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, May 6, 2026 • 7:00 p.m.

MINUTES—APPROVED

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
Regina Sousa

Board Member Excused: Douglas Viets

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

Attending:
Belle Beachner, ACES Geothermal & Solar, 7288 Rush Lima Road, Honeoye Falls, N.Y. 14472
Bryan Bayer, C&S Companies, 499 Col. Eileen Collins Boulevard, Syracuse, N.Y. 13212
Robert Brenner, Canandaigua Development Company, LLC, 83 South Main Street, Canandaigua, N.Y. 14424
Torrey L. Clark, Ontario CSG 1, LLC, c/o New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845
Mark Eagles, Cook Properties, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624

Jacob Epstein, Associate Project Development Manager, Dimension Energy, LLC, New York, N.Y.
Tammy and Robert Klimasewski, 4463 Mount Payne Road, Shortsville, N.Y. 14548
Aubrey Lamparella, 227 Elder Drive, Farmington, N.Y. 14425—***R***
Sandra Latneau, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Brennan Marks, P.E., Marks Engineering, 4303 Route 5 & 20, Canandaigua, N.Y. 14424—***R***
Edmund S. Martin, P.E., Passero Associates, 242 West Main Street, Suite 100, Rochester, N.Y. 14614
Frank Pavia, Esq., Barclay Damon LLP, 2000 Five Star Bank Plaza, 100 Chestnut Street, Rochester, N.Y. 14604
Michael Phillips, 1110 County Road 8, Farmington, N.Y. 14425—***R***
Diane L. Reed, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Joseph Trabold, Associate Engineer III, MRB Group, D.P.C., The Culver Road Armory, 145 Culver Road, Suite 160, Rochester, N.Y. 14620
Paul VanAuken, 99 County Road 28, Palmyra, N.Y. 14522
Joe Vinci, Vinci Construction, LLC, 97 Culver Parkway, Rochester, N.Y. 14609
Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425
Kathy and Peter Williamson, 4414 Mt. Payne Road, Shortsville, N.Y. 14548
Michael Zurich, 5521 Holtz Road, Farmington, N.Y. 14425—***R***

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1. APPROVAL OF MINUTES

Minutes of April 15, 2026:

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

Motion carried by voice vote.

2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on April 28, 2026:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 6th day of May 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 #2026-0304: TODD ENRIGHT, c/o CHRISTOPHER LOWENGUTH, 10 GROVE STREET, PITTSFORD, N.Y. 14534: Preliminary Site Plan application,

County Road 28, Tax Map #10.00-1-77.100, adjacent south of the Wayne County/Ontario County and Town of Macedon/Town of Farmington boundary line. Construction of a single-family dwelling and related site plan improvements. The property is located along the east side of County Road 28 and is zoned A-80 Agricultural.

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 Planning Board

3. CONTINUED PUBLIC HEARINGS:

OVERALL PRELIMINARY SUBDIVISION PLAT AND OVERALL PRELIMINARY SITE PLAN

PB #2026-0101 Overall Preliminary Subdivision Plat
PB #2026-0102 Overall Preliminary Site Plan Application

Name: County Road 41, LLC (Farmington Meadows Incentive Zoning Project), Cook Properties, c/o Jeff Cook, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624

Location: County Road 41 and State Route 332, Tax Map #41.07-1-28.300 and Tax Map #41.07-1-28.210

Request: Applications for Preliminary Subdivision Plat (PB #2026-0101) and Preliminary Site Plan (PB#2026-0102) approvals to allow development of a 65.1-acre site (Tax Map Accounts 41.07-1-28.300 and 41.07-1-28.210) known as Farmington Meadows Incentive Zoning Project located along the east side of State Route 332 and the south side of County Road 41, between Farmbrook Drive and County Road 41.

Overall Preliminary approvals for detailed plans for the construction of a 65.1-acre mixed-use development including approximately 230 rental townhome units, 50 single-family residential lots for sale (1- and 2-story dwellings), a four-story senior apartment building containing 150 units, five commercial pad sites proposing a total of 36,100 square feet of buildings, a 64-unit self-storage facility, and related site improvements.

The discussion and consideration of the applications of the Farmington Meadows Incentive Zoning Project (PB #2026-0101 and PB #2026-0102) were held concurrently.

On August 6, 2025, Jeff Cook of Cook Properties, and Shauncy Maloy, P.E., of Passero Associates, presented the concept plan of this application to the Planning Board.

This application was reviewed by the Project Review Committee on August 7, 2025; September 4, 2025; October 2, 2025; November 6, 2025; December 4, 2025; January 8, 2026; February 5, 2026; March 5, 2026; and April 2, 2026.

On December 23, 2025, the Town Board approved the applicant's Full Environmental Assessment Forms and the State Environmental Quality Review (SEQR) determination of non-significance for the Incentive Zoning rezoning portion of the project (Town Board Resolution #423 of 2025).

Also on December 23, 2025, the Town Board approved the Farmington Meadows Incentive Zoning Project (Town Board Resolution #424 of 2025).

On January 15, 2026, Project Manager Shauncy Maloy, P.E., of Passero Associates, provided the details of the project to the Planning Board (*see* Planning Board minutes, January 21, 2026, pp. 11–13).

Also on January 21, 2026, the Planning Board determined that the applications were complete; scheduled the State Environmental Quality Review 30-day coordinated review period from January 22, 2026, to February 20, 2026, with the following SEQR Involved Agencies and Interested Agencies:

SEQR Involved Agencies:
New York State Department of Transportation
New York State Department of Environmental Conservation
New York State Department of Health
Ontario County Department of Public Works
Town of Farmington Highway Superintendent
Town of Farmington Water and Sewer Superintendent

SEQR Interested Agencies:
Ontario County Planning Board
New York State Police—Troop E Headquarters
Farmington Volunteer Fire Association
Victor–Farmington Ambulance Corps
Ontario County Sheriff's Office
Victor Central School District—Transportation Department
Town of Farmington Environmental Conservation Board

The Public Hearings on these applications were opened on March 4, 2026, and were reconvened on March 18, 2026; April 1, 2026; and April 25, 2026. The Public Hearings were then continued to the meeting this evening (May 6, 2026).

On March 18, 2026, the Planning Board accepted the Full Environmental Assessment Forms Parts 2 and 3 and approved the State Environmental Quality Review (SEQR) Determination of Non-Significance.

On April 10, 2026, the applicant's engineering firm provided updated materials to the Planning Board and the Town staff. (*See* Planning Board minutes, April 15, 2026, p. 4, for the list of the updated materials.)

On May 4, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Jeff Cook; and to Shauncy Maloy, P.E., and Edmund S. Martin, P.E., of Passero Associates.

Mr. Hemminger reconvened the Public Hearing on these applications.

Mr. Martin of Passero Associates presented these applications in the meeting room. Mr. Eagles of Cook Properties also attended.

Mr. Martin said that the draft resolutions which had been prepared prior to the meeting by the Town staff included comments on water service materials and planning issues, of which he said indicates that they are close to overall preliminary approvals. He said that they are in a good position and that they have nothing in opposition to the MRB Group engineering comment letter from Mr. Brabant.

Mr. Brand said that the Planning Board and the Town staff have been dealing with these applications since the first of the year and that this will culminate tonight with overall approvals—an important step. He said that an amendment to the Town Zoning Map must be filed with the Town Clerk within 180 days of the Planning Board's approvals of the overall final plans, and that the property then will no longer be described as a "water park" (a reference to a previous project which had been planned for this property but which had never been moved forward).

Mr. Brand said that he is aware that the applicant's engineers have met with the Fire Department and have provided turning templates on the plans to be sure that the Fire Department's largest vehicles can negotiate the internal roads and driveways in the project.

Mr. Brand said that the Town staff is ready to go and that the staff appreciates the expertise that Passero Associates has provided during the preliminary subdivision and preliminary site plan processes.

Mr. Brabant said that MRB Group completed their review of the overall plans and that he has no objections to the board moving forward with overall preliminary approvals this evening. He said that he will continue to work with the applicant's engineers on details of stormwater management when the final plans are received.

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.

Mr. Hemminger asked Mr. Martin if he received the draft resolutions prior to the meeting and if he agreed with the conditions of approval. Mr. Martin said yes.

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

■ A motion was made by MR. DELUCIA, seconded by MS. 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
FARMINGTON MEADOWS INCENTIVE ZONING PROJECT

PB #2026-0101 **Overall Preliminary Subdivision Plat**

APPLICANT: **Jeff Cook, c/o Cook Properties, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624**

ACTION: **Overall Preliminary Subdivision Plat approval with conditions for development of land (Tax Map Account Numbers 41.07-1-28.300 and 41.07-1-28.210), containing a total of 65.1 acres into 10 lots, in accordance with the provisions contained in Local Law No. 10 of 2025, adopted by Town Board Resolution No. 424-2025, dated December 23, 2025, for the Farmington Meadows Incentive Zoning Project.**

WHEREAS the Town of Farmington Town Planning Board (hereinafter referred to as the Board) has completed a coordinated review with involved agencies, is designated as the lead agency under the State's SEQR Regulations, and has made a determination of non-significance upon said Action; and

WHEREAS, the Board has tonight continued the Public Hearing on this application and has given consideration to the public comments provided.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby approve the Overall Preliminary Subdivision Plat Action mentioned above, with the following conditions:

1. Overall Preliminary Subdivision Plat Approval is based upon the authority granted to the Board by the adoption of Local Law No. 10 of 2025, and the drawing prepared by Passero Associates, identified as Preliminary Subdivision Map Farmington Meadows, identified as Project No. 20254138.002. dated January 8, 2026,

with Revision dated 4/15/26, described as 2/16/26 MRB Comments, Drawing No. SUB-100, with the following Conditions of Approval:

a. The title of the above drawing is to be amended to read as follows . . . "Overall Preliminary Subdivision Plat, Farmington Meadows Incentive Zoning Project;" and

b. The Plat drawing is to add signature lines and dates for signing by the Planning Board Chairperson; the Town Highway Superintendent; the Town Water and Sewer Superintendent; and the Town Engineer; and

c. The Plat drawing's Revision Box is to be amended providing reference to this date, the Planning Board's File No. PB 2026-0101 and Overall Preliminary Plat Approval with Conditions; and

d. There is an area of land located along the south side of County Road 41 and the west side of the proposed Road A that is not identified as being part of any of the proposed Lots for this subdivision of land. This area needs to be identified as part of one of the proposed lots; and

e. There is to be a General Note added to the Overall Preliminary Plat drawing that identifies the designated area of Flood Hazard for these lots, including referenced to the Community's Flood Insurance Rate Map and effective date; and

f. There is to be a General Note added to the Overall Preliminary Plat drawing that reads . . . "Prior to Final Subdivision Plat Approval for either proposed Lot 102 or Lot 109, the Liber and Page for filing the proposed 30-foot-wide access easement shown on the Plat drawing is to be identified on the Final Subdivision Plat and the recording document from the County provided to the Town Development Office; and

g. There is to be a General Note added to the Overall Preliminary Plat drawing that reads . . . "Proposed Town Highways, Road A, Road B and Road E are to be dedicated in their entirety as part of any Final Subdivision Plat drawings for Lots 101, 102, 103, 104,105, 106 107, 108, 109 & 110;" and

h. There is to be a General Note added to the Overall Preliminary Plat drawing that reads . . . "Prior to the filing of a Final Plat for Lots 105, 106, 107, 108 and 110, the new dedicated town road name for replacing Quentonshire Drive is to be added;" and

i. There is to be a General Note added to the Overall Preliminary Plat drawing that reads . . . "Upon filing of the approved Overall Preliminary Plat and Overall Preliminary Site Plan with the Farmington Town Clerk's Office, the Town Clerk shall authorize the amendment of the Town's Official Zoning

Map, changing the zoning designation of the two tax map parcels referenced above from PD Planned Development and MTOD Major Thoroughfare Overlay District to IZ Incentive Zoning and MTOD Major Thoroughfare Overlay District, for the Farmington Meadows Incentive Zoning Project."

