

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD

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

Wednesday, July 17, 2024 • 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. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington’s YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).

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

R = Attended via remote video conference.

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

Vacant Board Position: One vacant position

Clerk’s Note: Due to family and employment time commitments,
Aaron Sweeney has resigned from the Planning Board.

Staff Present:
Lance S. Brabant, CPPESC, Town of Farmington Engineer, MRB Group, D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Tim Ford, Town of Farmington Highway Superintendent
August Gordner, Town of Farmington Code Enforcement Officer

Attending:
David Brunix, Site Manager, 1816 Farmington Quaker Meetinghouse Museum,
c/o 724 Victor Road, Macedon, N.Y. 14502
Linda Cammarata, 6009 Redfield Drive, Farmington, N.Y. 14425
Verna Cowley, 1098 County Road 8, Farmington, N.Y. 14425

Scott DeHollander, 7346 Dryer Road, Victor, N.Y. 14564
 James Fowler, Fowler Family Trust, 6176 Hunters Drive, Farmington, N.Y. 14425
 Nicole Herpich, 49 Coachlight Circle, Farmington, N.Y. 14425
 Jeff Hutchinson, Principal, Town Center Partners, LLC, 968 Stow Lane,
 Lafayette, California 94549—**R**
 Emily Lukasik, EIT, LaBella Associates, 300 State Street, Suite 201, Rochester, N.Y. 14614
 Lorraine McConnell, 6012 Redfield Drive, Farmington, N.Y. 14425
 Walt Pieschke, 1224 Holland Drive, Farmington, N.Y. 14425
 Debora K. Potter, 1426 County Road 8, Shortsville, N.Y. 14548
 Paul Rogers, Consultant, Energy Safety Response Group (ESRG), 8350 U.S. Highway 23 North,
 Delaware, Ohio 43015
 Les and Gail Raymond, 6010 Redfield Drive, Farmington, N.Y. 14425
 Frank Ruffolo, Sky Solar Inc., 1129 Northern Boulevard, Suite 404,
 Manhasset, N.Y. 11030
 Jeff and Elly Stevens, 6031 Redfield Drive, Farmington, N.Y. 14425
 J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East,
 Fairport, N.Y. 14450
 Matthew Tomlinson, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614
 Dawn VanDamme—**R**
 Susan C. Willard, 6011 Redfield Drive, Farmington, N.Y. 14425

1. **MEETING OPENING**

The meeting was called to order at 7:00 p.m. by Chairperson Edward Hemminger. Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on January 3, 2024.

2. **APPROVAL OF MINUTES**

Minutes of June 19, 2024:

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the June 19, 2024, meeting be approved.

Motion carried by voice vote.

3. **LEGAL NOTICE**

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on June 30, 2024:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 17th day of July 2024 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 giving consideration to the applications of:

PB #0702-24: 1816 Quaker Meetinghouse Museum c/o David Bruinix, 724 Victor Road, Macedon, N.Y. 14502, on behalf of the 1816 Quaker Meetinghouse Museum Board of Directors: Application for Preliminary Site Plan approval for the relocated Quaker Meetinghouse structure and related site improvements including parking, site access, building renovations and a proposed 785-square-foot museum building with public restrooms, located on a parcel of land identified as Tax Map Account 9.00-1-7.120. containing a total of 4.05 acres of land. Site Plan Approval is required within the Farmington Town Code, under Chapter 165, Articles IV. District Regulations. Section 165.18 A, B and C, Special Permitted Uses; Chapter 165, Article VI. Special Use Permits. Section 80, Public Buildings; and Chapter 165, Article VIII, Administration and Enforcement, Section 165-100, Site Development Plans. The property is located at 230 Sheldon Road and is along the east side of County Road 8. The land is zoned A-80 Agricultural District.

PB #0703-24: 1816 Quaker Meetinghouse Museum c/o David Bruinix, 724 Victor Road, Macedon, N.Y. 14502 on behalf of the 1816 Quaker Meetinghouse Museum Board of Directors: Application for a Special Use Permit to operate a public building in the A-80 Agricultural District, the 1816 Quaker Meetinghouse Museum Building and related site improvements. The property is located at 230 Sheldon Road, identified as Tax Map Account 9.00-1-7.120, and contains a total of 4.05 acres of land along the east side of County Road 8. A Special Use Permit is required within the Farmington Town Code under Chapter 165, Article IV, District Regulations, Section 165 .18 A, B and C. Special Permitted Uses; and Article VI, Special Use Permits. Section 80. Public Buildings. The land is zoned A-80 Agricultural District.

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

By order of: Edward Hemminger, Chairperson, Town of Farmington Planning Board

**4. CONTINUED PUBLIC HEARING:
PRELIMINARY THREE-LOT RE-SUBDIVISION**

PB #0702-23 Continued Preliminary Three-Lot Re-subdivision Application

Name: Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing the Fowler Family Trust, 6240 Pheasants Crossing, Farmington, N.Y. 14425

Location: 6240 Pheasants Crossing and the adjacent parcel to the south

Zoning District: RS-25 Residential Suburban

Request: Preliminary Three-Lot Re-Subdivision Plat approval of land, identified as Tax Map Accounts 29.13-1-5.100 and 29.13-1-5.200, containing a total of 12.091 acres of land; and as further to be identified as Re-Subdivision Plat Approval Lot #5A and Lot #5B of the Pheasants Crossing Subdivision owned by Fowler Family Trust. The proposed Action involves creating Lot #R-5A consisting of 6.437 acres, Lot #R-5B consisting of 2.212 acres and Lot #R-5C consisting of 3.442 acres all of which are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

See Planning Board minutes of June 19, 2024, or the Project Abstract, for the previous actions on this application.

On June 19, 2024, the Public Hearing was reconvened and testimony was received at which meeting the Planning Board was informed that the applicant and his team met with the Town staff on June 14, 2024, and agreed with the applicant's soils report. It was requested that a report on the June 14th meeting be provided to the Planning Board in time for the meeting this evening (July 17, 2024). This supplemental assessment of the geotechnical feasibility of constructing a new residence on Parcel C from Foundation Design, P.C., was submitted to the Town on July 3, 2024 (*see* Attachment #13 in the Project Abstract). The Public Hearing was then continued to the meeting this evening (July 17, 2024).

