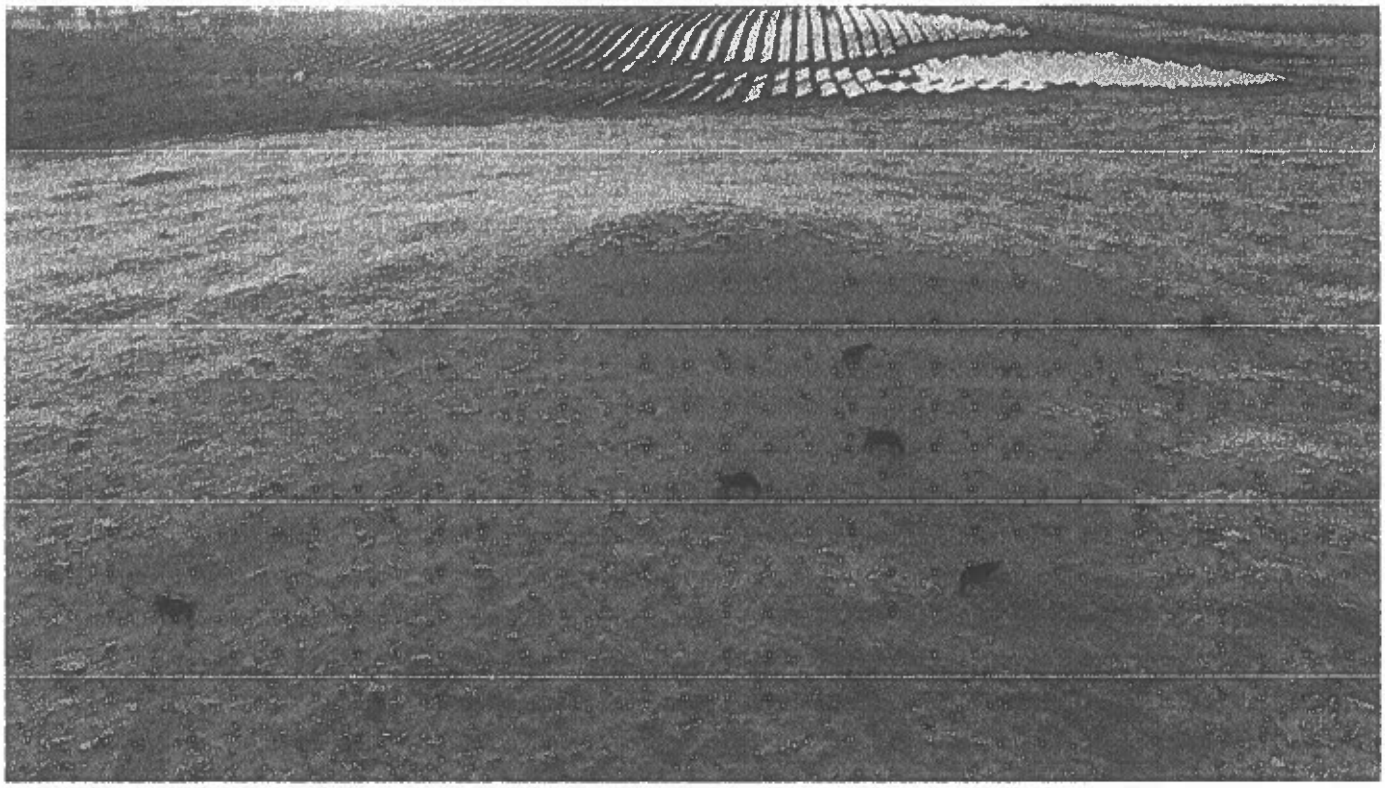
Electricity Daily Average Comparisons

Billing Period	Average Daily Use	Average Daily Temp
Apr-26	28 kwh	43° F
Apr-25	23 kwh	43° F

iscellaneous Charges

4/17/26	Payment & billing svcs GRT	0.02
4/17/26	Payment & billing svcs charge	0.99
otal Miscellaneous Charges		$1.01

Do Solar Farms Hurt Property Values? What the Research Shows



By Jeff Risley, REFA Executive Director

Will a solar installation down the road affect your home's value? It's one of the most common concerns we hear from landowners and their neighbors. It deserves a straight answer based on facts.