BE IT FURTHER RESOLVED that once these Conditions of Approval have been affixed on the Overall Preliminary Subdivision Plat, then an electronic copy and one paper copy of the Overall Preliminary Subdivision Plat is to be submitted to the Town Development Office for acceptance and then signing by those identified.

BE IT FURTHER RESOLVED that Overall Preliminary Plat Approval with Conditions is valid for a period of 180 days from today, which approval shall automatically expire unless the Overall Preliminary Plat drawing has been signed and filed with the Town Clerk's Office or a written request for an extension of time has been acted upon by the Planning Board.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to be provided to the Applicant, the Applicant's Engineers Edmund S. Martin, P.E., and Shauncy Maloy, P.E.; the Town Supervisor; Town Clerk; Town Highway Superintendent; Town Water and Sewer Superintendent; Town Engineer and the Town Development Staff.

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

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

Motion carried.

■ 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
FARMINGTON MEADOWS INCENTIVE ZONING PROJECT

PB #2026-0102 **Overall Preliminary Site Plan**

APPLICANT: **Jeff Cook, c/o Cook Properties, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624**

ACTION: **Overall Preliminary Site Plan approval with conditions for development of land (Tax Map Account Numbers 41.07-1-28.300 and 41.07-1-28.210), containing a total of 65.1 acres, in**

accordance with the provisions contained in Local Law No. 10 of 2025, adopted by Town Board Resolution No. 424-2025, dated December 23, 2025, for the Farmington Meadows Incentive Zoning Project.

WHEREAS the Town of Farmington Town Planning Board (hereinafter referred to as the Board) has completed a coordinated review with involved agencies, is designated as the lead agency under the State's SEQR Regulations, and has made a determination of non-significance upon said Action; and

WHEREAS, the Board has tonight continued the Public Hearing on this application and has given consideration to the public comments provided.

NOW, THEREFORE, BE IT RESOLVED the Board does hereby approve the Overall Preliminary Site Plan Action mentioned above, with the following conditions:

1. Overall Preliminary Site Plan Approval is based upon the authority granted to the Board by the adoption of Local Law No. 10 of 2025, and the drawing prepared by Passero Associates, identified as Preliminary Site Plan Farmington Meadows, identified as Project No. 20254138.002. dated January 8, 2026, with Revision dated 4/15/26, described as 2/16/26 MRB Comments, Drawing No. C-130, with the following Conditions of Approval:

    a. The title of the above drawing is to be amended to read as follows . . . "Overall Preliminary Site Plan, Farmington Meadows Incentive Zoning Project;" and

    b. The drawing C-130 is to add signature lines and dates for signing by the Planning Board Chairperson; the Town Highway Superintendent; the Town Water and Sewer Superintendent; and the Town Engineer; and

    c. The Plan drawing's Revision Box is to be amended providing reference to this date, the Planning Board's File No. PB 2026-0102 and Overall Preliminary Site Plan Approval with Conditions; and

    d. There is to be a General Note added to the Overall Preliminary Plan drawing that identifies the designated area of Flood Hazard for these lots, including reference to the Community's Flood Insurance Rate Map and effective date; and

    e. There is to be a General Note added to the Overall Preliminary Plat drawing that reads… "Prior to the filing of a Final Site Plan for Lots 105, 106, 107, 108 and 110, the new dedicated town road name for replacing Quentonshire Drive is to be added;" and

f. There is to be a General Note added to the Overall Preliminary Site Plan drawing that reads . . . "Upon filing of the approved Overall Preliminary Subdivision Plat and Overall Preliminary Site Plan with the Farmington Town Clerk's Office, the Town Clerk shall authorize the amendment of the Town's Official Zoning Map, changing the zoning designation of the two tax map parcels referenced above from PD Planned Development and MTOD Major Thoroughfare Overlay District to IZ Incentive Zoning and MTOD Major Thoroughfare Overlay District, for the Farmington Meadows Incentive Zoning Project;" and

g. The following comments from the Town of Farmington Water and Sewer Department are to be amended on the respective Site Plan Drawings:

[1] Relocate Road A hydrant at station 6+00 to 4+00; and

[2] Provide an 8" gate valve for the combined service to the four-story Senior Living Buildings at the main; and

[3] Two live valve insertions will be required at each tap to the existing watermain along State Route 332 to install the upstream/down-stream (north/south) valves; and

[4] No Fernco connection allowed at the existing sanitary manhole at CR-41 and Road A. A stub for future development should be left with a bell end to connect to. If no bell end is present then take-off directly from the manhole; and

[5] Type K copper is not an accepted water service material, all services to be Municipex; and

[6] Use most recent, 2025 edition of Town of Farmington details; and

[7] Fire hydrant spacing to be 500-foot; and

[8] Relocate watermain on Road E between station 4+50 - 7+00 to east side of road away from sidewalk; and

h. The proposed two-story townhouse Building #16 is shown within the 20-foot-wide easement area and should be relocated outside the easement.

i. Drawing C-134 shows the detention facility being located within the 20-foot setback from the property line. This facility should be redesigned to remove the facility from the property line setback; and

j. Drawing C-191 and C-192, dated January 8, 2026, are to be replaced with the drawings reflecting the corrected length of the Farmington Fire

Department's largest truck and its' turning radius. The drawings revision boxes to be amended to reflect the date of revision and brief description of changes.

BE IT FURTHER RESOLVED that once these Conditions of Approval have been affixed on the Overall Preliminary Site Plan, then an electronic copy and one paper copy of the Overall Preliminary Site Plan is to be submitted to the Town Development Office for acceptance and then signing by those identified.

BE IT FURTHER RESOLVED that Overall Preliminary Site Plan Approval with Conditions is valid for a period of 180 days from today, which approval shall automatically expire unless the Overall Preliminary Site Plan drawing has been signed and filed with the Town Clerk's Office or a written request for an extension of time has been acted upon by the Planning Board.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to be provided to the Applicant, the Applicant's Engineers Edmund S. Martin, P.E., and Shauncy Maloy, P.E.; the Town Supervisor; Town Clerk; Town Highway Superintendent; Town Water and Sewer Superintendent; Town Engineer and the Town Development Staff.

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

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

Motion carried.

4. CONTINUED PUBLIC HEARINGS

PB #2026-0201 Preliminary 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: Residential Single-Family (R-1-10); Major Thoroughfare Overlay District (MTOD)

Request: Preliminary Site Plan approval for the 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 dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public.

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PB #2026-0202 Special Use Permit 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: Residential Single-Family (R-1-10); Major Thoroughfare Overlay District (MTOD)

Request: Special Use Permit approval for the 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 dedicated decontamination suite, four bunk rooms for overnight stays, and a large community room for use by the Fire Association and the public.

The discussion and consideration of the applications of the Farmington Volunteer Fire Association (PB #2026-0201 and PB #2026-0202) were held concurrently.

On February 4, 2026, the Planning Board determined that these applications were complete; that the State Environmental Quality Review (SEQR) 30-day coordinated review be held from February 5, 2026, to March 6, 2026; and that the Public Hearing on these applications be opened on March 18, 2026. The Public Hearings were then continued to April 1, 2026; April 15, 2026; and to the meeting this evening (May 6, 2026).

The identified SEQR Involved Agencies are:

Town of Farmington Planning Board
New York State Department of Transportation
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

On January 15, 2026, and on February 4, 2026, Project Manager Joseph Trabold, P.E., and Stephen Schultz, P.E., both from MRB Group provided the details of the project to the Planning Board (*see* Planning Board minutes, January 21, 2026, pp. 11–13; and February 4, 2026, pp. 9–12).

On April 1, 2026, the Planning Board accepted the Full Environmental Assessment Forms Parts 2 and 3 and approved the State Environmental Quality Review (SEQR) Determination of Non-Significance.

On May 1, 2026, engineering comments from the engineering firm which has been retained by the Town of Farmington to represent the Planning Board for these applications were received from Wesley A. Pettee, AICP, Senior Planner, of LaBella Associates of Rochester, N.Y. (*see* Attachment to Abstract #05).

On May 4, 2026, the Planning Board's draft resolutions for this evening's consideration were 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; and to other members of the fire department.

Mr. Hemminger reconvened the Public Hearings on these applications.

Mr. Trabold provided an update of the applications since the previous meetings. The updates included the Planning Board's determination of a negative declaration under the State Environmental Quality Review Act (SEQRA) and the granting of area variances by the Zoning Board of Appeals regarding the number of driveways to be constructed and the size of signs which will be installed on the property.

Mr. Trabold also referred to the determination of Highway Superintendent Sean Murphy, on April 13, 2026, that there is no need to install streetlights across the Hook Road frontage of the property " . . . as such installed streetlights would not contribute to, or connect to, any adjacent streetlights in the neighborhood." Mr. Murphy's determination also found that the lights which are shown on the proposed Preliminary Site Plan adequately illuminate the three points of driveway access for the project (*see* Attachment to Abstract #02).

Mr. Trabold acknowledged receipt of the engineering comment letter of May 1, 2026, from Wesley A. Pettee of LaBella Associates of Rochester, N.Y., which has been retained by the Town to represent the Planning Board for these applications. Mr. Trabold said that they are addressing all of the engineering comments, which are minor in nature, and include landscaping, lighting and Stormwater Pollution Protection Plan (SWPPP) design.

Mr. Brand said that LaBella Associates has been retained by the Town as the Engineer of Record for these applications to avoid a conflict of interest because MRB Group, which serves as the Town Engineer, has been retained by the fire department as their engineer for this project. He said that LaBella Associates will work with the Planning Board through the Preliminary and Final Site Plan applications, the Special Use Permit application, and the Municipal Separate Storm Sewer System (MS4) inspections as may be required during construction.

Mr. Brand said that this is a much-needed project and has been identified as a priority in the current Ontario County All Hazard Mitigation Plan. He complimented Mr. Trabold for his work with the Town in the past meetings on these applications.

Mr. Hemminger asked if comments on landscaping on the north and east sides of the property have been included in the draft resolution. Mr. Brand said that landscaping has been discussed with the applicant.

Mr. Brand acknowledged the area variances which were granted by the Zoning Board of Appeals (ZBA) on April 27, 2026, for the number of driveways off from Hook Road into the property (ZB #2026-0304) and for the sizes of building-mounted signs (ZB #2026-0305). He said that the Town Code allows only one driveway off from a public road into a property but that the ZBA granted an area variance for two driveways and one apron off from Hook Road in the interest of safety to separate the traffic of emergency responders from the general public who will also be able to use the new building.

He also said that the ZBA overrode the Ontario County Planning Board's (OCPB) denial of the proposed signs and granted the sign variance because the OCPB did not realize that the building-mounted signs will face Hook Road and did not take into account that this is a public safety facility.

Mr. Murphy said that the Town will install a sign or two along Hook Road to provide advance warnings to motorists of fire equipment pulling in and out of the fire station.

Mr. Hemminger asked if anyone in the meeting in the 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.

Mr. Hemminger asked Mr. Trabold if he received the draft resolutions prior to the meeting and if he agreed with the conditions. Mr. Trabold said yes.

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

■ A motion was made by MS. SOUSA, 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
FARMINGTON VOLUNTEER FIRE ASSOCIATION
PRELIMINARY SITE PLAN
APPROVAL WITH CONDITIONS

PB #2026-0201

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 Preliminary 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 Town of Farmington Town Planning Board (hereinafter referred to as the Board) has completed a coordinated review with Involved Agencies, is the designated Lead Agency under the State's SEQR Regulations, and made a determination of non-significance upon said Action at the April 1, 2026, Planning Board meeting; and

WHEREAS the Board has considered the recommendation contained in the Ontario County Planning Board's April 8, 2026, referral # 31.1-2026, a Class 1 with comments only; and

WHEREAS the Board has considered the comments provided in the May 1, 2026, letter from Wesley A. Pettee, AICP, Senior Planner, LaBella Associates, the Engineering Firm of Record for this project as of April 14, 2026; and

WHEREAS the Board has considered the decisions by the Town of Farmington Zoning Board of Appeals made on April 27, 2026, to grant area variances enabling additional site driveways and slightly larger building mounted signs for this project; and

WHEREAS, the Board has tonight continued the public hearing on this application and has given consideration to the public comments provided.

