*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, June 17, 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.*

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

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

**Attending:**
Henry Adams, 4650 Kyte Road, Shortsville, N.Y. 14548
Walter F. Baker, D.S.B. Engineers & Architects, P.C., 2394 Ridgeway Avenue, Suite 201, Rochester, N.Y. 14626—***R***
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

Sean Condon, P.E., Project Manager, The DDS Companies, 45 Hendrix Road, West Henrietta, N.Y. 14586
Jacob Epstein, Associate Project Development Manager, Dimension Energy, LLC, 3050 Peachtree Road NW, Suite 350, Atlanta, Georgia 30305—***R***
Lynn T. Fish, 4494 Mt. Payne Road, Shortsville, N.Y. 14548
Glenn C. Hall, 4411 Mt. Payne Road, Shortsville, N.Y. 14548
Tammy and Robert Klimasewski, 4463 Mt. Payne Road, Shortsville, N.Y. 14548
Sandra Latneau, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Casey Olson, 18 Parkview Drive, Rochester, N.Y. 14625—***R***
Michael Phillips, 1110 County Road 8, Farmington, N.Y. 14425—***R***
Diane L. Reed, 4415 Mt. Payne Road, Shortsville, N.Y. 14548
Joseph and Nick Sortino, Monarch Manor Builders, LLC, 2015 Maiden Lane, Rochester, N.Y. 14626
Allyn Wagner, 1431 Tudor Way, Farmington, N.Y. 14425
Robert Wells, 4311 Hosey Road, Shortsville, N.Y. 14548
Kathy and Peter Williamson, 4414 Mt. Payne Road, Shortsville, N.Y. 14548
bkehoe—***R***
jonathan—***R***

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## 1. APPROVAL OF MINUTES

**Minutes of June 3, 2026:**

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the Planning Board Meeting of June 3, 2026, be approved.

Motion carried by voice vote. Mr. Hemminger abstained due to his absence from the meeting on June 3, 2026.

## 2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on June 9, 2026:

**LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Farmington will conduct two Public Hearings on the 17th day of June 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 applications of:

**PB #2025-0501: Ontario CSG 1, LLC (New Energy Equity/Lynn Fish) Solar Project, Preliminary Site Plan:** Large Scale Ground Mounted Solar Project, a 4.72-kW solar

power system located along the north side of Mt. Payne Road, Tax Map Account 19.00-1-13.100. The property is zoned A-80 Agricultural.

**PB #2025-0502: Ontario CSG 1, LLC (New Energy Equity/Lynn Fish) Solar Project, Special Use Permit:** Large Scale Ground Mounted Solar Project, a 4.72-kW solar power system located along the north side of Mt. Payne Road, Tax Map Account 19.00-1-13.100. The property 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 Panning Board

## 3. CONTINUED PUBLIC HEARING—FINAL SITE PLAN AMENDMENT

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

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

**Location:** 5540 Holtz Road

**Zoning District:** A-80 Agricultural District

**Request:** 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. Acceptance of draft Pars 2 and 3 of the Full Environmental Assessment Forms for the application, and making a determination of significance under 6 NYCRR Part 617.7 of the State's Environmental Quality Review (SEQR) Regulations.

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

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

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

On March 23 2026, Mr. Bellis submitted two new area variance applications to the Zoning Board of Appeals: ZB #2026-0202 Height Variance and ZB #2026-0203 Accessory Structure

Larger in Area Than Principal Structure. These applications were continued to the ZBA meeting to be held on June 22, 2026.

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

On June 11, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mr. Bellis and to his engineer Scott DeHollander, P.E., of Hollander Engineering.

Mr. Hemminger reconvened the Public Hearing.

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

Mr. Bellis said that he and his engineer submitted revised plans to the Town with new landscaping and screening. He also sent a letter to the Town regarding the reduction in the size of the Accessory Structure from 4,320 square feet to 3,600 square feet.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening with options to direct the Town staff to complete Full Environmental Assessment Forms (Full EAFs) Parts 2 and 3 making a determination of non-significance under the State Environmental Quality Review (SEQR), or completing the Full EAFs Parts 2 and 3 making a positive SEQR determination which would then require the preparation of a draft Environmental Impact Statement.

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. Viets said that what has been provided in the revised landscaping and screening plan, and the reduction of the square footage of the Accessory Structure, are good.

Mr. Viets, Mr. DeLucia, Ms. Sousa and Mr. Hemminger then expressed their agreement with the first option in the resolution (to make a determination of non-significance under SEQR).

There were no additional comments on this application this evening.

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

**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 3,600-square-foot, 25-foot-tall Accessory Structure, a Private Garage, and related site improvements—to be constructed on the above referenced property.**

**Classification of the proposed action under 6NYCRR Part 617.5, Article 8 of the State's Environmental Conservation Law; and**

**Requesting the Revised Final Site Plan drawing; and**

**Accepting the proposed additional landscaping shown on the revised drawing; and**

**Accepting the Amended Building Elevation drawings; and**

**Directing the Town Staff to complete drafts of Parts 2 and 3 of the Full EAFs, and a draft resolution for making a determination of non-significance under SEQRA; and**

**Continuing of the Public Hearing thereon to July 1, 2026.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight continued the public hearing on this Action, that was adjourned on Wednesday May 20, 2026, and again on June 3, 2026, to allow the Applicant time to provide a revised landscaping plan relating to the proposed Accessory Structure; and

**WHEREAS** the Planning Board has received an email dated June 10, 2026, from the Applicant informing that a change is being requested which reduces the building's footprint size of the proposed Accessory Structure from 4,230 square feet to 3,600 square feet in floor area; and

**WHEREAS** the Applicant's Engineer has prepared a Revised Final Site Plan drawing, dated 6/10/26, which identifies the location of the 3,600-square-foot structure and proposed additional landscaping on the site; and

**WHEREAS** the Planning Board, based upon this new information, needs to determine if the reduction in square footage of gross floor area for the now proposed Private Garage,

changes the original classification of the proposed Action as defined under 6NYCRR Part 617.5 of the State's Environmental Conservation Law, before proceeding as the designated Lead Agency for making the required determination of significance.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Board does hereby determine reducing the square footage of gross floor area for the proposed Private Garage to under the 4,000-square-foot threshold contained in 6NYCRR Part 617 .5 (c) (9) that there still remains two requested area variances (ZB #2026-0202 and ZB #2026-0203) which are classified proposals which are not consistent with local land use controls; and, therefore, the original classification of the proposed Action remains as an Unlisted Action.

**BE IT FURTHER RESOLVED** that the Planning Board directs the Applicant to submit the new Building Elevation Drawings for the now proposed 3,600-square-foot, 25-foot-tall Accessory Structure, to enable the Planning Board to take formal action on this Final Site Plan Amendment.

**BE IT FURTHER RESOLVED** that the Planning Board directs the Town Staff to complete drafts of the Full Environmental Assessment Forms Parts 2 and 3, and a draft resolution making a determination of non-significance under SEQRA; and

**BE IT FURTHER RESOLVED** the Planning Board directs certified copies of this resolution are to be provided to the Applicant; the Applicant's Engineer, Scott DeHolander, P.E., DeHollander Design; the 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.

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

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

Motion carried.

Following the voting, Mr. Hemminger said that the next step is the board's approval of the Full EAFs and making the determination of non-significance under SEQR, followed by the continued review of the application by the Zoning Board of Appeals.

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

## 4A. NEW PUBLIC HEARING: PRELIMINARY SITE PLAN

**PB #2025-0501** Preliminary Site Plan Application

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

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

**Zoning District:** A-80 Agricultural District

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

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## 4B. NEW PUBLIC HEARING: SPECIAL USE PERMIT

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

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

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

**Zoning District:** A-80 Agricultural District

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

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

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

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

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

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

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

Also on May 6, 2026, the Planning Board scheduled the Public Hearings for these applications for the meeting this evening (June 17, 2026).

On June 12, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Torrey L. Clark of New Energy Equity; to the property owner Lynn T. Fish; and to Devon Hayes, the Town Clerk of the Town of Manchester, N.Y.

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

Mr. Clark presented these applications.

He said that the solar array would be under 5 KW on the Lynn Fish property on Mt. Payne Road. Mr. Clark said that he has been working with the Town staff in reviewing the requirements of the Town Code for this project, and that some adjustments were made from the original package to address the staff concerns which were raised during these reviews. He said that he prefers to open up the hearing for questions and that the revised application package is a public document which can be requested from the Town.

Mr. Brand said that a draft resolution for both applications has been prepared for the board's consideration this evening which identifies that none of the State Environmental Quality Review (SEQR) Involved Agencies has objections to the Planning Board's intention to be designated as Lead Agency for making the SEQR determination of significance on these applications. Mr. Brand said that the board will be established as the SEQR Lead Agency if the draft resolution is approved this evening.

Mr. Brabant said that the board previously deemed the application complete and initiated the 30-day review period by the SEQR Involved Agencies. Mr. Clark and Mr. Brand said that the 30-day SEQR review period ended last week (June 8, 2026).

Ms. Ruthven said that these applications were submitted to the Ontario County Planning Board at its meeting on June 10, 2026 (Referral #91.0-2026 and #91.1-2026, both are Class 1) and that no objections were received.

Mr. Brabant said that MRB Group is now reviewing the applications and will provide engineering comments to the Town within a week.

Mr. Hemminger reminded those in attendance that the board is currently in the environmental phase of the two applications under review. He said that at this point the board is not worried about the actual layout, etc. He said that at this point the board is worried about the environmental record, which means "is this going to ruin the environment?" "what are the environmental issues?"—all those types of things. Mr. Hemminger said that the board wants data, facts, and information such as that, which will allow the board to make an informed decision on the environmental record for this project.

He also said that once the environmental record is finished and the board makes the environmental determinations under the SEQR regulations, then the board will move forward with a review of the details of the Preliminary Site Plan regarding the locations of the internal roads and other issues, followed by the review of the Final Site Plan.

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

Ms. Williamson (4414 Mt. Payne Road) read a written statement into the meeting record. The statement included a letter to the Planning Board and the Development Department (*see* Attachment to Minutes #01), and a list of Fish Solar Farm Public Hearing Talking Points (see Attachment to Minutes #02).

Ms. Reed (4415 Mt. Payne Road) read a written statement into the meeting record (*see* Attachment to Minutes #03).

Ms. Williamson (4414 Mt. Payne Road) also submitted a letter dated May 30, 2026, into the meeting record. The letter is addressed to the Planning Board, Director of Development, Code Enforcement Officer, Fire Marshal, Zoning Officer and Highway Superintendent (*see* Attachment to Minutes #04).

Ms. Klimasewski (4463 Mt. Payne Road) read a written statement into the meeting record and also submitted an annotated copy of a page from the Fish Solar Site Grading & Utility Plan (*see* Attachment to Minutes #05).

Mr. Klimasewski (4463 Mt. Payne Road) read a written statement into the meeting record (*see* Attachment to Minutes #06).