The short answer: Research shows the impact is real but modest, highly localized and temporary. For agricultural land, the effect is often positive.

Why This Question Matters

If you're a farmer or rancher considering a solar lease, your neighbors' property values are likely part of the conversation, or maybe part of the conflict too. Community meetings can get heated, and rumors may circulate. Some will claim that solar will devastate home prices for miles around, while others insist there will be no impact at all.

The stakes feel high because they are. Property represents generational wealth for rural families. Nobody wants to be the neighbor who "ruined" the community's home values, or the one whose concerns get dismissed as unfounded.

Over the past several years, university researchers and government laboratories have published peer-reviewed studies analyzing millions of real estate transactions near thousands of solar installations. Here's what they found.

The Most Comprehensive Study: Virginia Tech (2025)

6-11

The largest and most rigorous study to date comes from Virginia Tech researchers, published in the Proceedings of the National Academy of Sciences in June 2025. They analyzed 8.8 million real estate transactions near 3,699 large-scale solar sites across the U.S.

Key findings for residential properties:

- Homes within three miles experienced an average 4.8% decrease in value
- Homes within half a mile saw a 7.2% decrease
- Homes on lots larger than five acres showed no significant impact
- Effects faded over time, returning toward baseline after approximately nine years

Key findings for agricultural land:

- Agricultural and vacant land within two miles increased in value by 19.4%
- The market recognizes future solar development potential

One finding stands out: The researchers built a national model to measure whether visibility of solar panels from a property affected values. It didn't. Properties with a clear view of solar installations showed no greater decline than those without.

"The negative residential impacts appear to stem more from perception or a stigma effect than from any physical harm." — Chenyang Hu, lead researcher

What Other Studies Found

Lawrence Berkeley National Laboratory (2023)

Berkeley Lab researchers analyzed over 1.8 million home sales near 1,500 solar projects across six states representing more than half of U.S. large-scale solar capacity.

Overall finding: Homes within half a mile showed a 1.5% average price reduction, roughly $6,000 on a $400,000 home.

The nuance matters: Significant negative impacts only appeared when all three conditions were present:

- Projects built on previously agricultural land
- Homes located in rural areas
- Larger projects (more than 12 acres)

California, Connecticut and Massachusetts showed no statistically significant impacts at any distance.

University of Rhode Island (2020)

URI researchers studied 420,000 housing transactions near 208 solar facilities in Massachusetts and Rhode Island.

Their findings:

- A 7% reduction within 0.1 miles
- A 1.7% reduction within 1 mile (about $5,751)
- No significant impact beyond 1 mile

Prior land use matters: The greatest impacts occurred when solar replaced farmland or forest in areas where that land type was scarce. As researcher Corey Lang explained:

"When a farm or forest is developed into solar and there is a scarcity of that type of land in the area, you get a double negative: you lose the farm and forest amenities that are highly valued, and you get the disamenities of a solar development."

Solar built on brownfields, landfills or industrial land showed no negative impact. In some cases, it showed positive effects.

University of Texas at Austin (2018)

The UT Austin study surveyed approximately 400 property value assessors nationwide. These are the professionals who determine assessed values for tax purposes.

Results:

- Sixty six percent of all estimates indicated zero impact on home values
- Eleven percent indicated positive impact
- Only one out of 18 assessors who had evaluated homes near solar had adjusted an assessed value due to proximity
- Negative perceptions were more common among assessors without prior experience evaluating homes near solar projects

Assessors noted that visual buffers like trees and hedges, as well as good design, helped mitigate concerns. Solar on previously unappealing land was seen as a positive.

What About Agricultural Land?

For farmers and ranchers, the research tells a different story than for residential neighbors.

Georgia Tech (2023) examined 451 utility-scale solar farms in North Carolina and found no direct negative or positive spillover effect on nearby agricultural land values. However, after solar construction, nearby agricultural land close to transmission lines increased approximately 4% in value. The market appears to recognize future solar development potential.

Purdue University (2024) found that Indiana farmland located one mile closer to a solar farm increased in price by 1.4% on average. High-value farmland showed even stronger effects at 1.6% per mile closer.