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

1. Preliminary 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, dated March 27, 2026, and entitled

"Farmington Volunteer Fire Association, Inc., STATION #2 IMPROVEMENTS," and are further subject to the following conditions of preliminary site plan approval listed below.

2. The comments 2 through 11, contained in the above referenced LaBella letter (May 1, 2026) to the Town Planning Board Chairperson are to be addressed in writing along with any necessary revisions to the drawings submitted with this Preliminary Site Plan package before the Town's Engineer of Record is to sign the preliminary drawings.

3. Drawing C-102 is to be entitled . . . "Preliminary Site Plan, Farmington Volunteer Fire Association, Inc., Station No. 2, 1225 Hook Road, Farmington, New York 14425."

4. There is to be a Site Lighting drawing added to the Drawing Index List. This drawing is required prior to submission of final site plan drawings, and it is to show the illumination patterns of all site lighting proposed and to address the LaBella comments contained in their May 1, 2026, letter.

5. Drawing C-002, entitled "Site Safety & Logistics Plan," the proposed delineated sidewalk closing area needs to be amended to avoid closing off of the public sidewalk across the site's Hook Road frontage during site construction. If closing of the public sidewalk is deemed necessary, then a temporary blacktopped sidewalk is to be installed during site construction. This issue will need to be resolved prior to Final Site Plan approval.

6. It needs to be determined and then identified on one of the drawings, whether the concrete sidewalk across the fire station's proposed apron has been installed to the Town Specifications shown on the 2025 Appendix H-6.0 of the Town's Site Design and Development Criteria. The public sidewalk along Hook Road was installed several years prior to the requirement for 6" by 6", 10 gage wire mesh to be installed in portions of sidewalk across such heavy vehicle driveways. This also should be determined and if deemed necessary, installed across the southern driveway as well, since this sidewalk crossing will be used for fire trucks returning to the station.

7. Prior to the submission of final site plan drawings, the Applicant will need to determine if one or more yellow diamond shaped traffic warning sign(s) identifying the upcoming fire station access are to be provided for traffic along Hook Road, and then identify the proposed locations for these signs.

8. There is to be a general note added to Drawing C-102 Preliminary Site Plan drawing that identifies all compliance with the Town's MS4 Regulations is to be coordinated with the Town's Engineer of Record (LaBella Associates).

9. Drawing C-102 is to contain a General Note identifying the area variances granted [Files ZB #2026-0304 for driveways and ZB 2026-0305 for building mounted signs], by the Town Zoning Board of Appeals on Monday April 27, 2026.

10. Drawing C-102 is to be revised to show a concrete sidewalk connection between the nine parking spaces designated for first responders and the front entrance to the fire station.

11. It is recommended that an additional drawing be prepared as part of the package of drawing for Final Site Plan approval that identifies the sign details being proposed for this project.

BE IT FURTHER RESOLVED that once these conditions have been addressed and those conditions requiring amendments to the preliminary 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 preliminary drawings by Town Officials.

BE IT FURTHER RESOLVED that Preliminary Site Plan approval is valid for a period of 180 days from today and shall automatically expire unless signed preliminary 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 preliminary drawings have been signed then the Applicant may submit an application for final site plan approval for the Board's action at a future public meeting.

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 Applicants, Farmington Volunteer Fire Association, c/o Carol Trapasso, President, P.O. Box 25117, Farmington, N.Y. 14425 (president@farmiingtonfd.org); Scott Parker, Vice President, P.O. Box 25117, Farmington, N.Y. 14425 (vicepresident@farmingtonfd.org); Joseph Trabold, P.E., MRB Group, D.P.C., Applicant's Engineer, Culver Road Armory, 145 Culver Road, Suite 160, Rochester, N.Y. 14620 (Joe.Trabold@mrggroup.com); the Town's Engineer of Record Wesley A. Pettee, AICP, Senior Planner, LaBella Associates, 300 State Street, Suite 201, Rochester, N.Y. 14614 (wpettee@ labellapc.com); 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	Aye
Douglas Viets	Excused

Motion carried.

■ A motion was made by MS. SOUSA, 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
FARMINGTON VOLUNTEER FIRE ASSOCIATION
SPECIAL USE PERMIT
APPROVAL WITH CONDITIONS

PB #2026-0202

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 Special Use Permit 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 Town of Farmington Town Planning Board (hereinafter referred to as the Board) has completed a coordinated review with Involved Agencies, is the designated Lead Agency under the State's SEQR Regulations, and has made a determination of non-significance upon said Action; and

WHEREAS the Board has considered the recommendation contained in the Ontario County Planning Board's April 8, 2026, referral # 31.3-2026, a Class 1 with comments only; and

WHEREAS the Planning Board has given consideration to the decisions by the Town of Farmington Zoning Board of Appeals to grant area variances enabling additional site driveway and slightly larger building mounted signs for this project; and

WHEREAS, the Board has tonight continued the Public Hearing on this application and has given consideration to the public comments provided.

NOW, THEREFORE, BE IT RESOLVED the Applicant's Engineers have submitted a statement setting forth the details of the operation of the use, along with the Applicant's

eligibility as a "public building." Based upon this, the Board does hereby determine the proposed improvements to existing Fire Station No. 2 involves a special permitted use, and that Station No. 2 is defined as a Public Building in Chapter 165, Article II, Section 10 of the Farmington Town Code and, therefore, is determined to be a valid Special Permitted Use in the R-1-10 District.

BE IT FURTHER RESOLVED the proposed site improvements are identified as the number one priority action for the Town of Farmington, in the adopted Ontario County All Hazard Mitigation Plan.

BE IT FURTHER RESOLVED the Applicant has provided extensive information on the need for making the planned site improvements in numerous editions of the Town of Farmington's Town Operations Committee's bi-weekly reports to the Town Board, which are posted on the Town's website, and in recent editions of the Town's Newsletters to Town Residents, without receiving any objections to these proposed improvements.

BE IT FURTHER RESOLVED the Board finds there is need to make these site improvements which are in the best interests of sustaining the health and safety of our fire fighters and improvements for the general welfare of the residents of the Town of Farmington in the event of a declared weather condition, extended power outage and enhance delivery of public services.

BE IT FURTHER RESOLVED the Board approves the Special Use Permit with the following Conditions:

1. The Special Use Permit shall take effect upon the approval of the Final Site Plan Drawings by the Town Planning Board at a future date and time.

2. The Special Use Permit is for the identified site improvements mentioned above in this resolution any further amendments to these site improvements may also require further amendment to this Special Use Permit, as may be determined by the Town Code Enforcement Officer.

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 Applicants, Farmington Volunteer Fire Association, c/o Carol Trapasso, President, P.O. Box 25117, Farmington, N.Y. 14425 (president@farmiingtonfd.org); Scott Parker, Vice President, P.O. Box 25117, Farmington, N.Y. 14425 (vicepresident@farmingtonfd.org); Joseph Trabold, P.E., MRB Group, D.P.C., Applicant's Engineer, Culver Road Armory, 145 Culver Road, Suite 160, Rochester, N.Y. 14620 (Joe.Trabold@mrggroup.com); 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	Aye
Douglas Viets	Excused

Motion carried.

5. 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: Final Site Plan Amendment approval for construction of a proposed Accessory Structure—4,320-square-foot, 25-foot-tall pole barn style private garage—and related site improvements on the above referenced property.

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

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

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

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

On April 15, 2026, Mr. Hemminger opened the Public Hearing on this application. The Public Hearing was then continued to the meeting this evening (May 6, 2026).

On April 30, 2026, the Planning Board's draft resolution for this evening's consideration of an amendment to the Final Site Plan was sent via email to Mr. Bellis and to his engineer Scott DeHollander, P.E.

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. Hemminger asked Mr. Bellis if he has reviewed the draft resolution prepared for the Board's consideration and if he has any questions about it.

Mr. Bellis stated he has reviewed the draft resolution and asked about a note in the draft resolution regarding the fire department's request at the Planning Board meeting on March 18, 2026, for design information of the driveway extension to the proposed Accessory Structure, to determine accessibility by fire department apparatus. Mr. Brand said that the fire department would like to determine if the proposed driveway extension will accommodate the weight of the fire equipment. Mr. Bellis asked if the driveway specifications which are included on the site plan for the construction of their home would be sufficient. Mr. Brabant said that that Mr. Bellis could use the cross-section description of the driveway which are on his house plans for this fire department request.

Mr. Hemminger then referred to the draft approval resolution regarding the selection of the location of the Accessory Structure on the property. In addition to the location as shown on the original plan, two additional concepts have been proposed and considered by the Board during the past two-week period. Mr. Hemminger said that the board needs to decide on one of the three concepts for the selection of the location of the proposed private garage.

In a report to the Planning Board on April 14, 2026, Scott DeHollander, P.E., the applicant's consulting engineer, reviewed the alternate locations:

> **Alternate Location A** is situated within the front yard/front setback area and is therefore not compliant with Town Code requirements. Implementation of this option would require multiple area variances and represents a variance-intensive approach. Furthermore, this configuration is inconsistent with the established development pattern in the surrounding area, where accessory structures are typically located to the rear of the principal dwelling. As such, Alternate Location A is not considered a reasonable or preferred option.
>
> **Alternate Location B,** while more consistent with a literal rear-yard interpretation, introduces significantly greater site disturbance and engineering impacts.

In the report, Mr. DeHollander issued the following recommendation to the board:

> It is the professional opinion of the undersigned that the originally proposed location constitutes the least impactful and most practical siting option. Accordingly, it is recommended that the Planning Board give favorable consideration to the original configuration based on its demonstrated reduction in site disturbance, avoidance of unnecessary variances, and overall consistency with sound engineering and planning principles.

—Scott DeHollander, P.E., DeHollander Design, Inc.
April 14, 2026

See Attachment to Abstract #11 for the full report.

■ **CONSENSUS:** Following discussion, it was the consensus of the board members present to select the original location for the placement of the Accessory Structure on the property. Mr. Hemminger then instructed Mr. Brand to use the original location when he prepares the drafts of the Full Environmental Assessment Forms Parts 2 and 3 for the board's review and acceptance under the State Environmental Quality Review Act (SEQRA).

Mr. Hemminger then asked if anyone in the meeting room wished to speak for or against these applications, or to ask questions.

There were no other comments or questions from those in the meeting room.

Mr. Hemminger then asked if anyone on the remote video conference wished to speak for or against these applications, or to ask question. There were no comments from those on the remote video conference.