Twenty-two pages of "Notice of Petition Regarding the Fish Community Solar Farm" were submitted into the meeting record by Lead Petitioner Tammy Klimasewski, 4463 Mt. Payne Road. Petition signatures range from September 8, 2025, to June 13, 2026.

The locations of those signing the petitions are:

Bloomfield, N.Y.

Clifton Springs, N.Y.
Elmira, N.Y.
Fairport, N.Y.
Farmington, N.Y. (Shortsville, N.Y. mailing address)
Macedon, N.Y.
Palmyra, N.Y.
Penfield, N.Y.
Pittsford, N.Y.
Rochester, N.Y.
Scottsville, N.Y.
Walworth, N.Y.
Williamson, N.Y.

*See* Attachment to Abstract #07.)

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

Mr. Brand then informed Mr. Clark that he will have the opportunity to review these submissions and comments from the citizens and asked if it would be possible for him to provide written responses to the comments by the next board meeting on July 1, 2026. Mr. Clark said that he would be able to provide written responses if he could receive copies of the materials by tomorrow (June 18, 2026) or Friday (June 19, 2026). Mr. Hemminger then said that the responses would be needed by Friday, June 26, 2026, for distribution to the board members, Town staff and posting on the Town website for public review prior to the July 1st meeting.

Mr. Hemminger then said that responses from both the applicant, the Town staff and the Town engineer must address a number of the issues which have been brought up this evening, such as the accuracy of the Geotech report and the appropriate setback distances. He said that the application initially must have met the Town setback distance requirements because no area variances before the Zoning Board of Appeals have been proposed. He also said that the visual issue, screening, and the size of trees are to be considered, along with a maintenance requirement. Mr. Hemminger said that the Building Department and other Town staff will review the plans for accuracy.

Mr. Hemminger said that he did not think that there is anything on which the applicant or the Town cannot provide information, and that the board will continue the review of the environmental record for as long a time as needed. He also expressed his appreciation to the citizens who spoke this evening and who provided comments and questions on paper for the Town staff and the applicant. He said that this is very important.

Mr. Hemminger said that the applicant's responses to the citizens' comments will be posted when received on the Town website for public review.

Mr. Brand said that the agenda for the meeting on July 1st will be posted on the Town website by Thursday, June 25th. He said that the Town will need an indication from Mr. Clark that he will be able to comply with this deadline for receipt of his responses to the questions which have been raised this evening. Mr. Brand said that the irony here is that this is a Public Hearing which has to be continued to a specific date and time. Mr. Hemminger said that the board expects to have the responses from Mr. Clark by that date, but that the Public Hearing could then be continued to a subsequent date if needed.

Mr. Brand said that the Town's engineering firm has experience with numerous other municipalities with solar projects of all sizes. He said that this is not a new learning curve for MRB Group and that they have the staff and capabilities to get us through this.

In response to a comment, Mr. Hemminger said that this [a solar project] is an authorized special use by the Town in the A-80 Agricultural District. He said that this action in the Town Code was established by the Town Board, and not by the Planning Board. He suggested that if the citizens, for some reason, believe that the Town Code should be changed, then they raise this issue with the Town Board.

Ms. Williamson asked if additional materials can only be submitted to the clerk at a meeting. Mr. Hemminger said that materials can only be submitted to the clerk at a scheduled Public Hearing (*see* Planning Board 2026 Rules of Procedure, Section 2 p).

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**
**ONTARIO CSG 1, LLC (NEW ENERGY EQUITY/LYNN FISH) SOLAR PROJECT**
**PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT APPLICATIONS**
**SEQR DESIGNATION AS LEAD AGENCY AND CONTINUATION OF PUBLIC HEARING**

| | |
|---|---|
| **PB #2025-0501** | **Preliminary Site Plan Approval** |
| **PB #2025-0502** | **Special Use Permit Approval** |
| **APPLICANT:** | **Ontario CSG1, LLC, New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845; on behalf of Ontario CSG 1, LLC, 2530 Riva Road, Annapolis, Maryland 21401; and Lynn T. Fish, 4494 Mount Payne Road, Shortsville, N.Y. 14548** |
| **ACTION:** | **Lead Agency Designation—Preliminary Site Plan and Special Use Permit Applications, to document compliance with the State's SEQR Regulations, allowing the Planning Board to make findings and a determination of significance for the proposed Ontario CSG 1, LLC, New Energy Equity Large Scale Ground Mounted Solar Project proposed on property** |

**owned by Lynn T. Fish, 4494 Mount Payne Road, in the Town of Farmington.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Board) did on Wednesday, May 6, 2026, classify the above referenced Action as being Type I Actions, subject to a coordinated review with Involved and Interested Agencies under the provisions of 6NYCRR Part 617.4 of Article 8 of the New York State Environmental Conservation Law (ECL), the State's Environmental Quality Review (SEQR) Regulations; and

**WHEREAS** the Board did establish a coordinated review period and a public review and comment period upon said Actions which began on Friday May 8, 2026, and ended at noon on Monday June 8, 2026; and

**WHEREAS** the Board did on Wednesday May 6, 2026, declare its intent to be designated Lead Agency, at its meeting on Wednesday, June 17, 2026, for making findings and the required Determination of Significance upon the above referenced Action under the provisions of the ECL; and

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

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

**BE IT FURTHER RESOLVED** the Board after considering the public testimony received tonight and the Ontario County Planning Board's June 10, 2026, referral comments (referrals 91.0 2026 and 91.12026) does hereby move to adjourn the Public Hearing tonight and moves to continue it next on Wednesday July 1, 2026, to provide time for the Board to determine the need for supplemental information for completing the environmental record on these Actions; and

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

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

**BE IT FINALLY RESOLVED** that the Town Clerk is to be provided a certified copy of this resolution.

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 | Aye |

Motion carried.

Following the voting, Ms. Reed said that it was difficult to hear some of the Town staff members who were speaking from the side table in the meeting room. She asked if they could use a microphone. Mr. Hemminger said that there are microphones in the room and that he would ask the Town staff at the side table to speak up when addressing the group.

## 7. NEW FINAL SUBDIVISION PLAT

**PB #2026-0604** **New 41-Lot Final Subdivision Plat Application**

**Name:** Canandaigua Development Company, LLC, 83 South Main Street, Canandaigua, N.Y. 14424 (Mailing Address: P.O. Box 70, Victor, N.Y. 14564)

**Location:** North side of State Route 96 at 5980 State Route 96. Tax Account #29.11-2-72.000, #29.11-2-73.000, #29.11-2-74.000 and #29.11-2-75.000

**Zoning District:** R-7.2 Planned Subdivision District and Major Thoroughfare Overlay District (MTOD)

**Request:** Fairdale Meadows Subdivision: Final Subdivision Plat approval for property to be subdivided into a 41-lot subdivision with 40 lots consisting of single-family homes and one lot to be owned by a Homeowners' Association.

The discussion and consideration of this and the following application (PB #2026-0604 and PB #2026-0605) were held concurrently.

On January 7, 2026, the Planning Board approved the State Environmental Quality Review (SEQR) designation of itself as the Lead Agency for making the SEQR determination, approved the SEQR determination of non-significance, and approved the Preliminary Subdivision and Plat with conditions (PB #2025-1101).

On June 12, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Robert Brenner and Brian Mahoney of the Canandaigua Development Company, LLC; and to their engineer Sean Condon, P.E., Project Manager, The DDS Companies.

Mr. Brenner and Mr. Condon presented this application.

Mr. Condon said that since their last meeting with the board on January 7, 2026, they have been working closely with the Town staff and Town engineer on largely utility layouts and lot reconfigurations leading to the Final Site Plan drawings this evening for the 40 residential lots which are proposed on a 12.5-acre parcel.

Mr. Condon acknowledged receipt of the MRB Group engineering comment letter today which includes all technical engineering comments in nature and no planning issues.

He also said that they received the Final Subdivision Plat and Final Site Plan draft approval resolutions and asked if Condition 5 (a) on the Final Site Plan draft resolution regarding the addition of one additional streetlight at the intersection of Fairdale Glen and State Route 96 could be deleted. Mr. Conlon said that this was discussed with the Town staff, that there is already adequate illumination at that intersection, and that plans have been coordinated with the New York State Department of Transportation.

Mr. Brand said that a tax foreclosure issue with an adjacent parcel of land to the west of this project site has caused the delay for the applicant in submitting the Final Subdivision Plat application to the Town. He said that this issue has now been resolved with the Canandaigua Development Company having been awarded the foreclosed property by Ontario County. He said it is the applicant's intention to loop the water line from Glen Carlyn Drive which will improve water service for both fire protection and water quality. Mr. Brand extended his thanks to Mr. Brenner for pursuing this option.

In reference to the streetlight at the intersection of Fairdale Glen and State Route 96, Mr. Brand said that he agrees that the existing streetlight is adequate to illuminate the intersection and that his comment was made that the existing light had not been shown on the drawing.

Mr. Brabant acknowledged completion of the MRB Group engineering letter and that the few comments were minor in nature. He expressed his support to the board for moving forward with the applications this evening.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION**
**FAIRDALE MEADOWS FINAL SUBDIVISION PLAT**

**APPROVAL WITH CONDITIONS**

**PB #2026-0604**

**APPLICANT:** **Robert Brenner, c/o Canandaigua Development Company, LLC 290 Main Street, Victor, N.Y. 14564**

**Mailing address: P.O. Box 70, Victor, N.Y. 14564**

**ACTION:** **Final Subdivision Plat Approval with Conditions, Fairdale Meadows 40-Lot Subdivision Tract and related site improvements located on land along the north side of State Route 96, between Glen Carlyn Drive and Fairdale Glen.**

**WHEREAS** the Town of Farmington Town Planning Board (hereinafter referred to as Board) has tonight conducted a public meeting upon the above referenced Action; and

**WHEREAS** the Board has considered the public testimony that has been provided at tonight's public meeting and the Ontario County Planning Board's Referral Number 210.1-2025 upon said Action; and

**WHEREAS,** the Board has reviewed, a draft resolution prepared by the Town Director of Planning and Development for its consideration.

**NOW, THEREFORE, BE IT RESOLVED** that the Board having reviewed the public record upon the above referenced Action, does hereby grant Final Site Plan Approval with the following conditions:

1. The Final Subdivision Plat Approval is based upon the unsigned drawing prepared by Richard E. Maier, L.S. 050491, Maier Land Surveying, dated 2.12/2026, identified as Job No. 25-215, entitled "Fairdale Meadows Final Subdivision;" and

2. The title of this drawing is to be amended to read . . . "Fairdale Meadows Final Subdivision Plat;" and

3. The Plat note "ZONING RELIEF REQUESTS" is to be amended to read . . . "ZONING RELIEF GRANTED" and the Zoning Board of Appeals File Numbers and the dates the relief was granted are to be added to the drawing; and

4. The street name shown as GLENCARLYN DRIVE is to be changed to read GLEN CARLYN DRIVE; and

5. The Plat is to contain a note that either identifies the State Department of Transportation's (NYSDOT) Highway Work Permit issued for the new intersection design for Hayfield Court and New York State Route 96, or a note is to be added that the information shown for this proposed intersection may be subject to change by

NYSDOT and any change shall be shown on an amended Final Subdivision Plat for this Project.