Loyola University (2024) examined 70 utility-scale solar projects in the Midwest and found a minor positive effect on surrounding property values, ranging from 0.5% to 2%. Researchers attributed this to economic development from jobs and tax contributions.

Distance Is the Key Factor

Across all studies, one finding is consistent: impacts diminish rapidly with distance.

Beyond one mile, most studies find no statistically significant impact. Beyond three miles, no study found any impact.

What This Means for You

If you're a landowner considering hosting solar: The research supports the economic opportunity. Your agricultural land may increase in value due to recognized development potential, and lease income provides diversification independent of commodity prices.

If you're a neighbor concerned about a proposed project: Your concerns are understandable and grounded in documented effects, though the research shows those effects are modest. Consider advocating for adequate setbacks (impacts are highly localized), visual screening where practical and keep in mind that effects are temporary and fade over time.

For community conversations: Lead with facts from credible sources. Acknowledge that concerns are legitimate while providing accurate context. Note that most professional appraisers and county assessors report no impact when they evaluate properties near solar.

Sources Referenced

1. Virginia Tech/PNAS National Study (2025): Analysis of 8.8 million transactions near 3,699 solar sites

2. Lawrence Berkeley National Laboratory (2023): 1.8 million home sales across 6 states

3. University of Rhode Island (2020): 420,000 transactions in MA and RI

4. University of Texas at Austin (2018): National survey of approximately 400 property assessors

5. Georgia Tech (2023): Land Economics journal, 451 NC solar farms

6. Purdue University (2024): Indiana farmland study

7. Loyola University (2024): Midwest utility-scale solar study

9-11.

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www.cohnreznick.com

REAL ESTATE ADJACENT PROPERTY VALUE IMPACT REPORT:

Academic and Peer Authored Property Value Impact Studies, Research and Analysis of Existing Solar Facilities, and Market Participant and Assessor Interviews

Prepared For:

New Energy Equity
203 Colonial Drive
Horseheads, New York 14845

Submitted By:

CohnReznick Advisory LLC
Valuation Advisory Services
1 S. Wacker Drive, Suite 3550
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(312) 508-5900

Andrew R. Lines, MAI, CRE
Erin C. Bowen, MAI

June 20, 2025

Group 1 – Improved Single-Family Residential Properties

Adjoining Property 5 to the Bruce A. Henry Solar project was considered for a paired sales analysis, and we have analyzed this property as single-family home use in Group 1. The property is a one and a half-story 2,572 square foot home with an attached garage, an outbuilding/guest house, and an outbuilding/detached garage, located on a 10.0-acre lot and sold in December 2020. The improvements on this property are located approximately 880 feet to the nearest solar panel while the property line is approximately 110 feet to the nearest solar panel and is adjacent to the east of the Bruce A. Henry solar project. The following table outlines the other important characteristics of Adjoining Property 5.

SUMMARY OF TEST AREA SALE - GROUP 1
Bruce A Henry Phase I & Phase II Solar Farm

Adj. Property #	Address	Sale Price	Beds	Baths	Year Built	Home Size (SF)	Improvements	Site Size (AC)	Sale Price / SF	Sale Date
5	23260 Parker Road	$775,000	3	2.5	2001	2,572	1.5-Story SFH with Attached Garage, Outbuilding/Guest House and Outbuilding/Detached Garage	10.00	$301.32	Dec-20

Adjoining Property 5, Test Area Sale Group 1, Bruce A. Henry Solar

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Adjoining Property 5, Test Area Sale Group 1, Bruce A. Henry Solar (Red Arrow pointed to Bruce A. Henry Solar Farm)

We analyzed six Control Area Sales of single-family homes with similar construction and use that were not located in close proximity to the solar farm, that sold within a reasonable time frame from the sale date of the Test Area Sales in Group 1. The Control Area Sales for Group 1 are single-family homes with three to four bedrooms and 2.0 to 3.5 baths, consist of between 1,284 square feet and 2,223 square feet of gross living area, built between 1990 and 2018 and located within the Indian River School District. The Control Area Sales also have pole barns, workshops, or similar outbuildings and are located on lots inbetween 5.0 and 10.0-acres in size.