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

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

FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN AMENDMENT

PB #2026-0303

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

ACTION: **Application for Final Site Plan Amendment to allow a proposed Accessory Structure—a 4,320-square-foot, 25-foot-tall Accessory Structure, a Private Garage and related site improvements—to be constructed on the above referenced property.**

Designating Lead Agency status under 6NYCRR Part 617, Article 8 of the State Environmental Conservation Law; determination on alternate site locations for the proposed Accessory Structure; directing the preparation of Parts 2 and 3 of the Full Environmental Assessment Forms for the Planning Board's acceptance; requesting supplemental information, the private driveway design to the proposed Accessory Structure,

under the State Environmental Quality Review Regulations; and adjourning the Public Hearing to May 20, 2026.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has continued tonight's public hearing on this Action, that was adjourned on Wednesday April 15, 2026, on the above referenced Action; and

WHEREAS the Planning Board's continued deliberations are based upon new information received on April 15, 2026, from the Applicant's Engineer, Scott DeHolander, P.E., which includes a sketch plan drawing titled . . . "ALT. CONCEPT GARAGE LOC. LOT #R-4 SCOUT PLAINS SUBDIVISION TRACT" and a Memo, dated April 14, 2026, from Scott DeHollander, P.E., DeHollander Design Group, Inc., providing his engineer's findings and a recommended determination on which of three (3) identified alternative site options " . . . constitutes the least impactful and most practical siting option;" and

WHEREAS this new information was received on the day of the Planning Board's April 15, 2026, meeting and was determined to be necessary to continued deliberations to the next Planning Board meeting to comply with the Board's adopted 2026 Rules of Procedure to not act upon new information received at an established Public Hearing, but to continue the deliberations to a specific date and time; and

WHEREAS the Planning Board has received and reviewed the Town's State Environmental Quality Review (SEQR) Response Form from the Town Zoning Board of Appeals (hereinafter referred to as Zoning Board) dated March 23, 2026, which identifies no objection to the Planning Board being designated the Lead Agency under 6NYCRR, Part 617.6 (b) of the (SEQR) Regulations, for making findings and a determination of significance upon the above referenced Action; and

WHEREAS the Planning Board has also received the Zoning Board's March 23, 2026, resolution on Files ZB #2026-0202 and -0203, which requests that the Planning Board provide input on what feasible alternative, if any, is there to the proposed site location; and

WHEREAS under 6NYCRR, Part 617.6 (b) (3) (iii) the Lead Agency must determine the significance of the action within 20 calendar days of its establishment as Lead Agency, or within 20 calendar days of its receipt of all information it may reasonably need to make the determination of significance, whichever occurs later, and then must prepare, file and publish the determination in accordance with section 617.12 of this Part; and

WHEREAS the Farmington Fire Department's representative did, at the March 18, 2026, meeting request design information for the driveway extension to the proposed Accessory Structure, to determine accessibility to the structure by fire department apparatus, which has not yet been received by the Planning Board from the Applicant's Engineer; and

WHEREAS the Planning Board, once it is designated as the Lead Agency under SEQR, must first determine which of the three (3) alternative locations shown on the Applicant's Engineer's concept drawing received on April 15, 2026, is to be selected; which will then

allow completion of the Parts 2 and 3 of the Full Environmental Assessment Form and the Planning Board's making a determination of significance upon the Action.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Board does hereby accept the Zoning Board's concurrence for the Planning Board to be designated Lead Agency for the above Action and does hereby designate itself as the Lead Agency for the above referenced Action.

BE IT FURTHER RESOLVED THAT the Planning Board does hereby request Town Staff to prepare drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for the Planning Board's review and ultimately making findings and a determination of significance under the State's SEQR Regulations that is to be based upon the Original Private Garage Location shown on the "ALT. CONCEPT GARAGE LOC" drawing referenced above.

BE IT FURTHER RESOLVED THAT the Planning Board requests the Applicant to have his engineer prepare a detail design drawing for the construction of the proposed driveway access to the preferred Original Private Garage Location, as requested by the Farmington Volunteer Fire Department's representative to the Planning Board, and to submit said information to the Planning Board for its review and discussion at the May 20, 2026, Planning Board Meeting.

BE IT FURTHER RESOLVED THAT the Planning Board directs certified copies of this resolution are to be provided to the Applicant, the Applicant's Engineer, Scott DeHollander, the Town Code Enforcement Officer, the Town Zoning Enforcement Officer, the Town Director of Planning and Development, the Fire Chief of the Farmington Volunteer Fire Department and the Clerk of the Town Zoning Board of Appeals.

BE IT FINALLY RESOLVED THAT the Planning Board does hereby adjourns this Public Hearing and continues it to the next public meeting scheduled for Wednesday evening May 20, 2026, to begin at 7:00 p.m. on this date.

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

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

Motion carried.

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

6. NEW PUBLIC HEARING—PRELIMINARY SITE PLAN

PB #2026-0304 **New Preliminary Site Plan Application**

Name: Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534; on behalf of Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580, owner of property at 0000 County Road 28.

Location: 0000 County Road 28; vacant lot located adjacent south of the Wayne County/Town of Macedon boundary line; Tax Map #10.00-1-77.100.

Zoning District: A-80 Agricultural District

Request: Preliminary Site Plan approval, schedule a Public Hearing, and give notice to the Macedon Town Clerk, to allow for the construction of a new single-family residence on a vacant lot; site improvements include grading, drainage, utilities and a new on-site wastewater treatment system.

On April 1, 2026, the Planning Board determined that this application was complete and scheduled the Public Hearing for the meeting this evening (May 6, 2026).

On April 30, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mr. Enright, to the owner Mr. Lowengith, and to Mr. Marks of Marks Engineering.

Mr. Hemminger opened the Public Hearing on this application.

This application was presented by the applicant's contractor Joe Vinci, of Vinci Construction, LLC, in the meeting room. Brennan Marks, P.E., of Marks Engineering, attended via remote video conference.

Mr. Vinci said that the applicant is seeking Preliminary Site Plan approval for the construction of a house in the Town of Farmington near the Macedon town line.

Mr. Brand said that the Macedon Town Clerk was notified of this application and of this evening's Public Hearing under the provisions of the State General Municipal Law which requires that the clerk of an adjacent municipality to be notified of applications within 500 feet of the municipal boundary. He said that no comments on this application have been received from the Town of Macedon, and that with the compliance of this requirement, the Town staff is now ready to go on the application.

Mr. Marks said that the subdivision in which this lot is located was originally approved in 2013 and did show a house to be located on this lot.

Mr. Hemminger asked Mr. Marks if he received the draft approval resolution prior to the meeting this evening, and if he agreed with the conditions. Mr. Marks said yes.

Mr. Hemminger then asked if anyone in the meeting room wished to speak for or against these applications, or to ask questions.

There were no other comments or questions from those in the meeting room.

Mr. Hemminger then asked if anyone on the remote video conference wished to speak for or against these applications, or to ask question. There were no comments from those on the remote video conference.

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

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the Public Hearing be closed.

Motion carried by voice vote. The Public Hearing on PB #2026-0304 was closed.

■ A motion was made by MS. SOUSA, 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:

FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN APPROVAL WITH CONDITIONS

PB #2026-0304

Applicant:	**Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534; on behalf of Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580, owner of property at 0000 County Road 28.**
Action:	**Application for Preliminary Site Plan approval, to allow for the construction of a new single-family residence on a vacant lot located along the east side of County Road 28, Tax Map #10.00-1-77.100, adjacent south of the Wayne County/Town of Macedon boundary line. Site improvements include grading, drainage, utilities and a new on-site wastewater treatment system.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above-mentioned application which consists of a set of drawings prepared by Marks Engineering, P.C., entitled "New Residence Site Plan, Lot 1—Stahl Subdivision Lands of Christopher Lowenguth," identified as Job No. 26-026, dated 02/23/2026, Tax Map Number 10.00-1-77.100; and

WHEREAS the Planning Board has, at their April 15, 2026, meeting classified the proposed Action under the State Environmental Quality Review (SEQR) Regulations as a Type II Action [§617.5 (c) (11) and (13)] and that Type II actions are not subject to review under SEQR; and

WHEREAS the Farmington Town Clerk did on Thursday, April 16, 2026, provide notice to the Macedon Town Clerk of tonight's Public Hearing, in accordance with the provisions under Section 239-nn of the New York State General Municipal Law; and

WHEREAS the Planning Board tonight has conducted a Public Hearing on the proposed Action and has given consideration to the testimony in the hearing record.

NOW, THEREFORE BE IT RESOLVED that the Planning Board approves the application for Preliminary Site Plan Approval, for the above-mentioned Action, with the following conditions:

1. The Cover Sheet is to be corrected to change the Town of Palmyra referenced to Town of Macedon.

2. Drawing C100, Existing Cond./Site Plan, is to be amended to read Preliminary Site Plan, Tax Map Account No. 10.00-1-77.100."

3. Drawing C100 is to be further amended to add a signature and date line for the Planning Board Chairperson.

4. Drawing C100 is to be further amended to add the following General Note: A Park and Recreation Fee is to be paid to the Farmington Town Clerk prior to the Town Code Enforcement Officer issuing a Building Permit for the proposed single-family dwelling.

5. Drawing C100 is to be further amended to add a General Note that prior to the Town Code Enforcement Officer issuing a Building Permit for the proposed single-family dwelling, a copy of the Ontario County Highway Permit is to be provided to the Town Development Office.

BE IT FURTHER RESOLVED this Preliminary Site Plan Approval shall remain in effect for 180 days from today and shall automatically expire unless revised drawings have been prepared, submitted for review and signed by the Planning Board Chairperson.

BE IT FURTHER RESOLVED once Preliminary Site Plans have been signed then the Applicant may make application to the Planning Board for Final Site Plan Approval.

BE IT FURTHER RESOLVED that no Building Permit shall be issued by the Town Code Enforcement Officer for the proposed single-family dwelling until Final Site Plan Approval has been granted and signed final copies have been filed in the Town Development Office.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534 (toddEnrightremax@ gmail.com); the Applicant's Engineer Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (ltidd@ marksengineering.com); the property owner Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580; Macedon Town Clerk Karrie Bowers, 32 West Main Street, Macedon, N.Y. 14502 (townclerk@ macedontown.gov); Garrett Beisheim, EIT, Ontario County Department of Public Works, County Road 46, Canandaigua, N.Y. 14424 (Garrett.Beisheim@ontariocounty ny.gov); Town staff; 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	Aye
Douglas Viets	Excused

Motion carried.

7. OTHER BOARD ACTIONS

A. PADDOCK LANDING INCENTIVE ZONING PROJECT FIFTH EXTENSION OF APPROVALS FOR 1 YEAR

PB #1201-23 Overall Preliminary Subdivision Plat Extension Application
PB #1202-23 Overall Preliminary Site Plan Application

Name: Robert Brenner, Canandaigua Development Company LLC, 83 South Main Street, Canandaigua, N.Y. 14424

Request: Request for fifth extension of Overall Preliminary Subdivision Plat and Overall Preliminary Site Plan approval of approximately 148 acres of land, Tax Map Accounts Nos. 29.00-02-131 (52.5 acres) and 29.00-02-14.0 (93.3 acres) located between State Route 96 on the south and west, Collett Road on the north, and east of Glen Carlyn Drive and west of County Road 8.

On February 21, 2024, the Planning Board approved the Overall Preliminary Subdivision Plat with conditions and the Overall Preliminary Site Plan with conditions (PB #1201-23 and PB #1202-23, respectively.

On August 7, 2024, the Planning Board approved the first 90-day extensions of these applications from August 19, 2024, to November 16, 2024.

On November 13, 2024, the Planning Board approved the second 180-day extensions of these applications from November 16, 2024, to May 14, 2024.

On May 7, 2025, the Planning Board approved the third 180-day extensions of these applications from May 14, 2025, to November 10, 2025.

On November 5, 2025, the Planning Board approved the fourth 180-day extensions of these applications from November 10, 2025, to May 9, 2026.

On April 30, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Brian Mahoney and Robert Brenner of the Canandaigua Development Company, LLC; and to their engineers Peter Vars, P.E., and Ryan D. Destro, P.E., of BME Associates.

Mr. Brenner presented this application.

He said that they are starting to hear positive movement from Rochester Gas & Electric (RG&E) which was conveyed to the Town staff at a recent meeting of the Project Review Committee. Mr. Brenner said that a rate case before the Public Service Commission is in litigation, should be resolved in six months, and may have some infrastructure endorsement on natural gas. He said that if the natural gas portion of this litigation comes through, RG&E said that they also could make the electric portion of the project come through.