**BE IT FURTHER RESOLVED** that once all the above changes have been made to the Final Subdivision Plat Drawings, then an electronic copy and one paper print are to be submitted to the Town Development Office for signatures.

**BE IT FURTHER RESOLVED** that Final Subdivision Plat approval is valid for 180 days and shall automatically expire unless signatures have been added to the drawings or a written request for time extension is received prior to the expiration date.

**BE IT FURTHER RESOLVED** once the Planning Board Chairperson signs and dates the Final Subdivision Plat, then a mylar and two (2) paper copies are to be recorded in the office of the Ontario County Clerk within 62 days, or the plat will need to be resigned and re-dated.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to file certified copies of this resolution with the Applicant, the Applicant's Engineer, the Applicant's Land Surveyor, the Town Engineer, the Town Clerk and Town Development Staff, and to place a certified copy of this resolution in the project files for the above referenced Action.

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 | Aye |

Motion carried.

## 8. NEW FINAL SITE PLAN

**PB #2026-0605** **New Final Site Plan Application**

**Name:** Canandaigua Development Company, LLC, 83 South Main Street, Canandaigua, N.Y. 14424 (Mailing Address: P.O. Box 70, Victor, N.Y. 14564)

**Location:** North side of State Route 96 at 5980 State Route 96. Tax Account #29.11-2-72.000, #29.11-2-73.000, #29.11-2-74.000 and #29.11-2-75.000

**Zoning District:** R-7.2 Planned Subdivision District and Major Thoroughfare Overlay District (MTOD)

**Request:** Fairdale Meadows Subdivision: Final Site Plan approval for property to be subdivided into a 41-lot subdivision with 40 lots consisting of single-family homes and one lot to be owned by a Homeowners' Association.

*See* PB #2026-0604 (above) for the discussion on this application.

On January 7, 2026, the Planning Board approved the State Environmental Quality Review (SEQR) designation of itself as the Lead Agency for making the SEQR determination, approved the SEQR determination of non-significance, and approved the Preliminary Subdivision and Plat with conditions (PB #2025-1101).

On June 12, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Robert Brenner and Brian Mahoney of the Canandaigua Development Company, LLC; and to their engineer Sean Condon, P.E., Project Manager, The DDS Companies.

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as amended with the deletion of Condition #5 (a) regarding the streetlight:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION**
**FAIRDALE MEADOWS FINAL SITE PLAN**
**APPROVAL WITH CONDITIONS**

**PB #2026-0605**

**APPLICANT:** **Robert Brenner, c/o Canandaigua Development Company, LLC 290 Main Street, Victor, N.Y. 14564**

**Mailing address: P.O. Box 70, Victor, N.Y. 14564**

**ACTION:** **Final Site Plan Approval with Conditions, Fairdale Meadows 40-Lot Subdivision Tract and related site improvements located on land along the north side of State Route 96, between Glen Carlyn Drive and Fairdale Glen.**

**WHEREAS** the Town of Farmington Town Planning Board (hereinafter referred to as Board) has tonight conducted a public meeting upon the above referenced Action; and
**WHEREAS** the Board has considered the public testimony that has been provided at tonight's public meeting and the Ontario County Planning Board's Referral Number 210.1-2025 upon said Action; and

**WHEREAS,** the Board, has reviewed, a draft resolution prepared by the Town Director of Planning & Development for its consideration.

**NOW, THEREFORE, BE IT RESOLVED** that the Board having reviewed the public record upon the above referenced Action, does hereby grant Final Site Plan Approval with the following conditions:

1. The Final Site Plan Approval is based upon the unsigned drawings prepared by Sean Hugh Condon, Licensed Professional Engineer, 11818, The DDS Companies, drawing numbers C0 through C18, having the latest revisions dated 5/26/2026, identified as Project No. 72250299, entitled "Fairdale Meadows Final Subdivision Plat and Final Site Plans, Canandaigua Development Company, LLC, T.A. #29.11-2-72.000, 29.11-2-73.000, 29.11-2-74.000 & 29.11-2-75.000;" and

2. The title of these drawings is to be amended to read . . . "Fairdale Meadows Final Site Plan Canandaigua Development Company, LLC, T.A. #29.11-2-72.000, 29.11-2-73.000, 29.11-2-74.000 & 29.11-2-75.000;" and

3. Drawing No. C3, the Zoning Relief notes are to be amended to include the Zoning Board of Appeals File Numbers for the relief that was granted for the identified lots listed on this drawing; and

4. Drawing No. C3, there is to be a note added to this drawing identifying the locations for two pedestrian crossing signs with arrows, identifying the crosswalk shown on Fairdale Glen south of the intersection of Hayfield Court and Fairdale Glenn; and

5. Drawing C10, Lighting & Landscaping Plan, is to be amended as follows:

    a. There is to be one additional street tree to be shown for each of the following: Lots #1, # 38, #39 and #40; as was previously required by the Planning Board on January 7, 2026 (PB #2025-1101); and

    b. There is to be a dense planting of evergreens shown on Drawing C10, Lighting & Landscaping Plan, across the Lot #40 frontage along State Route 96, which is a condition of approval by the Town Zoning Board of Appeals (ZB #2025-1105.6, dated December 22, 2025). These trees are to be installed prior to the issuance of a Building Permit for this Lot.

6. The Final Site Plan drawings are to be signed by the Licensed Professional Engineer before Town Signatures are to be affixed to the drawings.

**BE IT FURTHER RESOLVED** once all the above changes have been made to the Final Site Plan Drawings, then an electronic copy and one paper print are to be submitted to the Town Development Office for signatures.

**BE IT FURTHER RESOLVED** Final Site Plan approval is valid for 180 days and shall automatically expire unless signatures have been added to the drawings or a written request for time extension is received prior to the expiration date.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to file certified copies of this resolution with the Applicant, the Applicant's Engineer, the Town Engineer, the Town Clerk and Town Development Staff, and to place a certified copy of this resolution in the project files for the above referenced Action.

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 | Aye |

Motion carried.

## 9. CONTINUED PRELIMINARY SITE PLAN

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

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

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

**Zoning District:** LI Limited Industrial

**Request:** Determination of complete application for Preliminary Site Plan 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 this and the following application (PB #2026-0501 and PB #2026-0502) were held concurrently.

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

On April 30, 2026, an engineering comment letter was submitted by Lance S. Brabant of MRB Group (see Attachment to Abstract #02).

On May 4, 2026, a response to the MRB Group engineering comments was received from Dimension Energy (see Attachment to Abstract #03.

On May 6, 2026, the Planning Board determined that this application was incomplete because the applicant had not submitted information as requested in the MRB Group engineering letter of April 30, 2026.

On June 11, 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.

Mr. Epstein attended via remote video conference.

Mr. Brand said that the Town staff is now ready to move forward with these applications this evening. He said that the State Environmental Quality Review (SEQR) 30-day coordinated review will begin on Friday, June 19, 2026, and will end on Monday, July 20, 2026, with the Public Hearing scheduled on Wednesday, August 5, 2026.

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 #2026-0501**

**APPLICANT:** **Farmington NY CSG 1, LLC, on behalf of owner Dimension Energy, LLC, 3050 Peachtree Road NW, Suite 350, Atlanta, Georgia 30305.**

**ACTION:** **Preliminary Site Plan Application for a Large-Scale Ground Mounted Solar Project, on 17.52 acres of a 50.6-acre parcel of land identified as Tax Map Account 30.00-1-36.111, located at 5601 State Route 96, Farmington, N.Y. 14425**

**Second Determination whether the above referenced Action 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 Sections 239-l & -m of the New York State General Municipal Law; and**

**Scheduling a Public Hearing upon this Action.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has reviewed additional project information previously requested, on May 6, 2026, for this Preliminary Site Plan application (File PB#2026-0501) for the proposed Large-Scale Ground Mounted Solar Project; and

**WHEREAS** the Planning Board has received a letter from the Town Engineer confirming that the additional information received is acceptable for formal review along with the formal review for Special Use Permit Approval.

**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. for accepting and approving application for a Preliminary Site Plan for a Large-Scale Ground-Mounted Solar Photovoltaic (PV) system; and

2. The Planning Board tonight, in a separate resolution for special use permit approval (PB #2026-0502) 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 the preliminary site plan in compliance with the provisions contained in §165-84.3 of the Farmington Town Code.

**NOW, THEREFORE, BE IT RESOLVED** the Planning Board determines that it does now accept the Preliminary Site Plan Application for public review, for the proposed Large-Scale Ground Mounted Solar Project, to be located on the above referenced property at 5601 State Route 96, Farmington, New York 14425.

**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 New York State Department of Transportation; 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 June 19, 2026, and to end at noon on Monday July 20, 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 coordinated review, at its meeting on Wednesday August 5, 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 July 8. 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 August 5, 2026.

**BE IT FURHTER RESOLVED** the Planning Board requests Town Development Office Staff to provide the necessary link on the Town's Website to the supplemental information package provided by the applicant for the Large-Scale Ground Mounted Solar Project, on or before Monday, June 22, 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 along adjacent the south side of State Route 96 in accordance with established Town procedures.

**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 | Aye |

Motion carried.

## 10. CONTINUED SPECIAL USE PERMIT

**PB #2026-0502** **Continued Special Use Permit Application**

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

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

**Zoning District:** LI Limited Industrial

**Request:** Determination of complete application for a 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.

*See* PB #2026-0501 (above) for the discussion on this application.

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

On April 30, 2026, an engineering comment letter was submitted by Lance S. Brabant of MRB Group (see Attachment to Abstract #02).

On May 4, 2026, a response to the MRB Group engineering comments was received from Dimension Energy (see Attachment to Abstract #03.
On May 6, 2026, the Planning Board determined that this application was incomplete because the applicant had not submitted information as requested in the MRB Group engineering letter of April 30, 2026.

On June 11, 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.

■ 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 #2026-0502**

**APPLICANT:** **Farmington NY CSG 1, LLC, on behalf of owner Dimension Energy, LLC, 3050 Peachtree Road NW, Suite 350, Atlanta, Georgia 30305.**

**ACTION:** **Special Use Permit Application for a Large-Scale Ground Mounted Solar Project, on 17.52 acres of a 50.6 acre parcel of land identified as Tax Map Account 30.00-1-36.111, along the south side of State Route 96, west of County Road #8 and east of Fairdale Glen Drive.**

**Second Determination whether the above referenced Action 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 Sections 239-l & -m of the New York State General Municipal Law; and**

**Scheduling a Public Hearing upon this Action.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has reviewed additional project information previously requested, on May 6, 2026, for this Special Use Permit application (File PB#2026-0502) for the proposed Large-Scale Ground Mounted Solar Project; and

**WHEREAS** the Planning Board has received a letter from the Town Engineer confirming that the additional information received is acceptable for formal review along with the formal review for Special Use Permit Approval.