The Control Area Sales were adjusted for market conditions using the Federal Housing Finance Agency's House Price Index (HPI), a weighted, repeated-sales index measuring the average price changes in repeat sales or refinancing of the same properties. The result of our analysis for the Bruce A. Henry Solar Project – Group 1 is presented below.

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TAMS

1-8

#3

Responses to the Town of Farmington concerning the reply from New Energy Equity. Dated June 17 2026 Fish's Solar Garden

The Town Board should acknowledge that the applicant has made progress in responding to earlier completeness concerns but should also emphasize that acceptance for review is not the same as permit approval. The Board may state that the project must continue to demonstrate full compliance with Chapter 165, Article VI of the Farmington Town Code, SEQRA requirements, Ontario County referral requirements, agricultural protection standards, and any additional conditions determined necessary through public review.

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2026 JUL 2 AM 9:55

The Board should request clear, written confirmation that all previously identified deficiencies have been resolved, including the operation and maintenance plan, utility purchase or interconnection documentation, soil sampling and agricultural mitigation procedures, construction cost estimates, decommissioning security, screening and visual mitigation plans, and identification of an environmental monitor where required.

I am T. Klim I stand before the Town Board once again to state my Reply + concerns w/ Fish to SS farm

Key Issues for Board Consideration (Incomplete)

- **Completeness versus approval:** Confirm that the application's acceptance for review does not predetermine approval of the special use permit or preliminary site plan.
- **Agricultural resources:** Require a detailed soil protection, construction mitigation, restoration, and monitoring plan consistent with agricultural land protection standards.
- **Visual impacts:** Require photo simulations, a finalized landscape screening plan, planting schedules, maintenance commitments, and replacement requirements for failed plantings.
- ***Operations and maintenance:** Require identification of all parties responsible for maintenance, emergency access, vegetation management, reporting, and long-term site compliance.
- ***Decommissioning:** Require an engineer-prepared decommissioning estimate, financial security acceptable to the Town, and periodic review of decommissioning costs.
- **Public process:** Ensure that residents have a meaningful opportunity to review updated plans and comment on potential impacts before any final permit action. ~~We would like to chance to either~~
- ***Further review this solar farm project to either obtain legal counsel, or to purchase and or lease the land from the Fish family on Mt Payne Rd.** As we all understand it that the Fish family
- **Are not all on board with this project.**

The Town Board may take the position that it is not opposed to reviewing renewable energy projects, but that any large-scale solar installation must be carefully conditioned to protect neighboring properties, agricultural soils, drainage, scenic character, public safety, and the Town's long-term interests. The Board should require the applicant to provide complete, professionally certified, and enforceable materials before any final approval is considered.

To begin, there is plenty of land that Mr. Fish owns so there is no reason this project can't be moved from Mt. Payne Rd over to Yellow Mills Road where there are no homes.

Farmington Planning Board
Received July 1, 2026
Tammy Klimasewski, 4463 Mt. Payne Road
Pages 1–8

Set back requirements- apparently the FTB solar farm requirements state only 40 feet is required for a massive Solar farm to be installed across the road from a home, and 187 feet from a home beside it. This ~~needs~~ should to be addressed and changed. I ask you all to put yourselves in our shoes. what if this were your home and business? In addition, this solar project in the beginning had many different plans, But the property owner refused to have any solar panels or electrical lines anywhere near his home. There are many other options for this project to be moved, It should be placed as ~~to not~~ so that does not disrupt Mt Payne Residents.

Response to #3 Into Response to NEEquity

NE Equity say they are not responsible for our private wells, that the property owner is responsible, this is exactly while we are here. Our homes are not new; our wells are not new. Our entire neighborhood is dependent on well water. The constant pounding and impaction of these what 10,000 panels certainly will impact the ground water. Look at the horseshoe Solar incident in Rush NY... just one of the evidenced of private water wells being directly disrupted by construction at a large-scale solar farm being installed. In addition I read everywhere, even on NEEquity website that these solar panels will warm up the ground. Hence drying up the water table.