On another positive signal, Mr. Brenner said that RG&E will be able to provide electric and natural gas service to another of his company's projects in Farmington to the east (the Fairdale Meadows Subdivision).

Mr. Hemminger asked about the New York State proposal to make all homes electric. Mr. Brenner said that there is a stay on this, and that the concept is in litigation.

Mr. Hemminger asked again about the size of Paddock Landing. Mr. Brenner said that they have been approved for 186 units and that the frontage is reserved for commercial development with five pad sites.

Mr. Brand said that the applicant has been very diligent in working to get the attention of a lot of people to get the energy capacity issue resolved because it affects not only his project, but others. Mr. Brand said that although a $74 million natural gas facility is located in the Town it appears that the utility company cannot provide natural gas connection from this facility for other projects at this time.

Following discussion, Mr. Hemminger suggested that the draft resolution which provided for a six-month extension of these applications, be amended to provide for a one-year extension. Mr. Brand, Ms. Ruthven and Mr. Brabant had no objections to this amendment.

Although this was not a formal Public Hearing, Mr. Hemminger asked if anyone in the meeting room or on the remote video conference had any comments or questions. There were no comments or questions from those in the meeting room or on the remote video conference.

Mr. Hemminger then asked board members if they had any objections to the one-year extension of these applications. There were no objections from board members.

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

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

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PADDOCK LANDING INCENTIVE ZONING PROJECT
FIFTH EXTENSION OF APPROVALS FOR
AN ADDITIONAL PERIOD OF 1 YEAR

PB #1201-23 Overall Preliminary Subdivision Plat
PB #1202-23 Overall Preliminary Site Plan

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received a letter dated April 25, 2026, from Robert J. Brenner, Partner, Mahoney Brenner, LLP, requesting a fifth to the Overall Preliminary Subdivision and Site Plan approvals for the above referenced Project, which was originally granted by the Planning Board on February 21, 2024, and which is set to expire on May 9, 2026; and

WHEREAS the Applicants continue to seek approval from RG&E to allow natural gas and electric services for the proposed project; and

WHEREAS the Applicants have demonstrated a good faith effort working with state and local officials towards finding a solution to allow this project to proceed; and

WHEREAS the Applicants have been provided with a copy of this draft resolution and a copy of this draft resolution has been posted on the Town's Official Website, on Friday, May 1, 2026, all of which is in accordance with the provisions of the State's Open Meetings Law and established Town Operating Procedures.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to approve a 1-year extension of time to:
The first conditional approval of 180 days granted on February 21, 2024, that expired on August 19, 2024.

The first 90-day extension was granted on August 7, 2024, and expired on November 16, 2024.

The second 180-day extension of time approved on November 13, 2024, that expired on Wednesday, May 14, 2025; and

The third 180-day extension of time approved on May 7, 2025, that expired on Monday, November 10, 2025; and

The fourth 180-day extension of time approved on November 5, 2025, that is set to expire on Saturday May 9, 2026.

BE IT FURTHER RESOLVED said 1-year extension period shall commence on Saturday, May 9, 2026, and continue through Sunday, May 9, 2027.

BE IT FURTHER RESOLVED the Applicant is hereby given notice that should there not be resolution of this issue on or before April 21, 2027, then there will need to be a sixth letter requesting another extension of time to continue the conditional of approval for these applications starting on Monday, May 10, 2027. This letter must be submitted to the Town Development Office not later than noon on April 23, 2027, to allow the request to be placed on the May 5, 2027, meeting agenda.

BE IT FINALLY RESOLVED the Board does hereby direct that certified copies of this resolution are to be provided to the Farmington Town Highway and Parks Superintendent; the Superintendent of the Farmington Town Water and Sewer Department; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Fire Marshal; the Town Engineers, MRB Group, D.P.C., Attn: Lance S. Brabant, National Director of 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	Aye
Douglas Viets	Excused

Motion carried.

B. FINAL SITE PLAN AMENDMENT

PB #2025-0503 Final Site Plan Amendment Application

Name: Belle Beachner, Director of Business Development, ACES Geothermal & Solar, 7288 Rush Lima Road, Honeoye Falls, N.Y. 14472; on behalf of T&M Properties of WNY, LLC (Villager Construction), 425 Old Macedon Center Road, Fairport, N.Y. 14450.

Address: 1980 Villager Way, Farmington, N.Y. 14425; Tax Map #17.00-1-70.000

Request: Final Site Plan Amendment to install a solar photo voltaic system on a previously approved building

The Planning Board approved the Final Site Plan for construction of a one-story office and maintenance building, and related site improvements, for Villager Construction, located on a portion of the former Loomis Road Industrial Park site along the north side of Loomis Road, on June 4, 2025 (PB #2025-0503).

On May 1, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Tim and Michael Lawless; and to Belle Beachner of ACES Geothermal & Solar, of Honeoye Falls, N.Y.

Prior to the meeting, Ms. Beachner provided the following information:

> I am writing to submit this Letter of Intent supporting a Zoning Board of Appeals application for the installation of a roof-mounted solar photovoltaic (PV) system at 1980 Villager Way, the site of Villager Construction's new corporate office.
>
> The proposed system will have a total capacity of approximately 100 kilowatts (kW) and will consist of a roof-mounted array utilizing (267) solar PV panels, (1) 100kW string inverter with power optimizers. The system is designed to be installed directly on the roof surface to maintain a low profile and integrate seamlessly with the building's architecture.
>
> A primary consideration in the system's design is minimizing visual impact. The solar array will not extend beyond the roofline and will be positioned to avoid obstruction of neighboring views or creating any visual nuisance. As such, the installation is consistent with the character of the surrounding industrial area.
>
> The proposed 100 kW roof-mounted solar PV system requires Zoning Board of Appeals review due to its nonconformance with Chapter 165, Section 65.3(F)(1) of the Town Code, which limits building-mounted systems to 25 kW or to no more than 110% of the previous 12 months of on-site electrical consumption. As this project involves new con-

struction at 1980 Villager Way, there is no existing utility usage history available to demonstrate compliance with the 110% consumption threshold. The system has been appropriately sized based on the anticipated electrical demand of the building and is intended to operate within the allowable 110% consumption limit once the facility is occupied and operational.

The system will serve only the on-site electrical needs of Villager Construction's corporate office and will not involve any off-site distribution. It will support a portion of the building's electrical demand and reduce reliance on utility-supplied electricity. This aligns with broader sustainability goals and represents a responsible investment in renewable energy infrastructure for Villager Construction.

We respectfully request the Board's consideration of this application and approval of the necessary zoning relief to proceed with the project. We believe this installation represents a thoughtful, low-impact improvement that contributes positively to Villager Construction's environmental and economic objectives.

Thank you for your time and consideration.

—Belle Beachner, Director of Business Development
ACES Geothermal & Solar
March 17, 2026

Ms. Beachner presented this application.

Mr. Hemminger said that this application is for the addition of a roof-mounted solar installation to an existing building.

Ms. Beachner said that the application is for the installation of a 100 kW solar system on the roof of the new Villager Construction building at 1980 Loomis Road. She said that the system is just for the electric needs of the building, that there will be no off-site uses of the power, and that their intention is for the use of the electricity on site with nothing intentionally visible.

Mr. Brand said that the applicant received an area variance from the Zoning Board of Appeals for the installation of a 100 kW system because the current Town Code restricts roof mounted systems to only 25 kW. He also said that there will be no battery storage of the electricity.

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

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

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB 2025-0503

APPLICANT: **Belle Beachner, Alternative Carbon Energy Systems, Inc., on behalf of T&M Properties of WNY, LLC, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607**

ACTION: **Final Site Plan Amendment for 1980 Villager Way, Maintenance Building, adding a Roof-Mounted 100kW Solar Power System**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has conducted a public meeting on the above-mentioned Action; and

WHEREAS the Planning Board has considered the comments provided in the public meeting record, including the Town Zoning Board of Appeals Resolution, ZB #2026-0301, dated April 27, 2026, granting with conditions an area variance for the proposed roof mounted 100kW solar power system; and

WHEREAS the Planning Board has given consideration to the comments in the Ontario County Planning Board Referral number 50.1-2026, dated April 8, 2026.

NOW, THEREFORE, BE IT RESOLVED the Planning Board classifies the proposed Action as a Type II Action under the provisions of 6NYCRR, Part 617.5 (c) (3) (9) and (15) of article 8 of the New York State Environmental Conservation Law (ECL).

BE IT FURTHER resolved that Type II Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under the ECL.

BE IT FURTHER resolved the Planning Board grants Approval of this Final Site Plan Amendment with the following conditions:

1. Final Site Plan Approval is based upon the drawings prepared by ACES Geotherm & SOLAR, consisting of Sheets PV-0.0, PV-1.0, PV-2.0, PV-3.0, PV-4.0, PV-5.0 and PV-6.0, entitled “Photovoltaic Roof Mounted System, 276 Modules-System Size STC (121.44 kW DC/100.00 kW AC), 6092 Loomis Rd., Farmington, NY 14425, USA (42.991892780077066–

77.36082963059837) Villager 6092 Loomis Road, Farmington, NY 14425,USA."

2. Sheets PV-0.0, PV-1.0 and PV-2.0, are to have signature lines added for the Planning Board Chairperson's signature and date of signing.

3. Sheet PV-1.0 is to be entitled "Final Site Plan Amendment, with Modules."

4. Sheets PV-00.0, PV-1.0 and PV-2.0 are to be amended to include a General Note on each sheet identifying the Planning Board File Number (PB #2025-0503, dated 5/06/2026).

5. Final Site Plan Amendment Approval is valid for a period of 180 days from today and shall automatically expire unless the sheet drawings specified above have been amended and signed by the Planning Board Chairperson.

6. The Town Code Enforcement Officer shall not issue a Certificate of Compliance until the signed Sheets have been submitted for filing in the Town Development Office.

BE IT FINALLY RESOLVED that the Planning Board directs the filing of a certified copy of this resolution be provided to: the Applicant Belle Beachner, 7288 Rush Lima Road, Honeoye Falls, N.Y. 14472 (Belle@aces-energy.com); the property owner Tim Lawless, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607 (TLawless@villagerci.com)**;** the Town Clerk; the Town Code Enforcement Officer; the Town Zoning Enforcement Officer; and the Town Director of Planning and Development.

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

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

Motion carried.

C. NEW PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT

PB #2026-0501 New Preliminary Site Plan Application
PB #2026-0502 New Special Use Permit Application

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

Georgia 30305), owner of property at 5601 State Route 96; attention: Jacob Epstein, Associate Project Development Manager

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

Zoning District: LI Limited Industrial

Request: Preliminary Site Plan and Special Use Permit for the construction of a large-scale ground-mounted solar PV system on a parcel zoned for Limited Industrial use. The total project area will encompass approximately 16.45 acres (approximately 716,562 square feet) and reach a maximum height of approximately 9–10 feet. No buildings are proposed as part of this project.

The discussion and consideration of the Farmington NY CSG 1, LLC applications (PB #2026-0501 and PB #2026-0502) were held concurrently.

These applications were reviewed by the Project Review Committee on December 4, 2025; January 8, 2026; February 5, 2026; and March 5, 2026.

On April 30, 2026, an engineering comment letter was received from Lance S. Brabant of MRB Group, D.P.C. (*see* Attachment to Abstract #02).

On May 4, 2026, a response to the MRB Group engineering comment letter was received from Jacob Epstein of Dimension Energy (*see* Attachment to Abstract #03).

On May 1, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Jacob Epstein, Associate Project Development Manager of Dimension Energy, LLC; to Bryan Bayer of C&S Companies, Syracuse, N.Y.; and to Ari M. Goldberg, Esq., of Barclay Damon, LLP, Buffalo, N.Y.

Frank Pavia, Esq., of Barclay Damon LLP, Rochester, N.Y., presented this application. Jacob Epstein of Dimension Energy, LLC; and Bryan Bayer of C & S Companies also attended.