**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. for accepting and approving application for 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 #2026-0501) 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 the preliminary site plan in compliance with the provisions contained in §165-84.3 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, for the proposed Large-Scale Ground Mounted Solar Project, to be located on the above referenced property at 5601 State Route 96, Farmington, N.Y. 14425.

**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 New York State Department of Transportation; 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 June 19, 2026, and to end at noon on Monday July 20, 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 coordinated review, at its meeting on Wednesday August 5, 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 July 8. 2026.

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

**BE IT FURHTER RESOLVED** the Planning Board requests Town Development Office Staff to provide the necessary link on the Town's Website to the supplemental information package provided by the applicant for the Large-Scale Ground Mounted Solar Project, on or before Monday, June 22, 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 along adjacent the south side of State Route 96 in accordance with established Town procedures.

**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 | Aye |

Motion carried.

## 11. CONTINUED FINAL SUBDIVISION PLAT AMENDMENT

| | |
|---|---|
| **PB #2026-0602** | **Continued Final Subdivision Plat Amendment Application** |
| **Name:** | Joseph Sortino, c/o Monarch Manor Builders, LLC, 2015 Maiden Lane, Rochester, N.Y. 14626 |
| **Location:** | Monarch Manor Incentive Zoning Project: Monarch Manor Subdivision Amendment, Section 3. Tax Map Account 41.14-1-904.100. The property is located on the north side of Canandaigua–Farmington Town Line Road, and east of New Michigan Road. |

| | |
|---|---|
| **Zoning District:** | IZ Incentive Zoning |
| **Request:** | Determination of complete application for Final Subdivision Plat Amendment, Monarch Manor Incentive Zoning Project, Section 3. The proposed project involves a 26-lot subdivision and a lot to be owned by a homeowners' association. |

The discussion and consideration of this and the following application (PB #2026-0602 and PB #2026-0606) were held concurrently.

On February 24, 2015, the Town Board adopted Town Board Resolution #97-2015 to re-zone 52.6 acres of land from RR-80 Rural Residential to IZ Incentive Zoning for the Monarch Manor Subdivision.

On April 1, 2015, the Overall Preliminary Subdivision Plat and the Preliminary Subdivision Plat for Section 1 were approved by the Planning Board (PB #0402-15 and PB #0403-15, respectively).

On January 15, 2025, the Planning Board determined that the Final Subdivision Plat Amendment for Sections 3, 4 and 5 (PB #2025-0103) was not complete.

On June 11, 2026, the Planning Board's draft resolution for this evening's consideration was sent to the applicant Joseph Sortino and to the applicant's engineer Walter Baker (D.S.B. Engineers & Architects, P.C.).

This application was presented by Mr. Sortino in the meeting room. Mr. Baker attended via remote video conference.

Mr. Sortino said that he purchased the remaining land in the Monarch Manor Subdivision on June 1, 2026, from the previous developer (A&D Real Estate Development Corporation) and that he would like to begin the development of Section 3 now, followed by Sections 4 and 5 in the future depending upon the economy.

Mr. Baker said that Mr. Sortino will complete Section 3 in a similar manner as Sections 1 and 2, and that Mr. Sortino has been the exclusive builder since construction began in 2015. With the purchase of the property, Mr. Sortino will now be the owner, developer and builder.

Mr. Baker acknowledged receipt of Town staff comments at recent Project Review Committee meetings and that the site is in compliance with Town requirements.

Mr. Brand complimented Mr. Sortino for building a quality product and for his willingness to loop a water line through future Section 4 connecting Sections 2 and 3, similar to the looping of water service that the builder of the Fairdale Meadows Subdivision will do in that development for fire safety and water quality.

Mr. Brand also said that Mr. Sortino is aware of the Town Board conditions of the original Incentive Zoning approval, that Mr. Sortino will construct additional sidewalks along New Michigan Road, and will clean up the open space on a portion of Section 2 which is behind the homes on Monarch Drive.

Mr. Brand asked about the tree count on the designated open space along New Michigan Road and the Canandaigua–Farmington Town Line Road. Mr. Sortino said that he will be walking the property this Friday morning with Town Staff to determine the number of trees to be replaced on these two berms.

Mr. Brabant said that MRB Group is now working with the applicant regarding the final plans. He suggested that a condition of subdivision and site plan approval be added that the Town staff and engineering comments are to be addressed prior to signatures on the plans. There were no objections from the Planning Board to this requested amendment.

Mr. Hemminger said that he hopes that any outstanding issues will be taken care of. Mr. Sortino said that he also wants to clear up these issues, as well.

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

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as amended [regarding the addressing of Town staff and engineering comments]:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION**
**FINAL SUBDIVISION PLAT, SECTION 3**
**MONARCH MANOR INCENTIVE ZONING PROJECT**

**PB #2026-0602**
**APPLICANT:** **Joesph Sortino c/o Monarch Manor Builders, LLC, 2015 Maiden Lane, Rochester, N.Y. 14626**

**ACTION:** **Final Subdivision Plat Approval with Conditions, Section 3, Monarch Manor Incentive Zoning Project**

**WHEREAS,** the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received the above application from Walter F. Baker, Engineering Manager, D.S.B. Engineers & Architects, P.C., along with a set of drawings numbers 1 of 10 through 10 of 10, dated May 12, 2026, and revised 5/30/26, entitled "Site Development Plans for Monarch Manor Section 3," (hereinafter referred to as Action); and

**WHEREAS,** the Applicant and the Applicant's Engineer, met with Town Staff on Thursday June 4, 2026, at the June Project Review Committee (PRC) Meeting, and have now resolved all concerns relating to the proposed Action; and

**WHEREAS,** the Planning Board further understands that the Applicant and the Applicant's Engineer have reviewed this draft resolution prepared for the Planning Board by the Town Director of Planning and Development and agree with the conditions set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to grant with conditions Final Subdivision Plat Approval for Section 3, Monarch Manor Incentive Zoning Project.

**BE IT FURTHER RESOLVED** that said Conditions of Approval include the following:

1. Drawing 2 of 10, entitled "Preliminary Overall Subdivision Plat and Site Plan, Monarch Manor Incentive Zoning Project," is to contain a General Note that reads as follows . . . "This Preliminary Overall Subdivision Plat and Preliminary Overall Site Plan drawing, identifies those previously approved overall drawings which have been amended and when signed by those officials listed on Drawing 2 of 10 replaces the Original Overall Preliminary Subdivision Plat and Preliminary Overall Site Plan on file in the Farmington Town Clerk's Office that has a revised date of 6/17/15. Drawing 2 of 10, will then satisfy the provisions of §165-34.1. O. of the Farmington Town Code."

2. Drawing 2 of 10 is to be filed with the Farmington Town Clerk's Office prior to the issuance of the first Building Permit by the Town Code Enforcement Officer for site development within Section 3 of the Monarch Manor Incentive Zoning Project.

3. Drawing 4 of 10 is to be amended to show the design for the connection of the public water line between Section 2 at the intersection of Monarch Drive and Brimstone and the end of the proposed water line in Section 3 near the intersection of Monarch Drive and Swallowtail Drive, prior to the issuance of any Building Permit by the Town Code Enforcement Officer for any site development in Section 3 Monarch Manor Incentive Zoning Project.

**BE IT FURTHER RESOLVED** that MRB Group engineering and Town staff comments are to be addressed prior to signing by those listed on the drawings.

**BE IT FURTHER RESOLVED** that once these changes have been made then one paper copy and an electronic copy of each revised Drawing 2 of 10 and 3 of 10 is to be submitted to the Town Code Enforcement Officer for review and acceptance and then signing by those listed on the drawings.

**BE IT FURTHER RESOLVED** once the Final Plat Map (Drawing 3 of 10) has been signed then a signed mylar and two signed paper copies are to be filed in the Office of the Ontario County Clerk within 62 days of the Planning Board Chairperson signing. Once Drawing 1 of 10 has been signed by those listed then it is to be filed in the Town Clerk's Office.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be provided to: Joseph Sortino, Monarch Manor Builders, LLC, 2015 Maiden Lane, Rochester, New York 14626 and Sortino01@aol.com; Walter Baker, D.S.B. Engineers and Architects, P.C., 2394 Ridgeway Avenue, Suite 201, Rochester, New York 14626 and wfbaker@aol.com; and electronic certified copies are to be provided to the Town Highway Superintendent; Town Clerk; Town Water and Sewer Superintendent; Town Code Enforcement Officer; Town Zoning Enforcement Officer; Town Director of Planning and Development; and Town Engineer.

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 | Aye |

Motion carried.

## 12. CONTINUED FINAL SITE PLAN AMENDMENT

| | |
|---|---|
| **PB #2026-0606** | **Continued Final Site Plan Amendment Application** |
| **Name:** | Joseph Sortino, c/o Monarch Manor Builders, LLC, 2015 Maiden Lane, Rochester, N.Y. 14626 |
| **Location:** | Monarch Manor Incentive Zoning Project: Monarch Manor Site Plan Amendment, Section 3. Tax Map Account 41.14-1-904.100. The property is located on the north side of Canandaigua–Farmington Town Line Road, and east of New Michigan Road. |
| **Zoning District:** | IZ Incentive Zoning |
| **Request:** | Determination of complete application for Final Site Plan Amendment, Monarch Manor Incentive Zoning Project, Section 3. The proposed project involves a 26-lot subdivision and a lot to be owned by a homeowners' association. |

*See* PB #2026-0602 (above) for the discussion on this application.

On February 24, 2015, the Town Board adopted Town Board Resolution #97-2015 to rezone 52.6 acres of land from RR-80 Rural Residential to IZ Incentive Zoning for the Monarch Manor Subdivision.

On April 1, 2015, the Overall Preliminary Subdivision Plat and the Preliminary Subdivision Plat for Section 1 were approved by the Planning Board (PB #0402-15 and PB #0403-15, respectively).

On January 15, 2025, the Planning Board determined that the Final Site Plan Amendment for Sections 3, 4 and 5 (PB #2025-0103) were not complete.

On June 11, 2026, the Planning Board's draft resolution for this evening's consideration was sent to the applicant Joseph Sortino and to the applicant's engineer Walter Baker (D.S.B. Engineers & Architects, P.C.).