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Fowler said that proposed Lot #R-5C has been determined to be a buildable lot based upon the requested soils report and the supplemental assessment of the geotechnical feasibility from Foundation Design, P.C.

Mr. Hemminger asked Mr. Fowler if he received the draft resolution which had been prepared for the board's consideration this evening and if he agreed with the conditions of approval. Mr. Fowler said that he received the draft resolution and that he agreed with the conditions.

Mr. Brand acknowledged receipt of the authorization dated July 12, 2024, from APD Engineering & Architecture, PLLC (Mr. Fowler's previous consulting engineering firm) that the Fowler Family Trust and its representatives and agents are permitted to use any and all plans and drawings which have been prepared by APD Engineering & Architecture regarding this application. Mr. Brand said that this authorization letter was submitted to the Town by Jared Hirt, Esq., who is Mr. Fowler's attorney (*see* Attachment #1 to the minutes of this evening's meeting).

Mr. Brand said that Mr. Fowler did a great job of clearing Lots #R-5A and #R-5B. Mr. Fowler said that this clearing was more than the neighbors may have expected. Mr. Brand said that the clearing opens up a lot of what had not been previously visible, and he expressed his thanks to Mr. Fowler for doing this.

Mr. Brand said that as of this evening no new information regarding this application has been received and that the application is now ready to move forward with the preparation of the State Environmental Quality Review (SEQR) materials for the board’s consideration.

Mr. Hemminger asked twice if anyone in the meeting room wished to speak for or against this application, or to ask questions.

Mr. Fowler said that he is in favor of the application.

There were no other requests from those in the meeting room.

Mr. Hemminger then asked twice if anyone on the remote video conference wished to speak for or against this application, or to ask questions. There were no requests from those on the remote video conference.

Mr. Hemminger said that the Public Hearing will remain open until the board is ready to complete the SEQR environmental record.

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

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the 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
ADJOURNMENT AND CONTINUATION OF THE PUBLIC HEARING
UPON THE PROPOSED ACTION TO ALLOW FOR THE CREATION OF A PROPOSED
THREE-LOT PRELIMINARY RE-SUBDIVISION PLAT FOR THE FOWLER FAMILY TRUST**

PB #0702-23

**APPLICANT: Fowler Family Trust, 6176 Hunters Drive,
Farmington, N.Y. 14425**

**ACTION: Adjournment and Continuation of the Public Hearing Upon
the Proposed Three-Lot Re-Subdivision Plat for the Fowler
Family Trust**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Planning Board) has on June 19, 2024, adjourned and continued the Public Hearing upon

this application to tonight’s meeting, to provide time for the Applicant’s soil’s expert to prepare a second and more detailed soils report; and

WHEREAS, the Planning Board has tonight re-opened and continued the Public Hearing upon this application and has received testimony; and

WHEREAS, a soils report, dated July 3, 2024, was received from James Baker, P.E., President, Foundation Design, P.C., which includes a drawing prepared by Foundation Design, P.C., showing four (4) handhole locations on proposed Lot R5-C; and two (2) drawings prepared by Venezia Associates identified as Preliminary Re-Subdivision Plat and Soils Overlay, Lots R5-A and R5-B, Pheasants Crossing, Subdivision Tract; and

WHEREAS, the Town Staff tonight has recommended acceptance of the above referenced soils testing report noting that this new information provides the Planning Board with the details specified in the 2020 Building Code of New York State, Chapter 17 Special Inspections and Tests, Section 1705.06, Required Special Inspections and Tests for Soils, and should now allow the Planning Board to make an informed decision upon this identified environmental impact as required within 6NYCRR, Part 617.7 (c) of the State Environmental Conservation Law.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept the above referenced July 3, 2024, soils report prepared by James Baker, P.E., Foundation Design, P.C., including the author’s finding that with proper considerations a single-family dwelling could be constructed on the area identified on proposed Lot R5-C.

BE IT FURTHER RESOLVED that the Planning Board does hereby move to table further deliberations upon the above referenced Action and adjourns the Public Hearing to be continued on Wednesday, August 7, 2024, to provide time for Town staff to review the environmental record and to prepare drafts of the State’s Full Environmental Assessment Forms, Parts 2 and 3, and a draft resolution setting forth the anticipated impacts likely to result from granting the proposed Action and making a determination of significance, for the Planning Board’s review and acceptance at said meeting.

BE IT FURTHER RESOLVED that a certified copy of this resolution is to be provided to the Town of Farmington Zoning Board of Appeals, the Applicant, the Applicant’s Attorney, the Applicant’s Engineer, the Town Director of Planning and Development, the Town Code Enforcement Officer and the Town Engineers.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

5. CONTINUED SPECIAL USE PERMITS AND PRELIMINARY SITE PLANS

PB #0406-24 Continued Special Use Permit Application

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

Location: Tax Map Account #29.00-1-84.112 with access rom along East Corporate Drive and a future extension of commercial Drive.

Zoning District: LI Limited Industrial

Request: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account #29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account #29.00-1-84.113.

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PB #0407-24 Continued Special Use Permit Application

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

Location: Tax Map Account #29.00-1-84.112 with access from along East Corporate Drive and a future extension of Commercial Drive.

Zoning District: LI Limited Industrial

Request: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account #29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account #'s 29.07-4-055 through -070 and Account #'s

29.0-4-073 and -074 which are located along the west side of Redfield Drive.

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PB #0408-24 Continued Preliminary Site Plan Application

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

Location: Northern Portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058.

Zoning District: LI Limited Industrial

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

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PB #0409-24 Continued Preliminary Site Plan Application

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

Location: Tax Map Account #29.00-1-84.112 with access from along East Corporate Drive and a future extension of Commercial Drive.

Zoning District: LI Limited Industrial

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

The above four applications were reviewed by the Project Review Committee on September 7, 2023; November 2, 2023; December 7, 2023; January 4, 2024; February 1, 2024; March 7, 2024; April 11, 2024; May 2, 2024; and June 6, 2024.

On April 3, 2024, the Planning Board determined that the applications were complete, declared its intent to be designated as the Lead Agency for making the State Environmental Quality Review (SEQR) environmental declaration, and scheduled the Public Hearings to begin on April 17, 2024.