Mr. Pavia acknowledged receipt of the MRB Group engineering comment letter dated April 30, 2026, and of his client's response dated May 4, 2026. He said that they understand that these applications are on the agenda of the Project Review Committee tomorrow (May 7, 2026), and that they are not in attendance at the meeting this evening to oppose the draft resolution which determines that the applications are incomplete at this time.

Mr. Pavia said that they request that the Planning Board this evening declare its intent to be designated as the State Environmental Quality Review (SEQR) Lead Agency

for making the determination of significance, and commence the 30-day coordinated review period. He said that the MRB Group engineering comment letter does not conclude that the Environmental Assessment Form (EAF) Part 1 is not incomplete. Mr. Pavia said that the EAF is ready to go out and that the declaration of intent to be designated as Lead Agency and the 30-day coordinated review period do not involve substantive decisions at this point. He said that these are just procedural steps and that this is all that they are asking.

Mr. Brand said that this is not a complete application at this point, that the draft resolution for the board's consideration this evening requests additional information as noted in the MRB Group comment letter, and that the resolution directs the applicant to schedule a meeting with the Town staff " . . . to resolve the above referenced findings and to reach an understanding of what items are to be amended to enable this Board to move forward with their review and consideration of this Action." Mr. Brand asked Mr. Brabant to comment on SEQR and if there could be something in the requested additional information that could result in amendments needing to be made to the EAF Part 1.

Mr. Brabant said that the MRB Group identified engineering comments are fairly minor in nature but they do warrant the applicant to address them. He said that visual impact is an important part of a solar project, and that although this project may not warrant as much screening as others that we have seen, the Code still triggers the submission of a visual assessment for this board to consider.

Mr. Brabant also said that it has been the board's requirement on previous solar projects to require soil sampling, and that it is a requirement in the MRB Group letter to require this applicant to do so, as well.

Mr. Brabant said that the application also must include how the applicant will meet the criteria of the Major Thoroughfare Overlay District (MTOD), in which the project would be located, the details of the Decommissioning Plan, and the schedule of the three percent inflation rate. He said that the board has been seeing this in other applications, and that we want to see the schedule showing that it meets the three percent inflation rate as required by the Town over the course of the life of the project.

Mr. Brabant said that he does not feel that any of these items would substantially change the project but that it has been the purview of this board in other applications to wait until an application is complete prior to submitting any SEQR material out to other agencies who would review the application and provide comments.

Mr. Brand said that typically the board declares its intent to be designated as the Lead Agency for these coordinated reviews, and in doing so gives notice to the Involved Agencies that on a certain date at the end of the 30-day review period, if there are no objections, the board would then designate itself as the Lead Agency. He said that since we do not have a complete application this evening, he would caution the board in moving forward in declaring its intent to be designated as Lead Agency at this time.

He also said that he understands the applicant's desire to move forward with the SEQR process.

Mr. Pavia said that they are ready to respond to the MRB Group comment letter in greater detail at the PRC meeting, but that this step of the board declaring its intent to be designated as the SEQR Lead Agency is a procedural step and does not involve any substantive decision-making by the board. Mr. Pavia said that MRB has admitted that the engineering comments are minor, and that really the information is more warranted after the 30-day notice period has expired and the board makes the determination of significance. He said they respectfully make this request this evening.

Mr. Hemminger thanked Mr. Pavia for the feedback.

Mr. Hemminger then asked if anyone in the meeting room or on the remote video conference had any questions or would like to comment on the application. There were no comments from those in the meeting room or on the remote video conference.

Mr. Hemminger said that the draft resolution indicates that the application is not complete this evening, but if the remaining material is submitted in the next week, then the board could declare its intent to be designated as the SEQR Lead Agency at the next meeting.

Mr. DeLucia, Ms. Sousa and Mr. Bellis agreed that they would prefer to wait until the application is complete prior to beginning the SEQR process and the 30-day coordinated review period.

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

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

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2026-0501	**Preliminary Site Plan**
PB #2026-0502	**Special Use Permit**
APPLICANT:	**Farmington NY CSG 1, LLC, on behalf of owner Dimension Energy, LLC, 3050 Peachtree Road NW, Suite 350, Atlanta, Georgia 30305.**
ACTIONS:	**Preliminary Site Plan Application (PB#2026-0501) and Special Use Permit (PB #2026-0502): Large Scale Solar Project, Tax Map Account 30.00-1-36.111, located at 5601 State Route 96, Farmington, N.Y. 14425.**

Determination whether these two applications may be accepted for:
Meeting the requirements of Chapter 165, Article VI, Sections 84.3 through 84.3.12 of the Farmington Town Code; and

Classifying the Action under 6NYCRR, Parts 617 of the State Environmental Quality Review Act (SEQRA); and

Conducting a coordinated review and designating a Lead Agency under SEQRA; and

Referral to the Ontario County Planning Board as complete applications for review and recommendations under the Sections 239-l & -m of the New York State General Municipal Law; and

Scheduling a Public Hearing upon these Actions.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has opened a public meeting to determine if information received with applications for preliminary site plan and special use permit approvals for a proposed 3600kW Solar Power System may be accepted for public review and processing by the Planning Board; and

WHEREAS the application package includes a cover letter dated April 9, 2026, from Ari M. Goldberg, Counsel, Barclay Damon, 200 Delaware Avenue, Suite 1200 Buffalo, N.Y. 14202, and a document identifying the information contained in the packet; and a set of drawings prepared by C&S Companies, 499 Col. Eileen Collins Boulevard, Syracuse, N.Y. 13212, identified as Site Plan Drawings for Site: Farmington NY CSG1 LLC, dated March 2026; and

WHEREAS the Planning Board has also received and reviewed a letter dated April 30, 2026, from Lance S. Brabant, CPESC, National Director of Planning and Environmental Review Services, MRB Group.

WHEREAS the Planning Board and the Applicant have received this draft resolution prepared by the Town Director of Planning and Development for the Board's consideration.

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

1. The Applicant has not provided the Town with the information requested in the April 30, 2026, letter from the Town Engineering Firm that is referenced above.

BE IT FURTHER RESOLVED that the Planning Board based upon this finding determines the application materials submitted are not acceptable for the Planning Board, at this time, to initiate the formal review of the Preliminary Site Plan or Special Use Permit Applications for this project.

BE IT FURTHER RESOLVED that the Planning Board directs the Applicant to schedule a meeting with Town Staff (e.g., the Town Director of Planning and Development, Town Code Enforcement Officer, Town Fire Marshal and the Town Engineers) to resolve the above referenced findings and to reach an understanding of what items are to be amended to enable this Board to move forward with their review and consideration of this Action.

BE IT FURTHER RESOLVED that Town Staff, after meeting with the Applicant and reviewing the missing information identified, is directed to then prepare a draft resolution for the Planning Board's consideration at a future meeting.

BE IT FURTHER RESOLVED that the Planning Board does hereby move to table any further discussion upon this proposed application to a future public meeting where the Board will continue its deliberations and, hopefully, be able to move forward with the formal review and adopt the process for the formal review of the proposed Action.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Farmington NY CSG 1 LLC, Attn: Jacob Epstein, via email to jepstein@dimension-energy.com; the Applicant's Attorney Ari M. Goldberg, Barclay Damon, via email to agoldberg@barclaydamon.com; the Applicant's Engineers Bryan Bayer at C&S Companies, via email to bbayer@cscos.com; Town Development Staff; the Town Engineer and filed with the Town Development Office and Town Clerk's 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	Aye
Douglas Viets	Excused

Motion carried.

D. CONTINUED PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT

PB #2025-0501 Continued Preliminary Site Plan Application

PB #2025-0502 Continued 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: Findings and determination whether to accept the Preliminary Site Plan and Special Use Permit applications for a 4.72 KW solar power system project on 23.4 acres at 4494 Mt. Payne Road.

The discussion and consideration of the Ontario CSG 1, LLC (New Energy Equity) 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; and March 5, 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 1, 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. Clark presented this application.

He said that they have been working with the Town staff and MRB Group since last August, when the application had again been deemed incomplete, to address the issues which had been raised.

Mr. Brand acknowledged that Mr. Torrey has been meeting with the Town staff as instructed, and that this is a good example for the board why the SEQR process should not begin until an application is acceptable to the Board.

Mr. Brand said that the application is now ready to begin the public review process, that this will be a Type I Action under the SEQR regulations, that the 30-day public review period can begin, and that the Town engineer feels that the application is at a point where it can now proceed with the public review.

Mr. Brand said that the application must be referred to the Ontario County Planning Board for its meeting to be held on June 10, 2026, because of its location within an Agricultural District. He also said that the application must also be referred to the Town Clerk of the Town of Manchester, under the provisions of Section 239-nn of the State's General Municipal Law, because of its proximity to the Town boundary line.

Mr. Brand said that all of these things are included in the draft resolution and that he will begin work tomorrow on the SEQR distribution, the identification of the SEQR Involved Agencies, and the Project Notification Letter once the resolution has been adopted.

Mr. Brand said that there have been a number of residents' communications to the Town Board about this application, but that the Town Board is not involved in the Planning Board process. He said that while we appreciate the public's contact with their elected officials, it is the Planning Board which will determine the application, and that New York State law prohibits the Town Board members from influencing the Planning Board.

Mr. Hemminger said that our Town Board is aware of this and is very good at not interfering with the decisions of the Planning Board or the Zoning Board of Appeals.

Mr. Hemminger said that the Planning Board will need to work with the Town's Agricultural Advisory Committee to locate an offsetting agricultural production property. Mr. Brand said that this is part of the Town Code requirements and that the involvement of the Agricultural Advisory Committee would begin once the Planning Board begins the SEQR process.

Mr. Brabant said that the MRB Group review of the current application has been completed and that they have been working with the applicant and town staff for quite some time. He said that all the materials which are required by the Town Code have now been provided and that he has no objection to beginning the SEQR process.

Although this evening's meeting is not a formal Public Hearing on this application, Mr. Hemminger invited public comments from those in the meeting room or on the remote video conference.

Ms. Reed (4415 Mt. Payne Road) said that she lives right across from the location of the solar farm and that the solar panels would be right in front of her. She said

that this area is a flight path for Canada Geese and that there also are falcons in the area, one of which hit her windows.

Ms. Reed also expressed concern about the water table. She said that they are all on wells (in this area of the Town) and that she did not know how her well is fed or information about the aquifer. She said that she worries about the level of the water in the summer, and the well running dry or becoming contaminated. Ms. Reed also said that she understands that contaminants may seep into the soil.

Mr. Hemminger said that the board will need specific information on these topics as part of the State Environmental Quality Review (SEQR) process.

Ms. Reed asked how the proposed solar farm would affect property values if a solar farm is within sight. Mr. Hemminger said that the Town Assessor could provide these details for her.

Ms. Reed asked about three other pending solar farm applications. Mr. Hemminger said that one installation is on an existing building (PB #2025-0503), one has been proposed for a parcel of land on State Route 96 (PB #2026-0501), and a third is in the vicinity of Commercial Drive and has received Preliminary Site Plan approval (PB #0408-24).

Ms. Reed discussed the solar farm which is now in operation on Yellow Mills Road. She said that she has been a resident for 40 years and now it looks like farming has turned into housing and solar panels. Mr. Hemminger said that the Town has had a Comprehensive Plan since 1965 and that approximately 20 percent of the Town from County Road 8 west to the Victor town line, and from the Thruway south to the Canandaigua/Farmington Town Line, has always been set up for housing, comercial, and industrial development. He said that the remainder of the land is left for farming, but that does not mean that someone might not apply to put up solar panels, but in a small area.

He also said that the Town Code requires that a comparable-sized parcel of farmland must be dedicated to farming for the length of a solar project, and that this applicant will have land-banked farmland at another location in the Town. He said that the Town has thought this out, that it is a very complex but well thought out process, and that the Planning Board has been through several previous solar projects.