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as amended [regarding the addressing of Town staff and engineering comments]:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION**
**FINAL SITE PLAN, SECTION 3**
**MONARCH MANOR INCENTIVE ZONING PROJECT**

**PB #2026-0606**

**APPLICANT:** **Joseph Sortino c/o Monarch Manor Builders, LLC, 2015 Maiden Lane, Rochester, N.Y. 14626**

**ACTION:** **Final Site Plan Approval with Conditions, Section 3, Monarch Manor Incentive Zoning Project**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received the above application from Walter F. Baker, Engineering Manager, D.S.B. Engineers & Architects, P.C., along with a set of drawings numbers 1 of 10 through 10 of 10, dated May 12, 2026, and revised 5/30/26, entitled "Site Development Plans for Monarch Manor Section 3," (hereinafter referred to as Action); and

**WHEREAS** the Applicant and the Applicant's Engineer, met with Town Staff on Thursday June 4, 2026, at the June Project Review Committee (PRC) Meeting, and have now resolved all concerns relating to the proposed Action; and

**WHEREAS** the Planning Board further understands that the Applicant and the Applicant's Engineer have reviewed this draft resolution prepared for the Planning Board by the Town Director of Planning & Development and agree with the conditions set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to grant with conditions Final Site Plan Approval for Section 3, Monarch Manor Incentive Zoning Project.

**BE IT FURTHER RESOLVED** that said Conditions of Approval include the following:

1. Drawing 4 of 10, entitled "Final Utility Plan, Section 3, Monarch Manor Incentive Zoning Project," is to be revised to read . . . "Final Site and Utility Plan, Section 3, Monarch Manor Incentive Zoning Project."

2. Drawing 4 of 10 is to be amended to include the design details for connecting the public water line between Section 2, at the intersection of Monarch Drive and Brimstone Drive with the proposed dead end water line shown for Section 3, near the intersection of Monarch Drive and Swallowtail Drive, prior to the issuance of any Certificate of Occupancy by the Town Code Enforcement Officer for site development within Section 3 of the Monarch Manor Incentive Zoning Project.

3. There is to be an easement filed over the above referenced water line connection between Sections 2 and 3, accepted by the Town Board and filed in the Office of the Ontario County Clerk, before the first Certificate of Occupancy is issued for any dwelling unit in Section 3.

4. There is to be a note added to Drawing 4 of 10 which reads . . . "Prior to the issuance of a Building Permit for site development within Section 3 of this Project, the prevailing Park and Recreation Fee is to be paid to the Town Clerk's Office and a copy of the receipt filed in the Town Development Office.

5. The Homeowners Association land located behind the recently completed dwellings in Section 2 is to be restored, grass seed and landscaping improvements made prior to the issuance of the first Certificate of Occupancy for a dwelling in Section 3 of this Project.

6. Replacement of the missing landscaping on the berms, in Section 2, along both New Michigan Road and the Canandaigua/Farmington Town Line Road is to be completed prior to October 31, 2026. The decision on the replacements is to be made by the Applicant, the Applicant's Engineer, the Town Construction Inspector, Town Code Enforcement Officer and the Town Director of Planning and Development, then shown on an amended Drawing 5 of 10.

**BE IT FURTHER RESOLVED** that once these changes have been made to these site plan drawings then one paper copy and an electronic copy of each revised drawing is to be submitted to the Town Code Enforcement Officer for review and acceptance and then signing by those listed on the drawings.

**BE IT FURTHER RESOLVED** that MRB Group engineering and Town staff comments are to be addressed prior to signing by those listed on the drawings.

**BE IT FURTHER RESOLVED** these conditions of Final Site Plan Approval are valid for a period of 180 days from today and shall automatically expire unless either the drawings have been signed and filed in the Town Development Office, or the Planning Board has granted a time extension thereto.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be provided to: Joseph Sortino, Monarch Manor Builders, LLC, 2015 Maiden Lane, Rochester, New York 14626 and Sortino01@aol.com; Walter Baker, D.S.B. Engineers and Architects, P.C., 2394 Ridgeway Avenue, Suite 201, Rochester, New York 14626 and wfbaker@aol.com; and electronic certified copies are to be provided to the Town Highway Superintendent; Town Clerk; Town Water and Sewer Superintendent; Town Code Enforcement Officer; Town Zoning Enforcement Officer; Town Director of Planning and Development; and Town Engineer.

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 | Aye |

Motion carried.

## 13. OPEN DISCUSSION

***Director of Planning and Development:***

Mr. Brand said that the E-Bike Advisory Committee, which has been working on an amendment to the Town Code for regulating E-Bikes and other motorized vehicles, will meet tomorrow night (June 18, 2026) to review a draft of Local Law No. 3 of 2026, which if acceptable to the Committee, will be introduced to the Town Board next month.

He also said that there have been a number of comments from the Accessory Structures Committee which has been working on a draft local law for amending § 165-58 of the Town Code. A target date for introduction of the draft local law to the Town Board is the second meeting in July. The moratorium period on Accessory Structures ends on Monday, October 26, 2026. Consideration is being given to separating the regulations for Accessory Structures on residential properties from Accessory Structures on commercial, industrial and agricultural lands.

***Highway Superintendent:***

Mr. Murphy said that oil and stone projects are in progress this week on Collett Road from Hook Road to County Road 8, on New Michigan Road from County Road 41 to Canandaigua–Farmington Town Line Road, and on Crowley Road from Hook Road to Brownsville Road. Following this work, the Highway Department will be working on Hook Road with a fiber mat overlay from State Route 96 to just north of Curran Road.

In the coming weeks, Mr. Murphy said that concrete and blacktop will be installed on roads on which drainage projects have been done.

## 14. PUBLIC COMMENTS/PRIVILEGE OF THE FLOOR

Lynn Fish (4494 Mt. Payne Road), who is the applicant and property owner for the Ontario CSG 1, LLC (New Energy Equity/Lynn Fish) Solar Project on Mt. Payne Road, said that he would like to address several comments which were made this evening during the Public Hearing on his applications.

Mr. Hemminger said that Mr. Fish's comments will not be effective because the Public Hearing on the application, which was opened this evening, was adjourned earlier in the meeting and is continued to July 1, 2026.

Mr. Fish then spoke briefly about the difficulty that growers are having when trying to compete with produce auctions and lower prices. He said that he had to do something, and that four or five offers from solar companies have been on his desk for years. He said that he spoke with the New Energy Equity company and that he spent years researching the solar farm operations and future use of the land.

Mr. Fish said that he also spoke with the owners of two other solar farms which are now in operation.

Mr. Brand then interrupted the discussion and reminded everyone that the board's Rules of Procedure do not permit this type of discussion on pending applications currently under review after a Public Hearing has been adjourned to a future meeting (*see* 2026 Planning Board Rules of Procedure, Section 16," . . . In no instance shall the Privilege of the Floor be used to make additional comments on an application pending before the Board when the Public Hearing has been closed or continued.").

Mr. Brand and Ms. Ruthven said that Mr. Fish is welcome to speak at the next session of the Public Hearing on July 1, 2026, or may submit comments in writing to the clerk at that meeting.

## 15. TRAINING OPPORTUNITIES

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

**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

## 16. 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 8:10 p.m.

The next regular meeting of the Planning Board will be held on July 1, 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

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**Attachment to Minutes:**

Farmington Planning Board Citizen Submissions, New Energy Equity/Fish Solar Farm Application, June 17, 2026.

**Farmington Planning Board**
**Received June 17, 2026**
**Kathy Williamson, 4414 Mt. Payne Road**
**Pages 1–2**

#01

RECEIVED
TOWN CLERK'S OFFICE
2026 JUN 18 AM 10:2

June 17,2026

To the Members of the Planning Board and Building and Development Department,

I am writing as a resident of our community regarding the proposed Fish Solar Farm project at 4494 Mt. Payne Road by New Energy Equity. I appreciate the time, effort, and dedication that the Planning Board and Building and Development Department invest in evaluating projects that affect our town and its residents.

I would like to express my concerns regarding this application and respectfully request careful consideration of its potential impacts on the surrounding neighborhood and environment. I also encourage Board members to visit Mt. Payne Road and review the site plans in person to better understand the proximity of the proposed development to existing homes and properties.

Many residents in the immediate area were unaware of the proposed solar project until the summer of 2025. Given the scale of the proposed facility and its potential long-term effects on neighboring properties, many residents believe earlier communication and outreach would have been beneficial.

My primary concerns relate to the project's location and its potential impacts on nearby residences and natural resources. According to the plans, portions of the proposed access road and electrical infrastructure would be located approximately 35 feet from my home and approximately 30 feet from my well. Because residents in this area rely on private wells for their water supply, any construction activity, grading, excavation, or changes in drainage patterns warrant careful evaluation to ensure groundwater quality and well integrity are protected. It is also my understanding that the town requires a 40 foot minimum setback for any infrastructure related to solar projects. However the site plans list the set back at 28 feet from my property line for the beginning of the access road.

Additional concerns include potential impacts on stormwater management, drainage patterns, wildlife habitat, nearby wetlands regulated by the New York State Department of Environmental Conservation (DEC), and the overall rural character of the neighborhood. Utility-scale solar developments can alter existing land use patterns, increase impervious surfaces associated with access roads and equipment pads, and affect local ecosystems if not carefully designed and monitored.

The visual impact of a large-scale solar facility should also be considered. Mt. Payne Road is a quiet rural area characterized by open views, low traffic volumes, and residential properties that have long benefited from the natural landscape. The introduction of extensive solar panel arrays, fencing, access roads, and associated infrastructure may significantly alter the character of the area and affect the enjoyment of neighboring properties.

In addition, studies and community experiences from other jurisdictions have identified concerns regarding the potential effect of utility-scale solar facilities on nearby residential property values, particularly when projects are located in close proximity to homes and where adequate setbacks and visual screening are limited. While findings vary by location and project design, these potential impacts should be carefully evaluated as part of the review process.

I respectfully request that the Planning Board thoroughly assess the project's compatibility with the surrounding residential community, including its potential effects on neighboring properties, water resources, drainage, wetlands, wildlife, visual character, and quality of life. Appropriate setbacks, buffering, landscaping, and environmental protections should be carefully considered if the project moves forward.

Thank you for your time, consideration, and service to our community. I appreciate the opportunity to provide input during the review process and encourage the Board to visit the area to gain a firsthand understanding of the neighborhood and the potential impacts of this proposed development.

Respectfully,

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

Kwill654@rochester.rr.com

Cell (585)202-0785

Home (585)289-8983

Farmington Planning Board
Received June 17, 2026
Kathy Williamson, 4414 Mt. Payne Road
Pages 1–4

#02

June 17,2026

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2026 JUN 18 AM 10:12

FISH SOLAR FARM – PUBLIC HEARING TALKING POINTS

**Introduction**

• Thank you to the Planning Board and Town staff for your time and service to our community.

• I have lived on Mt. Payne Road for over 40 years and am directly impacted by this proposed project.

• My concerns are based on the project's proximity to my home and well, potential environmental impacts, and whether the application fully complies with Town requirements.

**Documentation and Accuracy Concerns**

• I have concerns about the accuracy of the project documentation submitted by New Energy Equity.

• Exhibit D,the Visual Simulation Map, Exhibit A Site Plan prepared by Hunt Architecture, and the April 14, 2026 letter from MRB Group to Mr. Brand all identify the project as beginning at 4410 Mt. Payne Road.

• To my knowledge, 4410 Mt. Payne Road does not exist.

• If such an address did exist, it would be located in the Town of Manchester, not this jurisdiction.