The SEQR Involved Agencies are:

New York State Department of Environmental Conservation, Region 8
New York State Department of Health
Canandaigua–Farmington Water and Sewer District
Town of Farmington Highway Department

The SEQR Interested Agencies are:

Lance S. Brabant, CPESC, MRB Group, D.P.C., Town Engineers
Dan Delpriore, Farmington Code Enforcement Officer
Matthew Heilmann, Farmington Construction Inspector

Also on April 3, 2024, the Planning Board directed the Town staff to prepare the Project Notification Review Letter, related electronic documents, and the SEQR Response Form for distribution to the Involved Agencies and the Interested Agencies. The SEQR Coordinated Review Period began on Wednesday, April 10, 2024, and concluded at 12:00 p.m. on Friday, May 10, 2024.

On April 17, 2024, the Public Hearings were opened and testimony was received. The Public Hearings were then continued to the meeting on May 15, 2024.

On May 15, 2024, the Public Hearings were reconvened and testimony was received. The Planning Board declared itself as the Lead Agency for making the SEQR environmental declaration and received several hundred pages of materials which were submitted by Anne Dunford of 6007 Redfield Drive and John Grady of 6018 Redfield Drive. The Public Hearings were then continued to June 19, 2024.

On May 16, 2024, an email and drawing were sent by Mr. Brand to Jonathan Orpin of New Energy Works and Jeff Hutchinson of Harbour Partners regarding an alternative alignment of Commercial Drive.

On June 3, 2024, the following document was submitted by Mr. Brand and entered into the Project Abstract: “Utility Scale Solar Electricity in NYS: Some Basics for Planning and Zoning Boards,” report by David Kay, Senior Extension Associate, Cornell College of Agriculture and Life Sciences, May 2024.

On June 14, 2024, responses to residents' submissions of May 15, 2024, were received from Sky Solar.

On June 19, 2024, the Public Hearings were reconvened, testimony was received, and the Public Hearings were continued to the meeting this evening (July 17, 2024).

On July 8, 2024, an email was received from Lori Fox (5918 Kennebec Court, Farmington, N.Y. 14425) regarding her concerns with these applications (*see Attachment #2 to the minutes of this meeting*).

On July 10, 2024, the following materials related to the Sky Solar applications were received and are attached to the minutes of this meeting, as follows:

Attachment to minutes #3:

Sky Solar response to email from Lori Fox.

Attachment to minutes #4:

Sky Solar Letter regarding realignment of the connecting road for Commercial Drive.

Attachment to minutes #5:

Land swap map: Sky Solar and New Energy Works, FIG-02.

Attachment to minutes #6:

Sky Solar Commercial Drive Realignment, FIG-01 (2).

Attachment to minutes #7:

New Energy Works letter from Jonathan Orpin, re: realignment of the connecting road for Commercial Drive.

On July 12, 2024, the following materials related to the Sky Solar applications were received and are attached to the minutes of this meeting, as follows:

Attachment to minutes #8:

Email from Lori Fox (5918 Kennebec Circle, Farmington, N.Y. 14425) to Supervisor Ingalsbe (July 5, 2024); and email response from Supervisor Ingalsbe to Lori Fox (July 12, 2024); the first email from Ms. Fox is also included in the attachment.

Mr. Hemminger also requested that the following materials related to the Sky Solar applications be included in the minutes of this meeting:

Attachment to minutes #9:

Series of letters and petition signatures from residents, dated April 27, 2024, and received in the Town Clerk's Office on May 1, 2024.

Attachment to minutes #10:

Three maps submitted by MRB Group regarding the delineation of the Commercial Drive road connection on engineering drawings in 2014.

Mr. Hemminger reconvened the Public Hearings on these applications.

Mr. Ruffolo of Sky Solar Inc. of Manhasset, N.Y.; Ms. Lukasik of LaBella Associates of Rochester, N.Y.; and Mr. Rogers of Energy Safety Response Group (ESRG) of Delaware, Ohio, presented these applications.

The Public Hearings on these four applications were held concurrently.

Mr. Ruffolo said that the most significant new information regarding these applications is that they now have a land-swap agreement with neighboring property owner New Energy Works regarding the repositioning of the Commercial Drive road connection farther away from the residential properties as had been shown on the original drawing. Mr. Ruffolo said that Ms. Lukasik has a revised drawing in the meeting room this evening for review.

Mr. Ruffolo said that with the land-swap agreement they are now able to provide a buffer by retaining a significant number of existing trees. He said that he hopes that the plans can be finalized pending an agreement by the Planning Board and the neighboring residents with the new road position.

Mr. Hemminger asked Mr. Ruffolo if he received the four draft resolutions which have been prepared for the board's consideration this evening, and if he agreed with the conditions of approval. Mr. Ruffolo acknowledged receipt of the draft resolutions and that he agrees with the conditions.

Mr. Brand extended appreciation to Jonathan Orpin, who is the owner of the property which will be involved in the land-swap arrangement and who is also president of New Energy Works. Mr. Brand said that Mr. Orpin has provided a letter to the Town regarding the land arrangement (*see* Attachment #7 to the minutes of this meeting).

Mr. Brand also extended thanks to Sky Solar Inc. and to Mr. Ruffolo for their willingness to work with New Energy Works in response to comments from neighboring residents to find an alternate alignment to the Commercial Drive road connection. Now that this hurdle has been overcome, Mr. Brand said that the Town staff is ready to begin addressing the State Environmental Quality Review (SEQR) determination at the next Planning Board meeting on August 7, 2024.

Mr. Ford said that he is happy with the proposed road connection realignment which will make access easier for vehicles and which will avoid sharp curves. He also said that the proposed realignment will provide additional tree buffering from the adjacent residential properties.

Mr. Brabant said that he expects that revised plans addressing the MRB Group engineering comments, and comments from Town staff, will be provided by Sky Solar following completion of the revised drawings by Mr. Ruffolo's engineer.

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

He reminded residents that they may speak on any of their concerns but that the board is specifically dealing with the environmental record first and, if approved in this evening's draft resolutions, plans to direct the Town staff to begin preparation of Parts 2 and 3 of the SEQR Full Environmental Assessment Forms and any supplements as part of the environmental record.

 —Begin audio transcription—

(Note: The time stamps in the following transcription refer to the clerk's recording of the meeting. These time stamps do not correspond to the Town video which is posted on the social media YouTube site)

(18:22) Mr. Stevens (6031 Redfield Drive): On the new map—

(18:30) Mr. Hemminger: Question me. I'll refer to them.