I was raised and worked with my family my entire childhood with large equipment. You cannot tell any of us that this large-scale solar farm that is projected to take 3-5 years of construction including building access roads will not harm our underground water supply. Any impaction at all with heavy equipment will disrupt it. This access road that is planned for installing and maintenance is almost directly across the road from my well. And this company is doing more than shallow ground disturbance; did they forget that they are installing underground electrical lines? If an underground aquafer is punctured our wells will dry up, and multiple surrounding homes will be without water... IN addition the water will become muddy and contaminated with minerals that are dislodged from the constant vibrations from the pounding of the panels being installed. ...I would like to request that the developer does a funded preconstruction test on our wells. My well is a cobblestone hand dug well. Many project approvals require developers to offer free testing to neighbor within a specific radius.

The storm water ~~and erosion and~~ run off will not help with the drainage conditions. The doldrums there will most likely cause flooding in the road. Erosion will occur

#5 Decommission, if this property is sold if NE Equity sells the lease for the solar panels are the decommissioning requirements still valid? Who is responsible for the financial security of the decommission? And right now, there is no one that is listed as a maintenance and operations person or persons to maintain and inspect the SP and soil

samples. There is supposed to be a someone named in advance for the maintenance and care of the solar panels. Construction is not quiet. in fact, just the opposite, unless your using horse and buggies

#6 Solar farm do not have an impact on horse farms. See attached.

Where is this so-called Cornell research? NEE has not done their proper homework in this area... **What Cornell Actually Studies (Agrivoltaics)**

Bob's read:

While Cornell does not have specific information matching your exact query, they are a leading research institution for **agrivoltaics**—the practice of co-locating solar energy with agriculture. Their current research includes: [1]

- **Solar Grazing**: The Cornell Solar Grazing Project focuses extensively on using **sheep** to manage vegetation under solar panels. [1]
- **Cattle and Crops**: They actively study how solar arrays affect soil health, microclimates, pollinator habitats, and larger livestock like dairy cattle. [1, 2]
- **Horses and Solar**: Academic institutions generally avoid co-locating large horses (like Thoroughbreds) directly inside solar arrays because horses are prone to flight risks, require high-tensile fencing.
- **In addition to the NEEquity study -USDA sight they are using compares livestock such as sheep and cattle**. Certainly not TB broodmares and weanling and yearlings.

We send allot of horses to Cornell for illness and surgeries. In fact, we have probably help built an entire wing there for them. I will submit several pages of documented studies from Veterinarians, and other professional horse farms stating facts. That large scale solar panels and the installing of such are extremely harmful to Pregnant thoroughbred mares, and foals including growing yearlings and two-year-olds. A solar farm requires hundreds of daily heavy vehicle trips during construction this alone will curtail the normal operation of my equine facilities. Noone could safely walk, exercise, transport or handle high value breeding stock when surrounded by constant semi-truck traffic and back up alarms...If you don't believe me feel free to come over and see first-hand what it takes to handle a TB mare, or foal. In addition to the years of high noise and dust construction the rain, sleet and wind will play an enormous amount of high-volume erratic noise. Read 3paragraphs

#8 Property values – Of course the property values will decline, this Large scale solar Project will change the entire aesthetics of our neighborhood. Our well-knit older neighborhood is now filled with friction, no one anywhere around our neighborhood is

agreeing with this project. In fact, I repeat on NEEquity website under questions asked it does agree that homes within a ½ - mile to a mile see a reduction in value.

We did not choose this location to build a farm by chance but found the most suitable environment for the needs of breeding and raising though bred horses.

My view?

It will take years to complete this project, noise, dust, heavy equipment, dumping, back up beepers etc. will be the common norm. A complete opposite the environment we all live in now. The disruption of this project will not be worth any financial gain to any of us, we are not interested in what the solar farms promise to provide. Many other solar farms are left in dis array; plantings are mostly dead. Most of them are left unkept and broken.

Dangers will be dangers of living next to a solar farm?

I have the right to farm. The town of Farmington Strategic Farmland Protection area. To protect agricultural soil and promote viable farming operation in the town of Farmington.

Chapter 117, Right to farm life local law. provides regulations to promote Agricultural practices ~~on with~~ within the town as are reasonably necessary to carry on agricultural farm operation. This code prohibits any person or development from interfering with or trying to deter normal farming operations. I have built this farm here on Mt Payne Rd some 30 years ago. I gave it life. And it cannot continue with a large-scale solar farm to be built directly across the road from it. Especially with the main driveway exactly across from the main horse barn. Practical consideration should be whether a suitable third-party liability insurance policy should be obtained. Such insurance for the protection of equestrian property owner, third parties and their horses if accident of injury or death occurs as a result of the construction or use of the solar farm

Multiple
Concerns with the wildlife, the seedlings to prevent Erosion will take years to grow. In the meantime, the erosion on the berms will cause flooding.