• If basic project location information is incorrect in multiple submitted documents, how can neighboring property owners be confident that other aspects of the application have been accurately prepared and reviewed?

**Well Protection Concerns**

• My private well is approximately 24 ft deep and is located very close to the proposed access road.

• Construction of the project will likely involve heavy equipment, excavation, grading, and potentially vibratory equipment operating near the well.

• What assessment has been completed regarding potential impacts to nearby private wells?

Questions the Board Should Require the Applicant to Answer

1. Has a pre-construction survey of neighboring wells been completed?
2. Will baseline water quality testing be performed before construction?

3. Will baseline flow-rate and yield testing be performed?
4. What minimum separation distance exists between the access road and neighboring wells?
5. What vibration monitoring will occur during construction?
6. If a well is damaged, contaminated, or loses production, who pays for repairs or replacement?
7. Is the developer willing to establish a well-replacement guarantee fund for adjacent property owners?

**Access Road and Setback Compliance**

• I am concerned that the project may not comply with required setbacks.

• My understanding is that a 40-foot property setback is required.

• However, the proposed 24-foot-wide access road appears to begin approximately 28 feet from the property line.

• I would like clarification from the applicant and Planning Board regarding whether this meets Town setback requirements.

**Agricultural Land Concerns**

• The Town's criteria indicate that access roads should not be constructed on AG-80 land.

• The proposed access road appears to be located on land zoned AG-80.

• This property has been actively and successfully farmed for decades, including throughout the 40 years I have lived here.

• I would like clarification regarding how this aspect of the project complies with Town requirements and agricultural land preservation goals.

**Electrical Infrastructure and Safety Concerns**

• I am concerned about the proximity of collection lines and electrical infrastructure to my home.

• The proposed infrastructure appears to be located much closer to neighboring residences than I believe is appropriate.

• What safety measures are in place in the event of a lightning strike affecting the collection system or associated equipment?

• Ice storms are common in our area. What protections exist if electrical equipment is damaged during severe weather?

• What emergency response plans are in place if a transformer failure or electrical fire occurs near neighboring homes?

• Overall, I believe the proposed electrical infrastructure is too close to existing residences and warrants greater setbacks.

**Wildlife and Vegetation Concerns**

• Fencing will remove access to a significant area currently used by deer and other wildlife for forage.

• The project proposes Green Giant Arborvitae as screening vegetation.

• While these trees are considered deer resistant, they are not deer proof.

• As wildlife loses access to existing food sources within the project area, pressure on surrounding vegetation may increase.

• What is the long-term maintenance plan if screening vegetation is repeatedly damaged by wildlife?

• How long is the guarantee on the proposed screening, and who is responsible for replacement after that period expires?

**Community Character and Quality of Life**

• Mt. Payne Road is a quiet rural residential area.

• Residents chose to live here because of the open landscape, agricultural character, low traffic volume, and natural surroundings.

• I drive by several solar farms in my travels. The one on 5&20 in Bloomfield, along the thruway eastbound near Clifton Springs, Fox and Yellow Mills Road, and two on Rt.365 outside of Rome NY. Not one of them is placed in such a close proximity to existing homes unless it is the property owner's own residence.

• This project would introduce industrial-scale infrastructure, including fencing, access roads, collection lines, transformers, and solar arrays into the immediate vicinity of existing homes.

• I also have concerns about my property value. When researching this matter most studies evaluate impacts on homes within a .5mile, 1 mile, and 2-3 mile radius. None consider the impacts of home value when structures are mere feet from a residence.

• This situation seems unprecedented given the other solar farms I have observed.

• I ask the Board to carefully consider whether this project is compatible with the character of the surrounding neighborhood.

**Closing**

• I respectfully request that the Board thoroughly review these concerns before making any decision on the project.

• I again encourage Board members to visit Mt. Payne Road and view the site firsthand to understand the proximity of the proposed development to neighboring homes, wells, and properties.

• Thank you for your consideration.

Farmington Planning Board
Received June 17, 2026
Diane Reed, 4415 Mt. Payne Road
Pages 1–2

#03

RECEIVED
TOWN CLERK'S OFFICE
FARMINGTON
2026 JUN 18 A 10:12

We the residence on Mt. Payne Road in Farmington want our concerns regarding the proposed building of a solar farm on this road heard.

This is a very established area, both residential, agricultural and business related as it has a large Thoroughbred raising and breeding farm directly across from the proposed site.

It is well documented that solar farms alter the environment in a myriad of ways. The companies involved acknowledge there may be GLARE from the panels, VIBRATION during winds,(which are quite lively and often here), LAND DEGRADATION via soil erosion through sediment transport and gullies, which may damage neighboring properties if the property management is not maintained. It is also documented there may be an 18-20% decrease in actual power output to the immediate area. There has been some concern voiced that on large solar farms, there may be a change in immediate weather patterns, but this is also unknown to us. Our road will be compromised for quite a long time.

We do not have the reports of how this may effect our water table or where the aquifers for our wells, (which also provide our drinking water), ponds, lawns, gardens, etc. may be effected. We are not on public water or waste or sewers and depend on our wells, septic, etc. We believe there will be a contamination factor during the instillation and perhaps afterwards that will effect our water supply.

It is also well documented that there will be a disruption to our local flora and fauna. We are rich in various Hawks, Owls, Falcon Species, Turkey flocks, and an occasional Eagle in our area. Canadian and Snow Geese migrate directly over the proposed area, and Great Blue Herons enjoy the pond across the road. We enjoy many migrating species of birds, such as Orioles, Gross beak, Blue Birds, etc. All these birds are Federally +/ or State protected. We also have Coyote, Deer, Mink, weasels, (a Martin has been noted), as well as all other manner of animals you would expect in wooded and field areas.

As this technology is relatively new, long term effects may not be known.
We believe the power generated from this solar farm will not directly benefit us, but will be transported to other locations such as Upstate.

As we will not benefit from this, how will this effect our property values as not everyone wants to look at a solar farm, or experience the downsides.

There are no fire hydrants, so if there was a fire/explosion of one of the large transformers, (which will abut one of the homes), how would that be dealt with.

Emotionally, is the aesthetic look of our street. The horse farm lends a nice rural atmosphere and our road, and if they had to leave due to Thoroughbreds are a nervous breed, and would be compromised therefore disrupting their foaling and thriving. If they left, would that large area also become a solar farm? We are a bit tree lined with a Forever Wild woods and is quiet. We moved here many years ago for our own reasons, but basically for its' rural feel. The border of trees we think are proposed to line the road from the solar farm will take years to grow, especially with poor water, soil, etc. and the ones planted on Yellow Mills look poorly.

It would be appreciated if the solar farm was built on land that is still available to the owner such as along Herrideen road or way back against the further fields from our road. Please consider our concerns as you make your decisions regarding the proposed solar farm.

Glenn Hall #911 MT Payne Rd
Peter Williamson 4414 MT. Payne Rd
Kathy Williamson 4414 Mt. Payne Rd
Sandra Latreau 4415 Mt. Payne Rd
Gene & Reed 4415 Mt. Payne Rd

Meeting Town Hall June 17th - ??00/PM

**Farmington Planning Board**
**Received June 17, 2026**
**Kathy Williamson, 4414 Mt. Payne Road**
**Page 1–1** #04

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2026 JUN 18 AM 10: 13

May 30,2026
Planning Board
Director of Development
Code Enforcement Officer
Fire Marshall
Zoning Officer
Highway Superintendent
Town of Farmington

I am writing to you as a concerned member of our community. I appreciate the time and effort that each member of the Planning Board and all that comprise the Building and Development Department dedicates to the betterment of our town. Your guidance and leadership are essential to the well-being and progress of all residents.

I would like to bring to your attention the application that has been accepted for formal review and a public hearing, concerning the Fish Solar Farm at 4494 Mt. Payne Rd. and New Energy Equity. This matter is important to me and, I believe, many others in our community. I would like to invite you to visit Mt. Payne Rd.
First the application for a solar farm was not known to any of us in the neighborhood until the summer of 2025. This has caused quite a bit of upset since many of us feel betrayed, as we have always been a close knit community. There are many reasons this solar complex should not be allowed. The access road and collection lines being within 35ft. of my bedroom window and 30ft. of my well. We are all on wells here and that is of major concern, along with drainage, wildlife ,glare, the DEC Wetlands, etc. I chose this property 40+ years ago as it was off the beaten path, quiet, little traffic, and beautiful sunsets.

I kindly request that you consider this invitation and look at the site plans and take a drive down our road to visually see where these panels and access roads are going. I think this"solar"farm" will have a detrimental effect on our little neighborhood environmentally, physically, and emotionally.

Thank You for your time and consideration.Please forward this letter to the Planning Board. I look forward to the public hearing and to seeing continued positive developments in our town.

Sincerely,
Kathy Williamson
4414 Mt. Payne Rd.
Shortsville NY14548
(585) 202-0785
kwill654@rochester.rr.com

#05

Farmington Planning Board
Received June 17, 2026
Tammy Klimasewski
4463 Mt. Payne Road
Pages 1–7

1-7

Concerns with the Fish Solar Garden 5/28/2026

I am Tammy Klimsewski owner and manager of a professional Thoroughbred horse breeding farm. The address is 4463 Mt Payne Rd Shortsville. Not to be confused with Payne Rd. My property is mostly road frontage, running along the south side of Mt. Payne rd.

My farm runs directly adjacent to the proposed large -scale solar project site. I am standing here tonight to state, on the record, that this industrial development poses an immediate, catastrophic threat to the lives of my horses and the survival of my agricultural business.

My property is mostly pasture, where we have breed and raise very valuable Thoroughbred horses. Some selling in the hundreds of thousands of dollars. Some of the horses have gone on and won and placed in multiple stakes races.

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2026 JUN 18 AM 10: 13

I have owned the property some 35 years now; I have raised six children and five and grandchildren to whom the property is now in trust to. This charming road is host to eight homes on the road; we have all been lucky to live and thrive there for many years. This large scale Industrial solar farm Installation will completely ruin everything about this community. From the shortage of groundwater, the aesthetics, value of property, land erosion, disruption and migration of wildlife and birds.

I am not against Renewal Energy, but I am against it when it threatens my business, health, solitude and entire way of life. This is not the Fox road fight, and I know what a headache it was for everyone involved. But this large-scale solar farm will change the entire Mt Payne Rd as a whole. These solar panels according to the visual effects from EMM are to be placed forty feet across the road from my barns and home including their driveway to install and maintain the solar panels .... they will surround my entire home and operation. The Fish property has plenty of land to place them on other parts of his farm. And leave Mt. Payne Road alone.