(18:34) Mr. Stevens—at the slope basically of the southern radius of the new road, the existing woods that is now going to be left there is around 60 feet to the primary property lines of residents of Redfield Drive.

(18:54) Mr. Hemminger: Okay.

(18:56) Mr. Stevens: What they're going to do is maintain that. It looks like there is a very very sharp slope at that radius of the road, and we're wondering if we could possibly either stake it or slant it in some way before they harvest all the woods out of that area for the road that 60 feet are maintained—trying to maintain the density as much as possible of that wooded area that is going to be there.

(19:20) Mr. Hemminger: I don't think the Planning Board has any real desire to remove any more than we have to, to create the road. I don't think the applicant does, either. The concept is to retain as much as we can, as long as it's viable, and the rest, but that will be part of the site plan. Absolutely.

(19:45) Mr. Stevens: Okay, it's just is a concern—

(19:46) Mr. Hemminger: Absolutely. A great concern, for sure.

(19:49) Mr. Stevens: When they come in and start harvesting wood—

(19:51) Mr. Hemminger: We're not going to clear cut. We're not going to clear cut. No, no, that's not going to happen.

(19:59) Mr. Stevens: I have a second question.

(20:01) Mr. Hemminger: Okay.

(20:02) Mr. Stevens: On the map basically you have a line that shows a limit of disturbance—I'm sorry—and running north and south, that line stays pretty much on the western side of the property lines all along Redfield Drive until you get halfway down. All of a sudden it starts going into the properties—private properties—on the residents of Redfield.

(20:30) Mr. Hemminger: I'm going to guess that's just a mistake.

(20:33) Ms. Lukasik: I think that was from the original layout where we were using that 10 foot easement area. There will be no disturbance anywhere near the properties that you can see. The trees are being left for approximately 100 feet almost the entire way down. I'd also like to make one comment on the previous question comment.

(20:48) Mr. Hemminger: Go ahead.

(20:51) Ms. Lukasik: When they go out to start construction—that's when you're concerned about being staked—they will do that. They will lay out where they are supposed to clear with, like, survey equipment, so they know where they're supposed to clear and stay inside that zone. It's just standard practice.

(21:09) Mr. Stevens: So that tree line [?] line of disturbances, actually right now you're actually got it on the property line where it's private property, and it goes all the way over into the retention pond—

(21:25) Ms. Lukasik: It will be revised to follow this—

(21:29) Mr. Stevens: [?]

(21:33) Mr. Hemminger: Okay, thanks. Next one up. Alright. Next one up. Who wants to speak? Yes, ma'am. Name and address.

(21:41): Ms. Willard (6011 Redfield Drive).

(21:44) Mr. Hemminger: Okay. You're on the clock.

(21:46) Ms. Willard: While I appreciate that you've taken time so Sky Solar and the safety company—and at the last meeting I kind of take what they say with a grain of salt because

they're profiting from it and everything I've read says that solar farms should be located 1.2 to one-and-a-half miles away from residents and clearly this is not.

(22:18) Mr. Hemminger: Okay.

(22:19) Ms. Willard: And I would like to know if you have anybody who's a doctor or in the medical field who will talk about this with us to insure that there's not going to be an issue. I'm sure you remember—well, you would remember—you probably wouldn't—but Love Canal, right? That was an environmental thing that nobody knew when they first dumped the chemicals there that it was going to cause a problem. We have material that's toxic in the panels. We have the batteries—

(23:02) Mr. Hemminger: Very little.

(23:04) Ms. Willard: Regardless. Regardless. And then we have—you know, the weather we've had lately—I mean, how often are you checking the panels? I have a lot of concerns and I'd really like to hear from somebody who's a doctor or some kind of medical field—credentials in the medical field. I did try to contact the Department of Health for Ontario County—Kate Ott, I believe her name is—and no response, so—

(23:39) Mr. Hemminger: Okay, well, I can tell you that New York State has looked at it extensively, with a number of things—I don't think we have ever used a medical expert—have you, Ron?—I don't think we've ever used a medical expert as part of our State Environmental Quality Review because—I mean—let's be honest—solar is the hottest thing for the State right now—they're pushing everything. But certainly if you have any specific articles that we could—I mean, we certainly look, as well—but if you have certain articles that show concern for your stuff, send them to us.

(23:50) Ms. Willard: I will do that.

(23:53) Mr. Hemminger: Email them to the staff and they'll get them to us and we'll make them part of our environmental review.

(24:27) Ms. Willard: You know, all the studies I've seen have been done by solar companies, which is like having the fox watch the hen house.

(24:38) Mr. Hemminger: It's very common.

(24:40) Ms. Willard: So, you know, I would not trust the pharmaceutical company to tell me drugs are safe. It's the same type of thing.

(24:46) Mr. Hemminger: I understand. I understand. Okay. Next person who would like to speak? One up front here. Name and address.

(24:56) Ms. Cowley (1098 County Road 8).

(24:59) Mr. Hemminger: Okay, you're on the clock.

(25:00) Ms. Cowley: In reference to the solar—this is the first meeting I've attended.

(25:04) Mr. Hemminger: Okay.

(25:05) Ms. Cowley: I was at a picnic where one of the persons does inspections on solar farms, or whatever you call them, and he said that when they went in to do their inspections they have to wear Tyvek suits, goggles, head gear, and everything, and—

(25:24) Mr. Hemminger: That doesn't make any sense.

(25: 27) Ms. Cowley: —well, I don't know. And he said they had chain-link fences with barbed wires around them at the top and everything so the people cannot get into the solar area where there could be [?] issues. I don't know about that.

(25:42) Mr. Hemminger (to Mr. Ruffalo): Go ahead and address the chain-link fence.

(25:44): Mr. Ruffolo: The chain-link fence is a safety measure. It is an electrical device much like transformers or substations—

(25:50) Mr. Hemminger: Right. Right.

(25:52) Mr. Ruffolo: It is a safety because it is an electrical—

(25:55) Ms. Cowley: He said that the heat that is generated from these panels is, like, overwhelming. And then my other question is, is there—do we have a solar farm already in Farmington?

(26:07) Mr. Hemminger: Yes.