The main road to be installed is still located in a danger zone, blind spot between two knolls, this should never had planned there. A much safer spot is down toward Fishs driveway along with the electrical poles needed instead of coming in from the town of Manchester.

#11Glare, noise vibration. We are not blind, we see other solar fields, neglected, broken panels and abandoned plantings. All broken promises from these solar companies.

NE equity has now found environmental risks in the soil. pesticides were found in the soil at this location and that they need to take health and safety precautions including dust reduction and avoid direct skin contact with the soil there.

#12

This so-called solar project is not worth what the damage to our community will cause. It is a known fact. We have been told that the electrical companies find ways around any savings and put additional charges on electrical bills to compensate. No one of us will subscribe to it. It will have no economic benefits to us, in fact just the opposite.

#13

First, the address for this application is Incorrect. We have stated this multiple times now. This alone should halt this application. In fact, there is no 4410 Mt. Payne rd. at all. This is NOT a minor type o Any application with missing or factually incorrect project site date should be officially deemed incomplete. The procedure should have amended -as we have all brought this issue to light several times. The address should match the parcel data before any vote can resume. If the address or parcel ID is wrong, the legally required notice will open the town up to severe litigation and will make any approvals vulnerable to being overturned in court.

#14 This is not Falanga vs the town. This is not fox rd. This is Mt. Payne rd. Where homes and an agricultural business will reside a merely 40 ft from the solar panels. In fact, even with NEEquity pictures of existing solar farm I see NO homes even close to any solar panels.

So, I ask all of you being proposed here, no I am begging all of you here to halt the solar panels and electrical lines on Mt Payne Rd. Put yourselves in my shoes. And please do take a ride down Mt. Payne rd. See first-hand for yourselves the prettiest little road in America.

There must be another way to exchange options for solar leases with developers instead of ruining all our agricultural land. Why not the tops of parking garages or hotels? Just look at the map NE Equity provided -in NY State alone. If this continues there will be no land left for crops, it is time that someone takes a stand to these large solar companies and saves our land. Once again thank you for your time.

Tony Klimaszewski

7-1-2026

GeoWater Services, LLC
Show all

Yes, professional horse breeders and thoroughbred stud farms have extensively documented formal objections, expert testimonies, and legal challenges stating that large-scale solar farms disrupt breeding and foaling.
While peer-reviewed veterinary medical studies establishing a direct, physiological link between operational solar panels and equine reproductive failure are scarce, elite thoroughbred breeding communities have filed detailed professional documentation with local governments warning that the environmental shifts caused by solar development jeopardize vulnerable mares and foals. [1, 2]
The documented disruption concerns focus on the following veterinary and operational realities: [1]

1. Chronic Stress and Cortisol Elevation in Breeding Mares

Mares are highly sensitive, flight-oriented animals. Professional horse breeders, such as those represented by the Irish Racehorse Trainers Association (IRTA), have formally documented that the unexpected noise, construction vibrations, and shifting shadows of large solar projects prevent thoroughbreds from resting. [1]

- **The Breeding Impact:** Chronic environmental stress elevates cortisol levels in mares. High cortisol can directly disrupt the delicate hormonal cycles required for successful artificial insemination or live-cover breeding, leading to failure to conceive. [1]
- **The Foaling Impact:** Stress during late-stage gestation can induce premature labor or cause complications during foaling, presenting a massive financial and safety risk to elite stud farms. [1, 2]

2. Respiratory Risks to Vulnerable Foals

During the months-long construction phase of a utility-scale solar farm, heavy machinery continuously clears land, grades soil, and drives metal racking piles into the earth. [1, 2]

- **Documented Case:** Ger Morrin, owner of the 47-acre Donode Stud Farm, formally warned zoning boards about the extreme volumes of **airborne dust** generated during solar development. [, 2]
- **The Threat:** Professional equine veterinarians, including John Halley (vet for Donode Stud), documented that this level of persistent construction dust poses severe respiratory health risks to newborn foals, whose lungs are highly susceptible to infection and permanent scarring. [1]