* New Energy Equity

**Our Water Crisis;** First and foremost, we must address local infrastructure. Our area has suffered from documented water shortages for years. There is absolutely no public water or sewer here. We have a very vulnerable water table. I ~~would like the town to do a very extensive hydrological impact study.~~ This massive construction risks compacting soil, altering stormwater runoff, and disrupting the local hydrology. If our delicate groundwater supply is depleted or contaminated by the project, my farm cannot function and my family and animals will be left without water. We have over the years trucked in water by the tankards to fill our well. My family and my animals rely entirely on private well water. I would like the town of Farmington to do a extensive hydrological impact study.

to ask Exhibit Q Geotechnical Report pd 7 3.4
Ground Water observations - In auger drilling operations water was not introduced into the bore holes 12 ft ↓ (1) seepage cut of 8

$

Hydrology - scientic study of the movement, distribution + management of water on earth
(study of water)

I would like to address the effects of a solar farm nearby has on thoroughbred horses. Thoroughbreds are high strung horses, and nervous animals. It takes a professional handler to handle them.

**Incessant Noise**: The continuous high frequency hum from industrial inverters and trading motors will destroy the baseline quiets these nervous animals require to graze safely ..The noise and disruption of installing the solar panels alone will disturb the horses. It will cause the animals to spook, having the potential for bodily harm.

**Visual Panic**: Solar panel glare and the moving shadows of tracking arrays mimic predators to a horse, triggering constant fence pacing and blind panic. The glint and glare from the panels will disturb them.

**Air Pollution and Odors**, Construction will choke my pastures with massive clouds of airborne dust, permanently damaging the highly sensitive respiratory system of the equine athlete. Herbicide applications will introduce toxic chemical odors right along my property line.

**Infective screening:** The developers promised vegetative buffers are a false security blanket. Those plants will take year to grow to a functional height. IN the meantime, my horses are entirely exposed to an active industrial zone.

The Environmental changes caused by solar farms along with their installation, activity, dust and unfamiliar sights will trigger stress and anxiety in broodmares leading to ulcer and abortions.

The disturbances will cause the horses to spook and be unable to rest property potentially affecting their health and performance. The horses on this farm are of high value, just the stallion fees alone are in the thousands of dollars. The quiet and solitude of this road was the reason we choose to purchase this land and build this farm; it was nothing but land when we purchased it, we gave it a purpose.

I have recently come across two studies on these SP

The Robinson-Meindle Study in Buffalo NY.

A study published in the Journal of Natural Resources and Development the leaching of Heavy Metals and Metalloids from Photovoltaic systems .

Having collected soil samples from solar installations from beneath and around the panels and compared them to background sites. The found selenium, lithium, Nickel, strontium rose barium and lead. Solar panels do have subtle increases over time that can become

toxic over time. By testing run off, soils and panel composition solar panels showed contamination happening.

Right To Farm

The Town of Farmington intends to continue a predominantly agricultural and open rural character of the identified Strategic Farmland Protection Area.

The purpose of this Plan is "to protect agricultural soils and promote viable farming operations in the Town of Farmington."
In recognition of the importance of local agriculture, the Town of Farmington applied for and received state assistance funds to prepare a farmland protection plan.

.

A total of 83 percent of the landowners surveyed reported that the loss of farmland is a problem for The town of Farmington.
Implementing long term conservation measures for the protection of farm operations and farmlands were the most important action
the town could create which would, in turn, encourage continued agricultural land use.

***Chapter 117: Right to Farm Life Local Law***—provides regulations to promote agricultural practices on land within the Town as are reasonably necessary to carry on agricultural farm operations or agricultural practices. This code prohibits any person or development from unreasonably interfering with or trying to deter normal farming operations.

***GOAL: To preserve the natural environment and protect it from degradation.***
Amend to include prime and unique agricultural soils as a natural resource.

***OBJECTIVES: Protection of natural resources, selected open space, environmentally sensitive***
***areas, and unique natural areas (i.e., drumlins).***
Amend to identify farmland soils (prime and unique classifications) as being natural resources to be protected, as well as environmentally sensitive areas.

***Protection of water resources to keep impacts from erosion, sedimentation, and drainage to a minimum .***
Amend to support opportunities for drainage improvements to farmlands that would enable the approximately 3,000-plus acres of marginal farm soils to be property drained, thereby improving the
classification of these soils to Prime Farmland Soils. Black Brook creek runs behind me and my farm and drains into ponds behind my land ect ect. North side of road drain into my south side of patsure and ponds, which in turn drains into ponds behind me ect…

***Clear and maintain the main channel of Black Brook to prevent flooding of valuable farmland and***
***provide the basis for creating a town-wide drainage district.***

■ **AGRICULTURE**

***GOAL: To enhance agricultural viability and preserve agricultural land resources.***

Amend . . . "To enhance agricultural viability in the town by implementing land use techniques de-
signed to identify and protect, to the greatest extent practical, the more productive agricultural soils such
as the prime and unique soil classifications."

***OBJECTIVES: Land use and development regulations which address the special needs of farmers,***
***including provisions which stipulate that farming activities take precedence over other us in areas used for agricultural***

I quote from the Farington Town - Right To Farm: Farm Land Just" is Farm land forever,

If the Solar Panels are safe why periodic soil sampling reports are required by the planning board as a condition of granting a special use permit. Why does the soil beneath the solar panels need to be monitored and for what chemicals and poisons? 165-84.35 (after O)

(2) Transportation Impact analysis (TIS) should be reviewed as the road for the installation and Maintenance for these solar panels are in a serious blind spot. According to the driveway on the map the road planned will impact the safe and efficient movement of traffic along the road.

(4) B There is no public water or sewer on Mt Payne Rd or surrounding communities. Our community has had multiple years of water shortages. Hence the meetings in the past to have public water installed.

(4) E and F Farmland protection should protect prime and unique classified agricultural soil and not conflict with nearby established agricultural operations. The solar panels should avoid harm or destruction to unique natural features found on the site such as drumlins ect. Section 6 Chapter 165, Article VIII, Section 99 Special use Permits

Allot of fluff has been discovered in the 600-page notebook from the New Energy Equity

First, we strongly Disagree with the soil composition, New Energy Equity it is stated as sandy loam?

The land has been farmed with crops for years. No crops that I know of grow in sand.

Disagree with the glare study, the sun alone coming over the hill is blinding enough, and there no glare study that include Pictures that reveal the solar panels on the north side of Mt Payne Rd across that sit just back 40 feet from the road across from the Horse farm barns and House.

Noise – I strongly disagree with the noise survey submitted. New energy equity company used the noisy grinding of timber Empire Recycling that has moved out of the area and is miles away and over a hill and down the road.

Disagree with the Solar visuals, the visuals do not show the Solar panels from the South side of the road, which is extremely close to the road. And which way are the panels facing,

The so-called visuals changed in the visuals. show the panels facing different direction.

Some visual show the solar panels facing west, some show the panels facing north.

Disagree with the driveway to be installed the plans show the main driveway to be installed for these panels to be on a blind knoll...extremely dangerous and will directly across from the existing horse barns and house there on the south side of the road. This would be an enormous and detrimental effect on this farming operation. It would not be able to continue. Be a quite a disruption to the daily task of handling thoroughbred horses but also an eye sore to the existing Farm. Negatively effecting the value of the property.

New Energy Equity

I disagree with the NEE with the Erosion and run site plans, the doldrums are drained into the south side of the road, The Farmington highway dept. themselves installed the culverts, and the north side of the road drains into the horse fields and ponds that extend beyond the horse farms behind that as well. There is no way that the erosion and run off wont flood the roads. Multiple pictures of these panels causing flooding and erosion flood the internet...

Address is incorrect (4494) NOT 4410

UNDER NEnergy Equity

Concerning Land Values The most comprehensive study to date, analyzing over 1.8 million home transactions near 1,500 large-scale solar projects across six states, homes within 0.5 miles of a solar project only saw a price reduction.

Under NEE website under Discover Solar tab common solar questions states:

the solar panels reflect light, there may be glare at different times of day.

A warming right next to the solar farm is also possible.

The S. panels has the potential to disrupt wildlife and cause species displacement.

There are currently over 13 industrial scale solar installations and more on the books in Farmington alone.

A massive solar array is an industrial power plant. Placing it directly next to a professional thoroughbred breeding farm is a sever, incompetence misuse of land. It puts the lives of fragile, high value animals at risk and destroys a viable local agricultural business.

or 40' from a home

should be in areas where potential impacts on residents are minimized. Regulations and zoning laws should protect the surrounding landowners. And the zoning laws should set more distance and parameters for noise levels, electromagnetic field emissions, setbacks, and visual aesthetics. Not small trees that would take 14 years to grow... or 40 feet setback from a home across the road...

I respectfully urge this board to protect Farmington's active agricultural economy and to protect the welfare of our children and animals and deny and solar panels and electrical lines to be installed on Mt. Payne Rd.

Returns -

Stormwater management - Not in Geotechnical Report

7-7

CULVERTS

POND

Yellow PASTURE SOUTH ROAD

HORSEBARN

WELL

HOUSE

FISH POND

40'

1 OVERALL SITE GRADING PLAN

2 SITE ACCESS DRIVE

3 UTILITY ACCESS DRIVE

SCALE IN FEET

C-300

SITE GRADING & UTILITY PLAN

FISH SOLAR

ONTARIO CSG 1, LLC

4410 MT. PAYNE ROAD, SHORTSVILLE, NY 14548

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

HORSEHEADS NY 607 - 209 - 1000 ROCHESTER, NY 585 - 327 - 7560
TOWANDA, PA 570 - 265 - 4885 BINGHAMTON, NY 607 - 798 - 5081
ALBANY NY 607 - 798 - 5081 WWW.HUNT-EAS.COM
NY CERTIFICATE OF AUTHORIZATION NO. 0016220 PA CERTIFICATE NO. 1902220131464

| # | DATE | DESCRIPTION OF REVISION |
|---|---|---|

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO MAKE UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A PLAN OR REPORT BEARING THE SEAL OF A LICENSED ENGINEER, ARCHITECT OR SURVEYOR HERETO.

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DRAWN BY: MJT
CHECKED BY: SP
APPROVED BY: MJT
DATE: 8/7/2025
PROJECT NO.: 2024-0139

NOT FOR CONSTRUCTION

Farmington Planning Board
Received June 17, 2026
Robert Williamson, 4414 Mt. Payne Road
Pages 1–4



#06

June 17, 2026

Good evening, my name is Bob Klimasewski. I'm married to Tammy and we jointly own Thoroughbred horses at the farm at 4463 My Payne Rd (just across the street from the proposed solar farm). To set the record straight, I am not against solar farms. I am strongly against solar farms located at certain locations. An important objection is adjacent to an active successful Thoroughbred horse business. Our Thoroughbbred horse business is extremely valuable. Net worth of our business is low seven figures. And operationally last year we had 3 stake horses and were the 3rd winningest owner by purses earnings at Presque Isle Downs in Erie. Both achievements no small task for a small owner.

RECEIVED
TOWN CLERK'S OFFICE
FARMINGTON
2026 JUN 18 AM 10:13

I will focus on the impact of the solar farm on our Thoroughbred business operation. On our farm are nursing foals, weanlings, yearlings, mares and

older racehorses. Our business has been successful, as I said, and will continue to be so if not negatively affected by the proposed solar farm.