(26:08) Ms. Cowley: And is that going to be similar to what this is?

(26:11) Mr. Hemminger: It's much larger. Ron—do you want to compare—well, yours is how many megawatts?

(26:19) Mr. Ruffolo: Combined it will be 1.5.

(26:21) Mr. Hemminger: 1.5, and the one we just did was over 5, right?

(26:27) Mr. Brand: I would say it is over 7.

(26:28) It was over 7. This is going to be 1.5, so it's a fraction of the size.

(26:33) Ms. Cowley: This is a fraction of the size?

(26:34) Mr. Hemminger: This is a fraction of the size. This one will have battery storage which has fire suppression in it. The other one doesn't have battery storage but there is battery storage at the RG&E substation down the road a mile from us, basically. So, yeah, this is not something new for our Town.

(26:56) Ms. Cowley: Okay. My one other question is, I tried to start following board meetings more carefully and I'm wondering—is it the Planning Board, the Zoning Board or the Town Board that offers up Incentive Zoning to developers?

(27:15) Mr. Hemminger: Town Board is the only one that can do that.

(27:16) Ms. Cowley: The Town Board is the one that does that. Okay.

(27:20) Mr. Hemminger: The Town Board is the only one that can do zoning. This one is not Incentive Zoning.

(27:25) Ms. Cowley: Well, I know, but it sounds like at some point they're offered up Incentive Zoning, you wash my hand, I'll wash your hand.

(27:33) Mr. Hemminger: It's not Incentive Zoning in any way, shape or fashion. This area is zoned Special Use Permit for solar. It's not Incentive Zoning in any way, shape or fashion.

(27:45) Ms. Cowley: Okay, so it's—there's actual vacant property out there in Farmington that's already zoned Incentive Zoning, it's already zoned that way?

(27:52) Mr. Hemminger: No.

(27:54) Ms. Cowley: So when does it become zoned Incentive Zoning?

(27:56) Mr. Hemminger: When somebody comes to the Town Board and asks them to Incentive Zone it.

(28:03) Ms. Cowley: Okay.

(28:04) Mr. Hemminger: And then the Town Board and the applicant arm wrestle over what incentives there will be, just like what happened in that subdivision, and that's where that came from. This area is not. This one is just straight up zoned with Special Use Permit for solar.

(28:22) Ms. Cowley: But there's nothing to stop this particular project from getting to the Town Board and the Town Board is wishy-washy about it and—

(28:31) Mr. Hemminger: There's no reason to. They're going to put solar on it. Solar's authorized.

(28:34) Ms. Cowley. Okay. I was just wondering 'cause it sounds to me like dirty politics. It sounds like if you give us five acres or half an acre of your development and turn it into a park, or if you'll pay thousands of dollars for sidewalks in some other neighborhood, then we will let you, as a developer, do what you want to do.

(28:54) Mr. Hemminger: That's what the State of New York allows for Incentive Zoning.

(28:57) Ms. Cowley: That's what I'm saying. It sounds like dirty politics.

(29:00) Mr. Hemminger: It's not dirty politics. It's authorized by the State of New York.

(29:03) Ms. Cowley: Okay.

(28:05) Mr. Hemminger: And this is not one of them—nothing to do with it. Okay, next item up. Next person up. Who wants to speak. Okay, over here. Sir. Name and address, please.

(29:13) Mr. Raymond (6010 Redfield Drive).

(29:19) Mr. Hemminger: Okay, you're on the clock. Okay. Go ahead.

(29:20) Mr. Raymond: How close is the road to the first unit on Redfield Drive?

(29:32) Mr. Hemminger: Let them answer.

(29:35) Ms. Lukasik: The most southern one?

(29:37) Mr. Raymond: Yes.

(29:38) Ms. Lukasik: The measurement that is on this plan is not at the very southern corner of the property line. It's about in the middle and it is about 80 feet.

(29:48) Mr. Hemminger: 80 feet to the edge of the road?

(29:49) Mr. Raymond: And the lot is how big there?

(29:53) Ms. Lukasik: I don't know the lot sizes.

(29:54) Mr. Raymond. All right. Thank you.

(29:56) [?]: That's where the road is going.

(29:56) Mr. Hemminger: Thank you. Alright. Next person up. Who wants to speak, for or against?

(30:05) Ms. McConnell (6012 Redfield Drive).

(30:09) Mr. Hemminger: Okay. You're on the clock. Go ahead.

(30:11) Ms. McConnell: This map—okay, where the road is—is that how close it's going to be or is it going to be further away? I couldn't hear the lady when she was talking—

(30:18) Mr. Hemminger: That's the new road, correct?

(30:22) Ms. McConnell: So where did it go from, before it was—20 feet and now it's 40 feet—

(30:28) Mr. Hemminger: Very close to the property line.

(30:29) Ms. Lukasik: It's coming straight up through here and it's making [?]

[?] Several people speaking at once.

(30:42) Mr. Hemminger: It's not going as far as you guys initially wanted it to go, but it's going a significant amount from where it was, and we still kept the curve which is really important because that's a traffic calming device, so we want the curve in there to keep from having it be a race track.

(31:00) Ms. McConnell: It looks the slope is not as deep as it was before.

(31:05) Mr. Hemminger: The what?

(31:09) Ms. McConnell: Well, deep—I don't know the terminology—it looks like it's not as curvy—I think it's safer for the people that are driving because—

(31:17) Mr. Hemminger: Sometimes we like that because it calms people down, or forces them to calm down, because if you don't—you put straight roads in there, and Tim will tell you, it becomes a drag strip.

(31:27) Ms. McConnell: Oh, I know. Yes. Okay. Alright.

(31:31) Mr. Hemminger: Thank you very much. Okay. Again, this is a Public Hearing. Anyone want to speak? Let me check online first before I go back to you, sir. Anybody online like to speak for this project, or against it? Anyone on line like to speak for or against this project?

(31:54) Mr. Hutchinson: Hello.

(31:55) Mr. Hemminger: Hello. Name and address, please.

(31:58) Mr. Hutchinson: I'm with the partnership that owns property immediately to the south of this proposed project.

(32:07) Mr. Hemminger: Okay, you're on the clock. Go ahead.