Ms. Williamson (4414 Mt. Payne Road) said that the site plan shows that the access road and the transmission lines would be approximately 40 feet from her house. Mr. Hemminger said that the board would certainly take a look at this and clarify it. Right now, he said that the board is just looking to be sure that the application is complete and ready for public review, and that the board will look at this when the application reaches the site plan review stage.
Mr. Hemminger asked if the access road is just for construction. Ms. Williamson said that it is an access road for the utility transmission lines.

Ms. Williamson said that she received information about the application from a Freedom of Information Law (FOIL) request, and that the address which is shown on an MRB Group document is 4410 Mt. Payne Road. She said that the address of the farm is 4494 Mt. Payne Road.

Ms. Klimasewski (4463 Mt. Payne Road) said that she has always considered Mt. Payne Road as their little slice of heaven. First of all, she said that her biggest issue is glare from a solar panel, and that vision (on Mt. Payne Road) is very hard at night, sometimes being blinded coming over the hill.

Ms. Klimasewski said that they own the horse farm on the south side of Mt. Payne Road with a racehorse breeding facility. She said that they do not have public water and that they have always had issues with water. She also said that from her research there would be a lot of construction soil compaction and that this would be a big detriment to the water table. Mr. Hemminger said that the Town engineer will take a look at this.

Ms. Klimasewski said that this (Mt. Payne Road) is not Fox Road and is our piece of heaven. She said that she is heartbroken to see this happening. Ms. Klimasewski said that Lynn Fish has plenty of land on Yellow Mills Road, that solar panels would be directly in front of her house, and that it will be an eyesore for all of us. She said that there would not be thousands of us complaining at the Public Hearing; it's just us. She asked why can't they move this to another location or to another location on Lynn Fish's property.

Ms. Klimasewski also expressed concern about the effect of the solar farm on wildlife. She said that the people (in the area) are big hunters and that the solar panels would be a detriment for the birds which migrate.

Ms. Klimasewski said that their thoroughbred horses are very nervous and high strung. She said that just the construction alone could cause someone being hurt, or an animal being hurt, and that these horses are not just your backyard ponies. She again said that she is concerned about the glare.

Mr. Brand said that the comments this evening are well taken. He said that the residents, however, need to put their remarks into the record of the formal Public Hearing, and that they have time to prepare their comments. Mr. Brand said that the Planning Board will be considering all the comments which have been entered into the formal record of the Public Hearing.

Ms. Klimasewski asked if they can go over their comments with the Highway Superintendent. Mr. Hemminger said that the Highway Superintendent will be in attendance at the Public Hearing and that the board has heard a lot of emotion this evening, similar to the comments which were delivered at Public Hearings for previous solar applications. Mr. Hemminger said that the board, however, cannot make decisions on emo-

tion, that it would not be fair. He said that the board needs data, and that information this evening about geese, for example, is anecdotal. He said again that the board cannot make decisions on emotion, and that he also understands having something like a solar project located in front of a house is a concern.

Mr. Hemminger said that one of the best things that residents can do is to present data, and not rely upon information from Wikipedia or Google. He asked residents to identify where their data comes from, from what study, when it was written, and who wrote it. He said that data really helps the board move forward and make decisions on these types of things.

Mr. Hemminger said that the Planning Board is a very competent board and will make good decisions based on good data, but that the board cannot make decisions on emotion or something from Google. He said that residents can speak with the Town Assessor and ask for information from the assessor which can be presented to the board.

Mr. Hemminger said that he would like the residents to understand the process.

Ms. Reed asked where she would be able to get information about the wells and the aquifer. Mr. Brabant said that we can search this type of data from sources such as the New York State Department of Environmental Conservation.

Mr. Clark said that the New Energy Equity has geotechnical information. He said that when it comes to residents' concerns, there is a lot of misinformation regarding utility scale solar and community solar, which are different. He said that bird migration data often regards utility scale, but that this application is a community solar project.

Mr. Clark said that a great deal of information, including a Glare Study, Stormwater Pollution Prevention Plan (SWPPP) concerns, and geotechnical information regarding soil compaction, are included in the package which has been provided to the Town. He said that this project is proposed for installation in the Town's Agricultural District and that there will be a lot of hoops for the company to restore the land to its original state.

Mr. Clark said that a Noise Study is included in the package of submitted information. He also said that he understands the construction concerns and that when it comes to the access road for the poles, the access road for most of this project is to the west. He said that the location of the transmission line is dictated by the utility and that if they (the company) could move it, they would. He said that the utility owns the poles, and it is out of their hands.

Mr. Clark said that he can address these in-depth actions before the residents leave this evening, and he will provide them with his card and contact information.
Mr. Hemminger explained the process that will be followed during the formal Public Hearing, during which residents will direct questions and comments to him, and that

he will determine who will provide the reply. He said that this is the procedure that the board uses and tries to keep the hearing controlled.

A resident said that Lynn Fish owns a lot of property. She asked why the solar farm is proposed for this location. Mr. Clark said that a lot of things go into where a site is selected, and that other than land and topography, the location selection involves the interconnection of the transmission lines to the electric grid. He said an option to locate the solar farm on other land owned by Mr. Fish on Yellow Mills Road is probably too far from the utility substation and a three-phase line. Mr. Clark said that anything lower than that is not viable.

Mr. Hemminger said that the residents can reach out to Mr. Clark, and come to the formal Public Hearing at which their comments would be entered into the record officially for this project.

Mr. Clark said that his role with the company is permitting, and that in his time in this work, the Town of Farmington has the most extensive and protective code.

Ms. Reed asked how to find out about the Public Hearing. Mr. Hemminger said that the date and time will be posted on the Town website and in a Legal Notice in the newspaper. He said that residents can always call the Building Department for information.

Mr. Brand said that the resolutions that the board will consider this evening specify the date of the first session of the Public Hearing to be held on Wednesday, June 17, 2026, at 7:00 p.m. at the Town Hall.

Mr. Hemminger said that the first hearing session will be about the environmental record—geese, soil compaction, water, etc. He said that this will be the start and does not mean that there will only be one session. Mr. Hemminger said that a previous solar project took a year-and-a-half from the SEQR review to the Final Site Plan. He said that we are not planning on this long for this application, but that the board is looking for information. He again asked residents to cite authors' names and sources for material which they may present from the internet.

Mr. Klimasewski asked if the applicant would have the same responsibility to present fact-based information. Mr. Hemminger said of course, that they will attempt to answer all questions, and make our decisions based on the documents, many of which have already been submitted.

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

■ A motion was made by MS. SOUSA, 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 #2025-0501

APPLICANT: **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 Mt. Payne Road, Shortsville, N.Y. 14548**

ACTION: **Preliminary Site Plan Application, Large Scale Solar Project, Tax Map Account 19.00-1-13.100, to be located on a parcel of land located at 4494 Mount Payne Road, along the north side of Mount Payne Road, between Yellow Mills Road and Stafford Road.**

Third Determination whether the application may be accepted for:

Meeting the requirements of Chapter 165, Article VI, Sections 84.3 through 84.3.12 of the Farmington Town Code; and

Classifying the Action under 6NYCRR, Parts 617 of the State Environmental Quality Review Act (SEQRA); and

Conducting a coordinated review under SEQRA; and

Referral to the Ontario County Planning Board, as a complete application, for review and recommendation under the Sections 239-l & -m of the New York State General Municipal Law; and
Notification to the Manchester Town Clerk under Section 239-nn of the State's General Municipal Law; and

Scheduling a Public Hearing upon this Action.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has continued its review of a third application for the above referenced Action, which includes a Part 1 Full Environmental Assessment Form (FEAF); a set of site plan drawings, dated 2/17/25, prepared by New Energy Equity, LLC, entitled "Ontario CSG 1, LLC Solar Project Sketch Plan 5.00 MW AC Fish Community Solar Garden" and a document entitled "Project Summary for Ontario

CSG1, LLC, Solar Project – Sketch Plan, 5.00 MW AC Community Solar Garden," dated 3/21/2025; and

WHEREAS the Planning Board has also received and reviewed a document entitled "Response to Comments provided by MRB Group," Dated July 30, 2025, prepared by New Energy Equity, for Ontario CSG 1, LLC Solar Project and a cover letter dated January 20, 2026, Torrey L. Clark, Permitting Manager, on New Energy Equity letterhead; and

WHEREAS the Town Development Office, on April 1, 2026, received the final submission package for the Planning Board, including a USB drive and a cover letter from Torrey Clark, Permitting Manager, New Energy Equity, which summarizes the information submitted.

WHEREAS the Planning Board has also received and reviewed the April 14, 2026, letter from Lance S. Brabant, CPESC, National Director of Planning and Environmental Review Services, MRB Group, which finds the revised project application meets the criteria for a complete application to proceed with formal review.

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

1. The Applicant has now provided the Town with the information requested in the Planning Board's Resolution dated May 21, 2025.

2. The Applicant has now provided the Town Engineers with all the information previously requested in their May 20, 2025, letter.

BE IT FURTHER RESOLVED the Planning Board based upon these findings determines the Application as amended is now accepted for public review.

BE IT FURTHER RESOLVED the Planning Board classifies this application as a Type I Action under the SEQR Regulations 6NYCRR Parts 617.4, an Action that is further subject to a coordinated review with other Involved Agencies and designation of a lead agency; and

BE IT FURTHER RESOLVED that the Planning Board does hereby identify the other Involved Agencies as being the New York State Department of Environmental Conservation; the New York State Department of Health; the Town of Farmington Highway Superintendent; the Town of Farmington Water and Sewer Superintendent, and the Planning Board.

BE IT FURTHER RESOLVED that the Planning Board does hereby establish a Coordinated Review Period, under the State's SEQR provisions, to commence on Friday May 8, 2026, and to end at noon on Monday June 8, 2026.

BE IT FURTHER RESOLVED that the Planning Board does hereby declare its intent to be designated as the Lead Agency under SEQR for the above referenced Action at its meeting on Wednesday June 17, 2026.

BE IT FURTHER RESOLVED that the Planning Board directs Town Staff to file a referral to the Ontario County Planning Board for its review and recommendation under the provisions of Sections 239-l and -m of the New York State General Municipal Law, to be acted upon at its meeting scheduled for Wednesday June 10. 2026.

BE IT FURTHER RESOLVED the Planning Board does hereby schedule a Public Hearing to be held upon this preliminary site plan application to begin at 7:00 p.m., on Wednesday June 17, 2026.

BE IT FURTHER RESOLVED the Planning Board requests the Town Clerk to provide notice of the scheduled June 17, 2026, Public Hearing to the Manchester Town Clerk in accordance with the provisions of Section 239-nn of the New York State General Municipal Law, on or about June 1, 2026.

BE IT FURHTER RESOLVED the Planning Board requests Town Development Office Staff to provide the necessary link on the Town's Website to the supplemental information package mentioned above in this resolution, on or before May 15, 2026.

BE IT FINALLY RESOLVED the Planning Board directs Town Staff to prepare a Legal Notice for said public hearing, to publish said notice in the Town's Official Newspaper, to post said notice on the Town Hall Bulletin Board and the Town's Website, and to post the property in two locations along adjacent public highways (Yellow Mills Road and Mt. Payne Road) in accordance with established Town procedures.

BE IT FINALLY RESOLVED certified copies of this resolution are to be sent to the Applicant, Torrey L. Clark, Associate of Permitting, Land & Business Development, New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, NY 14845, tclark@newenergyequity.com; Lynn T. Fish, property owner, 4494 Mt. Payne Road, Shortsville, NY 14548, lfish@dishbyfish.com; 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	Aye
Douglas Viets	Excused

Motion carried.