Thoroughbreds are extremely sensitive animals. And are highly perceptive. Thoroughbreds can spook when their visual or noise environment changes suddenly. This is especially critical when breeding and raising young Thoroughbreds.

Let me first discuss solar glare. I have some knowledge in the optical issues of light reflection. I have a master's degree in Optical Engineering from the Institute of Optics at the University of Rochester. While solar glare can be transient, it can cause horses to become agitated and uncomfortable. No optical coating can be anti reflective at all angles to the solar panel from the sun and at all wavelengths. And the sun angle to the solar panels changes by season and by time of day. I could get into more details but I have no

information on the solar panel composition and optical coating designs on the panels.

As we all know construction is a messy activity. Dust is a constant problem. There is an article in the Journal of Veterinary Internal Medicine which presents findings of a blinded study on the performance of Thoroughbreds affected by certain environmental factors. Let me read a conclusion: .....poor air quality increase the likelihood and severity of Exercise-Induced Plumonary Hemorrhage. I can provide the citation if you like. It doesn't take a rocket scientist to see that construction dust and dust generated during operation of the solar farm will be problematic. Young horses will have their breathing capacity severely affected inhaling this dust during their growing years. Foals on the farm are only a few month old. Poor breathing capacity means poor racing performance means poor business and financial outcomes when they become

racehorses. Our business will suffer economically.

Another problem with solar farms adjacent to Thoroughbred horse farms is sudden noise during construction and ongoing maintenance. Horses are flight animals easily startled by unexpected noises causing horses to spook, spin, or bolt creating a real injury risk. Sudden noise can also induce appetite loss and stress response including sweating, trembling, and pacing. Not a good outcome. In peer-reviewed papers, its been shown that stress can accelerate heart rate up to 220BPM vs 160 BPM for normal galloping. Stress can double cortisol, a stress hormone. Stress can also lead to colic or ulcers. Stress can lead to weaving and unexpected behavior.

I appreciate your time and attention and I trust that you ask the solar panel location be elsewhere to preserve our viable business.

1-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Lead Petitioner

Tammy Klimasewski, 4463 Mt Payne Rd, Shortsville, NY

Phone

585-820-9999

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2026 JUN 18 PM 12:02

We, the undersign, are petitioning the Town of Farmington to deny an area variance for the proposed project called the "Fish Community Solar Farm". The attached letter to various Town officials outlines the reasons that we believe that the project would be detrimental to community and especially the nearby neighbors. We are prepared to provide citations to some of our positions if necessary.

| Sign Name. | Print Name | Date |
|---|---|---|
| Tammy Klimasewski | Tammy Klimasewski | 9-10-25 |

JoANN M. GIORDANO, Reg. # 01GI5021992
Notary Public, State of New York
Qualified in Chautauqua County
My Commission Expires December 27, 20 25

4463 MT. Payne Rd. Shortsville NY 14548

Address

| Sign Name. | Print Name | Date |
|---|---|---|
| Robert G Klimasewski | ROBERT G KLIMASEWSKI | 6/17/26 |

4463 MT PAYNE RD SHORTSVILLE, NY 14548

Address

Farmington Planning Board
Received June 17, 2026
The Fish Community Solar Farm
Petition Pages 1–22

#07

2-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

| Sign Name. | Print Name | Date |
|---|---|---|
| [signature] | Paul Granata | 9/13/2025 |

139 high St Fairport NY 14450

Address

| Sign Name. | Print Name | Date |
|---|---|---|
| [signature] | DAVID MACK | 9/13/25 |

1744 WILAWANA RD ELMIRA, NY 14901

Address

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Jennifer Cornell — Jenifer Cornell — 09/13/25

Sign Name. Print Name Date

1744 Wiliwarna Rd Elmira, NY 14901

Address

Travis Jacobs — 9-8-25

Sign Name. Print Name Date

172 Alpine Knoll Fairport, NY 14450

Address

4-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Dawn Watson Dawn Watson 9/15/25

Sign Name. Print Name Date

4463 MT Payne Rd Shortsville, NY 14548

Address

Robert Leonard 9/15/25

Sign Name. Print Name Date

2049 Meadow Rd Palmyra NY 14522

Address

5-22

# NOTICE OF PETITION REGARDING THE FISH COMMUNITY SOLAR FARM

Sue Lenard | Sue Lenard | 9-15-25

Sign Name. | Print Name | Date

2049 Meadow Rd Palmyra Ny

Address

Bittany Kruger | Britany Kruger | 5-26

Sign Name. | Print Name | Date

50 Mayfair Dr Rochester Ny

Address

6-23

# NOTICE OF PETITION REGARDING
# THE FISH COMMUNITY SOLAR FARM

Chelsey Jacobs — Chelsey Jacobs — 5-26

Sign Name. Print Name Date

32 Fairport NY

Address

Rel Plavid — Rel Plavid — 5-26

Sign Name. Print Name Date

34 Fairport NY

Address

7-23

# NOTICE OF PETITION REGARDING
# THE FISH COMMUNITY SOLAR FARM

Ben Jacobs. Ben Jacobs. 5-26

Sign Name. Print Name Date

Clifton Springs NY

Address

Alyson Jacobs Alyson Jacobs. 5-26

Sign Name. Print Name Date

54 Clayborn Macedon N.Y.

Address

8-22

# NOTICE OF PETITION REGARDING

# THE FISH SOLAR FARM 4494 MT.PAYNE RD SHORTSVILLE NY, TOWN OF FARMINGTON

**Kathy Williamson**
**4414 Mt Payne Rd. Shortsville, NY**
**(585)202-0785**

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2026 JUN 18 AM 10:13

We, the undersign, are petitioning the Town of Farmington to deny an area variance for the proposed project called the "Fish Community Solar Farm" and New Energy Equity. The attached letter to various Town officials and planning board members outlines some of the reasons we believe this project to be detrimental to our community and neighborhood.

| Sign Name | Print Name | Date |
|---|---|---|
| Kathy Williamson | Kathy Williamson | 5/30/26 |
| Peter Williamson | Peter Williamson | 5-30-26 |

**Address**

4414 Mt. Payne Rd. Shortsville NY 14548

**Address**

4414 Mt. Payne Rd Shortsville N.Y. 14548

9-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Robyn finocchario. Robyn finocchario. 6/13/26

Sign Name. Print Name Date

717 N Landing Rd Rochester NY 14625

Address

Kathryn Francisco Kathryn Francisco 6/13/26

Sign Name. Print Name Date

18 Loch Loyal Ct Penfield NY 14526

Address

10-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Emily Ferris Emily Ferris 6/13/26

Sign Name. Print Name Date

62 Scarborough Park Rochester, NY 14625

Address

Cathy DeMocker Cathy DeMocker 6/13/26

Sign Name. Print Name Date

4821 Lakewood Dr. Williamson, NY 14589

Address

11-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

| Sign Name. | Print Name | Date |
|---|---|---|
| [signature] | Bryn Nakamura | 6/13/26 |

29 Sopyglass Hl FPT NY 14450

Address

| Sign Name. | Print Name | Date |
|---|---|---|
| [signature] | Susan Mar | 6/13/26 |

2576 Co. Rd 39 Bloomfield NY 14469

Address

12-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Johanna House. Johanna House. 6/13/26

Sign Name. Print Name Date

3218 Pine Terrace Macedon NY 14502

Address

Addison Tally. Addison Tally. 6/13/26

Sign Name. Print Name Date

10 Highpoint Trl, Fairport NY, 14450

Address

13-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

[signature] Kathryn Tally 6/13/26

Sign Name. Print Name Date

10 Highpoint Tn. Fairport NY 14450

Address

Josette Mattell-Mettix Josette Montebella-Metelenis 6/13/26

Sign Name. Print Name Date

1570 Walworth Penfield Rd. Walworth NY 14568

Address

14-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Meredith J Horstall 6/13/24

Sign Name. Print Name Date

15 Huxley way Fairport ny 14450

Address

Danielle Narrell 6-13-26

Sign Name. Print Name Date

14 Wenham lane Pittsford, NY 14534

Address

Paula Marie Amico > PAMA

1513 Oakridge lane 6/13/24

Macedon, NY 14502

15-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Sign Name. Brendan Wardell Print Name 6-13-26 Date

14 Wentham Dr Pittsford NY 14534
Address

Sign Name. Melissa Kieffer Print Name 6-13-26 Date

2786 Thompson Rd Clifton Springs NY 14432
Address

16-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Glenn Hall. GLENN HALL. 5/30/26

Sign Name. Print Name Date

4411 Mt Payne Rd Shortsville, NY 14548

Address

Lauren Nakamura. Lauren Nakamura. 5/31/2026

Sign Name. Print Name Date

29 Spyglass Hill Fairport, NY 14450

Address

17-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

[signature] Emily Vaeyh 3/21/2026

Sign Name. Print Name Date

157 Valley Rd 14618

Address

Casey Olson Casey Olson 6/1/2026

Sign Name. Print Name Date

18 Parkview Dr. Rochester, NY 14625

Address

18-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Zachary Olson — Zachary Olson — 6/1/2024

Sign Name. Print Name Date

18 Parkview Drive, Rochester N.Y. 14625

Address

Robert W. Wells — Robert W. Wells — 6/1/2026

Sign Name. Print Name Date

4311 Hosey Rd. Shortsville, N.Y. 14548

Address

Debbie Barnaster — Debbie Barnaster — 6/13/26

2576 County Rd. 39 Bloomfield, NY 14469

19-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Amy M. Hart | Amy M. Hart. | 6/2/2026

Sign Name. | Print Name | Date

4374 Mount Payne Road Shortsville, NY 14548

Address

Nicole Kone | Nicole Kone. | 6/2/2026

Sign Name. | Print Name | Date

71 Bengal Terrace Rochester, NY 14610

Address

20-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Audra C Ahl — Audra Ahl — 6/2/26

Sign Name. Print Name Date

7 Crystal Springs Ln. Fairport, NY 14450

Address

Valerie Binggeli — Valerie Binggeli. — 6/13/26

Sign Name. Print Name Date

1559 Fairport 9 Mile Pt Road, Penfield.

Address

Leah Waughter — 6/13/2026

81 Doncaster Trl. West Henrietta NY

21-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

| Sign Name. | Print Name | Date |
|---|---|---|
| [signature] | Shay DeHerre | 6/2/26 |

786 Brook Rd. Scottsville NY 14546

Address

| Sign Name. | Print Name | Date |
|---|---|---|
| [signature] | Jean Radler | 6/13/26 |

249 Valley Rd, Rochester, NY 14618

Address

22-22

# NOTICE OF PETITION REGARDING

# THE FISH COMMUNITY SOLAR FARM

Julia Eichenlaub. Julia Eichenlaub. 6/13/2026

Sign Name. Print Name Date

3278 Creekside Cir. Walworth, NY 14568

Address

Hannah Lewis. Hannah Lewis. 6/13/26

Sign Name. Print Name Date

890 Bunker Hill St. Macedon NY 14502

Address