(32:09) Mr. Hutchinson: I submitted a letter to the Town Clerk today. I'm sure it probably didn't get to you folks in time. I'm actually in California. I had a quick question about the process. The new roadway alignment and site plan that's being shown here—is that what is subject for comment now, and the next set of comments will only be related for the SEQR impact, or is there going to be another hearing for final approval, where people can discuss concerns with what will be the new subdivision plan?

(32:41) Mr. Hemminger: Well, this is the discussion about whatever people want to talk about, but this is the discussion that will lead to the completion of Parts 2 and 3 of the State Environmental Quality Review Act, so that will take place, if all goes well, at the next meeting, and at that point, then we will get into the Special Use Permit and the Preliminary Site Plan, and we will go through that. That will keep the Public Hearing open. Once we want to complete the Special Use Permit or the Preliminary Site, we have to close the Public Hearing and then the public will not be able to comment on the project longer, until it goes to the final. So, that's the process.

(33:35) Mr. Hutchinson: Okay, thank you. So I think that my letter will go in today and will be addressed at a subsequent hearing.

Clerk's Note: The Town Clerk submitted Mr. Hutchinson's letter to the Planning Board Clerk on the morning of July 18, 2024, as follows:

Attachment to minutes #11:

Letter and drawing from Jeff Hutchinson, a principal of Town Center Partners, LLC, 968 Stow Lane, Lafayette California 94549, which is the owner of Lot #4 of the Centerpointe Park North Subdivision, Tax Parcel No. 29-1-84.113.

(33:45) Mr. Hemminger: Okay, we'll take it under advisement as part of our environmental record and as well as moving forward to the Special Use Permit and Preliminary Site Plan. Okay. Thanks. Okay, anyone else online want to speak for or against this project? Okay, we got one here who still wants to speak. Go ahead, sir.

(34:09) Mr. Stevens (6031 Redfield Drive).

(34:12) Mr. Hemminger: Okay, Jeff.

(34:13) Mr. Stevens: On the first series of maps that you had, you showed retention ponds. [?] This basically map does not show that at all. I'm just wondering if they have been changed or relocated?

(34:33) Mr. Hemminger: I'll let Lance answer that.

(34:35) Mr. Brabant: So, and by all means, correct me where I'm wrong, but the purpose of this map was simply just to show the realignment of the road. What's yet to come is everything

that we saw before—the solar fields, the stormwater facilities. Nothing from what you saw before has changed significantly enough yet. Some of that stuff may change as a result of the applicant addressing our comments to date, but nobody has seen those plans yet. Earlier tonight, I referenced that the next step would be—assuming the road alignment works for the board and the Town and residents—then they would likely revise the plans, resubmit those to the Town which we would all have an opportunity to look and comment on at the next meeting.

(35:21) Mr. Stevens: I'm just comparing the two.

(35:21) Mr. Brabant: I think that the goal was to try to—I can't speak for them—but typically they wouldn't want to do all the changes to the plans if it wasn't going to go anywhere. They wanted to show the road which was for the most part one of the more important items to figure out, so that's what they've been working on, and again, correct me if I'm wrong.

(35:40) Mr. Hemminger: Let's let Emily answer that one.

(35:41) Ms. Lukasik: So, what you're looking at, when you're looking at the book of the whole package of sheets is the actual plan set. This is not part of the plan set. It's just a figure that uses parts of the plan set, as Lance was saying, the road is such a hot topic and has moved it several times. It's not—you know—until it was approved it doesn't make sense to redo the drainage to another iteration, and then having to change it again. So we're waiting until the final layout that takes into account the stormwater. And to answer your question about [?] the one that was over here is just moving closer to the road. [?] It's the same size. It's just moving over. [?] We're working on the comments and will have a full set of plans to be submitted that will show the updated stormwater, the updated roadway, the whole nine yards [?]

(36:40) Mr. Stevens: [?]

(36:43) Mr. Hemminger: Just a reminder—because of the way the current SWPPP, I guess, works, we cannot allow this project to go forward if it's going to put any additional water off the property. The water will be less or the same coming off this property after this project than it is now. So, that's part of the rules and that's why we hire Lance to keep us in line, okay. Okay. Any other comments in the room? Okay. Ron, go ahead.

(37:25) Mr. Brand: Is there anything that the applicant and engineers or his consultant would like to enter into the record?

(37:41) Mr. Hemminger: Sure. You guys want to have any additional comments? I mean, I know we have a suppressed storage area, which is great. I mean, I didn't even know they made them, so I think that's great. So, you guys want to enter anything in?

[Clerk's Note: There were no additional comments from the applicant, the applicant's engineer or the applicant's consultant. Also, there no comments or questions from the Planning Board members at this time.]

—End transcription—

Mr. Hemminger said that four draft resolutions have been prepared for the board’s consideration his evening—two for the Special Use Permits and two for the Preliminary Site Plan. He read aloud a portion of one of the draft resolutions which continues the Public Hearing to August 7, 2024, and which directs the Town staff to prepare Parts 2 and 3 of the State Environmental Quality Review Act (SEQR) Full Environmental Assessment Forms and any supplements as part of the environmental record on these applications.

Mr. Hemminger said that the draft will be posted on the Town website for the public to examine prior to the board’s action. Mr. Hemminger said that this is an important phase of the process and that this is why the board takes the concept of mitigation so seriously, and is why the board is happy to have the two landowners working together to mitigate some of the road issues which have been raised by the neighborhood residents.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ADJOURNMENT AND CONTINUATION OF THE SPECIAL USE PERMIT
FOR THE PROPOSED EAST PORTION OF THE SKY SOLAR, INC. SOLAR PROJECT**

PB #0406-24

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

ACTION: Adjournment and Continuation of the Public Hearing.

DESCRIPTION: The application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account #29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account #29.00-1-84.113.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Planning Board) has tonight reconvened the Public Hearing on this application; and

WHEREAS, the Planning Board has tonight received testimony upon this application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby adjourn this Public Hearing tonight and moves to continue it at the scheduled August 7, 2024, public meeting to allow Town Staff time to review the information received at tonight’s Public Hearing and to prepare Parts 2 and 3 of the Full Environmental Assessment Forms and any supplement(s) thereto as part of the environmental record on this Action.