3. Visual "Glint and Glare" Triggering Dangerous Behavior

The British Horse Society (BHS) and professional breeders have heavily documented the dangers of "glint and glare" from expansive solar arrays situated adjacent to equine paddocks. [1, 2]

- **Spooking and Injury:** Sudden flashes of reflected light or the stark geometric contrast of thousands of dark panels can easily spook high-strung thoroughbreds. [1, 2]

Beccy Prince | 15.04.2025

The production of clean energy is a hot topic with the government recently announcing that they will be providing £180 million in capital grants for rooftop solar projects on, or around schools and NHS sites.

The push towards renewable energy means, solar farm developments are becoming more mainstream. It is government policy that ground mounted solar farms are constructed in areas of previously developed or lower grade agricultural land. However, the government also states that land type should not be the overriding factor in deciding whether a site is suitable. Given the argument that the solar farms are temporary, fully removeable and do not compromise soil quality and, in view of the multiple challenges currently facing farmers, the use of agricultural land for solar development as part of farm diversification, is becoming increasingly commonplace.

The move to clean energy is, of course, made with the wider positive environmental impact in mind. The government policy is, renewable energy schemes, including ancillary development, will be under a presumption in favour of permission where the necessary considerations are, or will be made, acceptable. But, are the needs of rural neighbours and communities being fully considered by the solar farm developers?

Moore Barlow Rural law solicitors specialises in providing expert legal advice to rural landowners and we are very used to drafting and exchanging options for Solar Leases with developers over land for our landowning clients. We also find ourselves advising equestrian facilities and equestrian businesses situated in rural communities where no conflict occurs with our existing client base, as these set ups are increasingly affected by new solar farm proposals. Here we consider the unique challenges presented for the owners of these facilities and, their horses.

What is a sensitive neighbour?

The impact a solar farm proposal has on a neighbour's use of their own land, by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic should be taken into consideration by the developer. It is reasonable to consider equine facilities as a 'sensitive' neighbour as, they are highly likely to be affected by these matters both during the construction phase and afterwards.

Why do people object to solar farms?

There are a number of reasons that may cause neighbouring residents to object to planning permission being granted for a new solar farm development, specifically in a rural setting.

One major concern highlighted is, the development of solar farm sites often see proposals for construction traffic to use rural or single-track roads, over a period of many months. For horse owners with properties or facilities abutting or using such roadways for hacking,

- **The Threat:** Breeders like the Cullen family (owners of Middlelane Farm) documented that unexpected visual triggers cause mares and young foals to bolt. This behavioral disruption frequently results in catastrophic injuries, such as horses crashing into pasture fencing, which can ruin a young horse's athletic future or cause a pregnant mare to miscarry. [, 2, 3]

4. Heavy Industrial Traffic on Rural Hacking Routes

A solar farm requires hundreds of daily heavy-vehicle trips during its construction window. Legal and agricultural advisors at Moore Barlow LLP have documented that this influx of industrial traffic on narrow, single-track rural roads completely curtails the normal operations of neighboring equine facilities. Trainers cannot safely walk, exercise, or transport high-value breeding stock when surrounded by constant semi-truck traffic and backup alarms. [, 2]

If you are preparing to address a local zoning board or ORES regarding a nearby project, I can help you draft **specific equine-protection clauses** to request (such as setback buffers, dust-suppression mandates, or glint/glare analysis requirements) to protect nearby livestock. Would you like to explore those strategies?

7 sites

- Solar Farms
  There are instances of glare and glint causing problems which were not foreseen or reported pre-construction; there could be other...

  East Lindsey District Council
- Dunnstown Solar Farm Faces Backlash From Horse Breeding ...
  Apr 1, 2024 — With his 47-acre stud farm accommodating 40 mares and 30 foals at any given time, Morrin warned that the presence of solar panels ...

  www.kfmradio.com
- Advice on - The British Horse society
  Where solar farms are proposed, the potential impact on horses should be considered on any route used with them — including byways...

  The British Horse society

Show all

Solar Farms and equestrian facilities