■ A motion was made by MS. SOUSA, 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 #2025-0502

APPLICANT: **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 Mt. Payne Road, Shortsville, N.Y. 14548**

ACTION: **Special Use Permit Application, Large Scale Solar Project, Tax Map Account 19.00-1-13.100, to be located on a parcel of land located at 4494 Mount Payne Road, along the north side of Mount Payne Road, between Yellow Mills Road and Stafford Road.**

Third Determination whether the application may be accepted for:

Meeting the requirements of Chapter 165, Article VI, Sections 84.3 through 84.3.12 of the Farmington Town Code; and

Classifying the Action under 6NYCRR, Parts 617 of the State Environmental Quality Review Act (SEQRA); and

Conducting a coordinated review under SEQRA; and

Referral to the Ontario County Planning Board, as a complete application, for review and recommendation under the Sections 239-l & -m of the New York State General Municipal Law; and

Notification to the Manchester Town Clerk under Section 239-nn of the State's General Municipal Law; and

Scheduling a Public Hearing upon this Action.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has determined that the Applicant has now provided the Town with information previously requested by the Board at its May 21, 2025, meeting for accepting a related application for Preliminary Site Plan Approval (File PB#2025-0501) for the proposed Large-Scale Ground Mounted Solar Project; and

WHEREAS the Planning Board, on May 21, 2025, resolved not to consider accepting a Special Use Permit Application until the Planning Board has determined the Preliminary Site Plan Application is acceptable for formal review along with the formal review for this requested Special Use Permit.

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

1. The Applicant has now provided documentation to address the Town Code requirements in §165-84.3.4 for accepting and approving application for site plan approval, a pre-requisite to approving a special use permit for a large-scale ground-mounted solar photovoltaic (PV) system; and

2. The Planning Board tonight, in a separate resolution for preliminary site plan approval (PB #2025-0501) for the above referenced large-scale ground-mounted solar photovoltaic (PV) system, made findings and a determination that the application material submitted is now acceptable for the Planning Board, at this time, to initiate public meetings to enable the Planning Board to take action upon both the preliminary site plan and special use permit applications in compliance with the provisions contained in Chapter 165 of the Farmington Town Code.

NOW, THEREFORE, BE IT RESOLVED the Planning Board determines that it does now accept the Special Use Permit Application for public review, the proposed Large-Scale Ground Mounted Solar Project, to be located on the Lynn T. Fish Property at 4494 Mount Payne Road, Shortsville, New York 14548, and which property is further located within the Town of Farmington.

BE IT FURTHER RESOLVED the Planning Board classifies this application as a Type I Action under the SEQR Regulations 6NYCRR Parts 617.4, an Action that is further subject to a coordinated review with other Involved Agencies and designation of a lead agency; and

BE IT FURTHER RESOLVED that the Planning Board does hereby identify the other Involved Agencies as being the New York State Department of Environmental Conservation; the New York State Department of Health; the Town of Farmington Highway Superintendent; the Town of Farmington Water and Sewer Superintendent and the Planning Board.

BE IT FURTHER RESOLVED that the Planning Board does hereby establish a Coordinated Review Period, under the State's SEQR provisions, to commence on Friday May 8, 2026, and to end at noon on Monday June 8, 2026.

BE IT FURTHER RESOLVED that the Planning Board does hereby declare its intent to be designated as the Lead Agency under SEQR for the above referenced Action at its meeting on Wednesday June 17, 2026.

BE IT FURTHER RESOLVED that the Planning Board directs Town Staff to file a referral to the Ontario County Planning Board for its review and recommendation under the provisions of Sections 239-l and -m of the New York State General Municipal Law, to be acted upon at its meeting scheduled for Wednesday June 10. 2026.

BE IT FURTHER RESOLVED the Planning Board does hereby schedule a Public Hearing to be held upon this preliminary site plan application to begin at 7:00 p.m., on Wednesday June 17, 2026.

BE IT FURTHER RESOLVED the Planning Board requests the Town Clerk to provide notice of the scheduled June 17, 2026, Public Hearing to the Manchester Town Clerk in accordance with the provisions of Section 239-nn of the New York State General Municipal Law, on or about June 1, 2026.

BE IT FURTHER RESOLVED the Planning Board requests Town Development Office Staff to provide the necessary link on the Town's Website to the supplemental information package mentioned above in this resolution, on or before May 15, 2026.

BE IT FINALLY RESOLVED the Planning Board directs Town Staff to prepare a legal notice for said public hearing, to publish said notice in the Town's Official Newspaper, to post said notice on the Town Hall Bulletin Board and the Town's Website, and to post the property in two locations along adjacent public highways (Yellow Mills Road and Mt. Payne Road) in accordance with established Town procedures.

BE IT FINALLY RESOLVED certified copies of this resolution are to be sent to the Applicant, Torrey L. Clark, Associate of Permitting, Land & Business Development, New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, NY 14845, tclark@newenergyequity.com; Lynn T. Fish, property owner, 4494 Mt. Payne Road, Shortsville, NY 14548, lfish@dishbyfish.com; 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	Aye
Douglas Viets	Excused

Motion carried.

8. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- Interviews were completed today with four engineering firms for the Black Brook–Black Creek Drainage Study. Mr. Brand said that the selection committee has issued a recommendation to the Ontario County Board of Supervisors for the award of the contract to one of the firms. The project includes conducting a comprehensive stream corridor study and hydrologic modeling for the Black Brook–Black Creek Hydrologic Unit 12 (HUC 112) watershed in Ontario County, encompassing portions of the towns of Farmington, Manchester and Canandaigua.

- A draft of a new Local Law on the construction of Accessory Structures in the Town has been prepared and will be reviewed by Town staff in the coming week, prior to submitting the draft to the Town Board for a Public Hearing and consideration. On April 14, 2026, the Town Board approved a six-month moratorium on the construction of Accessory Structures. The moratorium will begin upon its filing in the New York State Department of State, which is pending as of this evening.

- On April 28, 2026, The Town Board held the first session of a Public Hearing on a new chapter of the Town Code (Chapter 77) on the use of e-bikes, e-scooters, mopeds, motorbikes, golf carts, etc., within the Town. At a previous meeting, Mr. Brand said that he has been working with the Ontario County Sheriff's Department and the New York State Police Troop E to avoid having the proposed new Town regulations conflict with the State's Motor Vehicle Laws. He said that this proposal is in response to residents' concerns about the use of these types of vehicles on public sidewalks, trails and parklands. The Town Board Public Hearing has been continued to a future meeting to allow time for the Town staff to revise the draft to also include All Terrain Vehicles (ATVs).

- No response has been received from the applicant of the Sky Solar East and West Projects on Commercial Drive regarding a request to the Town for a fifth extension of Preliminary Site Plan approvals. The Preliminary Site Plans for both the East and West projects were approved by the Planning Board on October 16, 2024. The fourth 180-day extension will expire on July 13, 2026. If the applicant would like

to apply for a fifth extension, the request letter must be received by Monday, June 22, 2026, for the agenda for the Planning Board meeting on July 1, 2026.

- A Sketch Plan for the revised Timberview Estates Subdivision of 74.5 acres in Victor, N.UY., is supposed to be coming to the Farmington Planning Board for review. The proposal now calls for 11 single-family lots to be constructed all within the Town of Victor, with proposed access at two locations off from Cline Road, one in the Town of Farmington and one in the Town of Victor, The application was previously discussed at the Farmington Planning Board meeting on April 1, 2026, followed by a response letter from Mr. Hemminger to the Victor Planning Board. Then on Thursday, April 22, 2026, a meeting with representatives from the two towns, the applicant and his engineer was held to discuss the process for seeking simultaneous approvals from both planning boards.

- No additional information has been received from the applicant regarding a commercial flex space (commercial and apartment) building proposed along Gateway Drive. The Planning Board held a Sketch Plan Conference with the applicant on March 4, 2026, for the project which proposes construction of two 10,000-square-foot flex-space buildings and one 30,000-square-foot three-story building with general business rental spaces on the ground floor and rental apartment units on the second and third floors.

- A new application has been received for the North American Sales/Rentals Flex Storage Building which has been proposed on the south side of County Road 41 approximately one-half mile east of State Route 332. The proposed project involves the construction of a 16,000-square-foot storage warehouse with four loading docks and two at-grade overhead doors. Parking is proposed for 13 standard vehicles and nine dedicated parking spaces for box trucks and smaller tractor trailers. A new point of access is proposed off from County Road 41 along with a public sidewalk extending across the width of the property. The property will be enclosed with a security fence and slide gate at the front entrance. Mr. Brand said that the applicant had requested to be on this evening's Planning Board agenda, but was not placed on the agenda due to the as-yet non-payment of the application fee, despite several notices having been sent to them by Town staff. Once payment has been made, then this application will be subject to the Board's acceptance for public review.

- Revised plans for the Fairdale Meadows Subdivision have been received and are now under review by the Town's Construction Inspector. The Planning Board approved the Preliminary Subdivision and the Preliminary Site Plan applications on January 7, 2026 (PB #2025-1101). Forty single-family lots and one common Homeowners' Association lot are proposed at 5890 State Route 96 along the north side of State Route 96 between Glen Carlyn Drive and Fairdale Glen, opposite Finger Lakes Gaming & Racetrack. The applicant will discuss the revised plans at tomorrow's Project Review Committee meeting (May 7, 2026).

- No new information has been received on the status of the Ontario County Infrastructure Grant for funding of a three-phased sanitary sewer capacity improvement project. For information about the scope of the grant application, *see* Planning Board minutes, February 18, 2026, p. 12.

Zoning Officer:

Ms. Ruthven said that Code Enforcement Officer Cadin Lloyd has been appointed as the Supervisor of the Town's Building Department. The Town continues to conduct a search to fill Mr. Lloyd's previous Assistant Code Enforcement Officer position in the Department.

Planning Board Members:

Mr. Hemminger asked about the status of Maddie's Motorsports at 6226 State Route 96. On December 4, 2024, the Planning Board denied without prejudice the applicant's Final Site Plan Amendment (PB #0502-24). The applicant had been asked to provide a new set of Final Site Plan drawings identifying all of the existing conditions of approval and conditions as specified on a revised plan. Mr. Hemminger asked if the applicant has complied with the Town's requirements. Ms. Ruthven said that the site has been monitored by the Town staff and that there were no issues upon the most recent inspection.

Highway Superintendent:

Mr. Murphy said that the Highway Department staff will begin addressing roadside ditching, drainage and catch basin issues, pending the drying of the ground. He said that all of this past winter's snow melted during the first week of March, and that this has been followed by heavy-rain events. Mr. Murphy said that he investigates each drainage related concern that is brought to his attention, such as water in backyards, and that the Town will address the most serious issues first, and as financing becomes available.

Mr. Murphy also said that the Spring Town Clean-up is scheduled for Thursday, Friday and Saturday, May 7, 8 and 9. Mr. Murphy noted that he will not be attending the June 3, 2026, Planning Board meeting because of his attendance at the State's Town Highway Supervisors Conference and Training Seminar in Ithaca, N.Y.

Town Engineer:

Mr. Brabant said that work continues on the update to the Site Design Criteria and will include Canandaigua–Farmington Water and Sewer District requirements. He said that the document is expected to be submitted to the Town Board later this month or in June.

Mr. Brabant said that the Town received a grant for Municipal Separate Storm Sewer (MS4) mapping. The funding will assist the Town with data collection and the verification of mapping points. He also said that the New York State Department of Environmental Conservation will conduct training later this month on wetlands permitting processes.

9. PUBLIC COMMENTS

None.

10. TRAINING OPPORTUNITIES

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

Session #5: May 28, 2026
Water, Water Everywhere: The Impact of Wetlands on Development
6:00 p.m.–7:00 p.m.

Session #6: June 25, 2026
Zoning Board Basics: Roles of the Zoning Board in Community Development
6:00 p.m. to 7:00 p.m.

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

11. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:30 p.m.

The next regular meeting of the Planning Board will be held on May 20, 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