BE IT FURTHER RESOLVED that the Planning Board does hereby request Town Staff to prepare a draft resolution for the Board’s review and acceptance, as provided for under the provisions of 6NYCRR, Part 617.7, Article 8 of the New York State Environmental Conservation Law, for making a determination of significance upon the above referenced Action.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to be provided to the Town Staff, the Applicant, the Applicant’s Engineers, the Town Director of Planning and Development, the Town Code Enforcement Officer, and the Town Engineer.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ADJOURNMENT AND CONTINUATION OF THE SPECIAL USE PERMIT
FOR THE PROPOSED WEST PORTION OF THE SKY SOLAR, INC. SOLAR PROJECT**

PB #0407-24

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

ACTION: Adjournment and Continuation.

DESCRIPTION: **The application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account #29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account #'s 29.07-4-055 through -070 and Account #'s 29.0-4-073 and -074 which are located along the west side of Redfield Drive.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Planning Board) has tonight reconvened the Public Hearing on this application; and

WHEREAS, the Planning Board has tonight received testimony upon this application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby adjourn this Public Hearing tonight and moves to continue it at the scheduled August 7, 2024, public meeting to allow Town Staff time to review the information received at tonight’s Public Hearing and to prepare Parts 2 and 3 of the Full Environmental Assessment Forms and any supplement(s) thereto as part of the environmental record on this Action.

BE IT FURTHER RESOLVED that the Planning Board does hereby request Town Staff to prepare a draft resolution for the Board’s review and acceptance, as provided for under the provisions of 6NYCRR Part 617.7, Article 8 of the New York State Environmental Conservation Law, for making a determination of significance upon the above referenced Action.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to be provided to the Town Staff, the Applicant, the Applicant’s Engineers, the Town Director of Planning and Development, the Town Code Enforcement Officer, and the Town Engineer.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

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

Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 ADJOURNMENT AND CONTINUATION OF THE PRELIMINARY SITE PLAN
 FOR THE PROPOSED WEST PORTION OF THE SKY SOLAR, INC. SOLAR PROJECT**

PB #0409-24

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

ACTION: Adjournment and Continuation.

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

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Planning Board) has tonight reconvened the Public Hearing on this application; and

WHEREAS, the Planning Board has tonight received testimony upon this application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby adjourn this Public Hearing tonight and moves to continue it at the scheduled August 7, 2024, public meeting to allow Town Staff time to review the information received at tonight’s Public Hearing and to prepare Parts 2 and 3 of the Full Environmental Assessment Forms and any supplement(s) thereto as part of the environmental record on this Action.

BE IT FURTHER RESOLVED that the Planning Board does hereby request Town Staff to prepare a draft resolution for the Board’s review and acceptance, as provided for under the provisions of 6NYCRR, Part 617.7, Article 8 of the New York State Environmental Conservation Law, for making a determination of significance upon the above referenced Action.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to be provided to the Town Staff, the Applicant, the Applicant’s Engineers, the Town Director of Planning

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

6. NEW PUBLIC HEARING: NEW PRELIMINARY SITE PLAN

PB #0702-24 New Public Hearing: New Preliminary Site Plan

Name: David Bruinix, Site Manager, 724 Victor Road, Macedon, N.Y. 14502; on behalf of the 1816 Quaker Meetinghouse Museum

Location: 230 Sheldon Road, Farmington, N.Y. 14425; southeast corner of County Road 8 and Sheldon Road; Tax Map Account #9.00-1-7.120, containing a total 4.05 acres of land.

Zoning District: A-80 Agricultural

Request: Preliminary Site Plan approval for the relocated Quaker Meetinghouse structure and related site improvements, and a proposed 785-square-foot museum building with public restrooms.

On May 1, 2024, it was the consensus of the Planning Board to permit the applicant to level the proposed parking area (removal of topsoil), to open a construction entrance, to install road millings on the proposed parking area, and to store unused road millings on the property.

On May 8, 2024, an engineering concept drawing for the parking area was submitted by BME Associates (the applicant’s consulting engineering firm).

On June 19, 2024, the Planning Board determined that this application (PB #0702-24) and the accompanying Special Use Permit application (PB #0703-24) were complete and scheduled the Public Hearings to begin this evening (July 17, 2024).

Mr. Hemminger opened the Public Hearings on this and the accompanying Special Use Permit applications.

Mr. Bruinix and Mr. Swedrock (of BME Associates) presented this application.

The Public Hearings on these two applications were held concurrently.

Mr. Swedrock said that the Meetinghouse was relocated to its present location in 2011. He said that the applicant proposes to add a parking area, pedestrian access to the Meetinghouse and a future 785-square-foot addition to the Meetinghouse which will be consistent with the original addition.

Mr. Swedrock said that the parking area will provide 20 spaces (and will include ADA parking spaces), two pedestrian access points to Sheldon Road, and solar light fixtures. The pedestrian access to the Meetinghouse is proposed with an accessible walkway and a seating area. He said that the plans meet all the setbacks and requirements of the Town's A-80 Agricultural Zoning District.

Mr. Swedrock said that the installation of utilities is not proposed at this time. He said that the applicant seeks approval at this time only for exterior building improvements and the parking area, for which funding is available. He said that they understand that future additional approval from the Planning Board will be required when the water system, restrooms and the building addition will be proposed. This future work will be based upon the organization's acquisition of funding for that phase. Mr. Swedrock said that for now, the organization would like to do what they can to keep the structure safe and to avoid deterioration to the exterior.

Mr. Swedrock confirmed that the road millings were delivered to the site and that this evening's proposal is consistent with the board's approval of the parking area work on May 1, 2024.

He also said that the application was presented to the Ontario County Planning Board (OCPB) on July 10, 2024 (Referral #144.0-2024) and that there were no "show stoppers" from the OCPB. He also acknowledged receipt of the MRB Group engineering comments on these applications and said that the engineering comments will be addressed.

Mr. Swedrock also acknowledged receipt prior to the meeting of the draft approval resolutions. He requested several amendments to draft Conditions #12–#15 of the Preliminary Site Plan resolution because they are not proposing to design or install the septic and water service at this time, and also because the 785-square-foot Meetinghouse addition has not yet been designed. Following discussion, there were no objections from the board regarding the proposed amendments to these conditions of Preliminary Site Plan approval.

Mr. Brand asked if the 785-square-foot addition would be a freestanding structure. Mr. Bruinix said no. He said that the addition will be attached to the main Meetinghouse. Mr. Swedrock submitted a 1927 archival photograph of the Meetinghouse which depicts the attached addition (*see* Attachment #12 to the minutes of this meeting).

Mr. Brand asked if the National Park Service (NPS) in Washington, D.C., has approved the plans for the addition. Mr. Bruinix said that the NPS has not yet approved the design for the addition.

Prior to the meeting, the applicant submitted an email to the Town from the NPS in which James Alvey, Grants Management Specialist for State, Tribal, Local, Plans & Grants of the NPS, notified the organization that exterior work is approved (email dated January 22, 2024).

Mr. Brand asked about the specific work which is proposed in these applications. Mr. Bruinix said that the Meetinghouse was not mounted to a permanent foundation when it was relocated to its present location in 2011. He said that the structure has now been stabilized and that the work which is proposed in these applications will involve installing the proper beams, re-installing windows and doors in their correct historical locations, and the removal of the temporary stabilization materials which had been put in by the moving company.

Mr. Brand asked about the approval of the plans NPS. Mr. Gordner said that the exterior work on the existing Meetinghouse structure is approved by State and Federal governments to meet their regulations for historic buildings. He said that the proposed 785-square-foot addition will be regulated by the Town Code and New York State building requirements. He said that the Town will permit the structural work which is proposed for the existing Meetinghouse and that the work will be inspected to State, Federal and NPS standards.

Mr. Hemminger asked if the Meetinghouse will be open for meetings following the exterior work. Mr. Gordner said that the building will be open, within reason, if the work is completed according to the site plan. Mr. Swedrock said that the Meetinghouse is a museum and is part of the historic trail.

Mr. Hemminger asked if the 20-space parking area meets the Town Code. Mr. Gordner said that he will review the code to make this determination. Mr. Hemminger suggested to Mr. Bruinix and Mr. Swedrock that land-banked parking spaces be reserved for future use [if the current parking area does not comply with the Town Code for the required number of spaces].

Mr. Ford said that he has been working with Mr. Bruinix on the driveway access and highway permits, and that they are all set.

Mr. Brabant said that MRB Group issued an engineering comment letter on July 5, 2024, and that the comments are technical and minor in nature.

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

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

Motion carried by voice vote. The Public Hearings on PB #0702-24 and PB #0703-24 were closed.

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

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #0702-24

APPLICANT: David Bruinix, 724 Victor Road, Macedon, N.Y. 14502

ACTION: Application for Preliminary Site Plan approval of the reconstruction of the 1816 Quaker Meetinghouse structure, construction of a one- and one-half-story museum building with public restrooms and related site improvements on Tax Map Account No. 9.00-1-7.120, containing approximately 4.1 acres of land, located at the southeast corner of the intersection of County Road 8 and Sheldon Road.

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

WHEREAS, the Planning Board has, by separate resolution, on June 19, 2024, classified the proposed Action as a Type II Action, under the provisions of 6NYCRR, Part 617.5 (1) and (9), Article 8 of the New York State Environmental Conservation Law, thereby satisfying the requirements under the State’s Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board has tonight received public testimony upon the above referenced Action; and

WHEREAS, the Planning Board has considered the comments and recommendation made in the Ontario County Planning Board’s referral number 144.0-2024, dated July 10, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby agree that the proposed 1816 Quaker Meetinghouse and the proposed Museum building meet the Code Enforcement Officer’s Interpretation that both structures are public buildings and grounds as listed in Chapter 165, Article IV, District Regulations, Section 165-18. D. (3) of the Farmington Town Code and, therefore, eligible for a Special Use Permit to be issued under separate resolution.

BE IT FURTHER RESOLVED that the Planning Board does hereby grant Preliminary Site Plan Approval of the above referenced Action with the following conditions:

1. Preliminary Site Plan Approval is based upon the drawings prepared by BME Associates, identified as Project No. 2944, Drawings dated June 13, 2024, Nos. 01 [title Site and Utility Plan], 02 [grading and Construction Erosion Control Plan] and 03 (Detail Sheet), for Project entitled “Quaker Meetinghouse.”

2. These drawings are to be entitled “Preliminary Site Plan for the 1816 Quaker Meetinghouse and Museum.”
3. This Preliminary Site Plan Approval is granted for a period of 180 days and shall automatically expire if revised drawings have not been submitted for Town Officials’ signatures.
4. The Applicant is to apply for a Town Highway Access Permit for the second driveway entrance to the site from Sheldon Road. A note is to be added to Drawing No. 01 that identifies these two permits.
5. Prior to the close of the blacktop plants this fall, both driveway entrances are to be paved in accordance with the criteria shown on Appendix H-4.0, Typical Driveway Apron Detail, a part of the adopted Town of Farmington Site Design and Development Criteria Manual. Drawing No. 03 is to show this design drawing.
6. There is to be a note added to Drawing No. 01 that reads . . . “All site lighting shall be compliant with the Town’s Lighting Regulations, Chapter 165 of the Town Code, prior to the issuance of the Building Permit for site development.
7. There is to be a note added to Drawing No. 01 that reads . . . “No original building materials for the 1816 Quaker Meetinghouse are to be left outside of the building. All such materials shall be stored within the footprint of the original structure on the site.”
8. There is to be a note added to Drawing No. 01 that reads . . . “No Building Permit shall be issued until Final Site Plan Drawings and Final Building Plans have been approved by the Planning Board and the Town Code Enforcement Officer.”
9. All erosion control measures shall be maintained during the period of site development, inspected by the Town Code Enforcement Officer and maintained by the owner.
10. All areas of the site are to be maintained by the owner including periodic mowing of the adjacent field areas.
11. All comments contained in the MRB Group letter to the Town Director of Planning and Development, dated July 5, 2024, are to be addressed in writing and changes made to the Drawings as requested.
12. The Drawings’ Signature Blocks are to be added to each of the Drawings for signing by the Town Highway Superintendent and the Town Planning Board Chairperson. The Signature Lines are to be shown on each drawing in the area specified on Appendix G-130, Signature Line Locations, a part of the adopted Town of Farmington Site Design and Development Criteria Manual.

- 13. The Applicant is further advised that Final Site Plan Drawings are to provide elevations of the proposed building addition to the 1816 Quaker Meetinghouse Museum.
- 14. Detailed building plans will need to be prepared for the building addition to the 1812 Quaker Meetinghouse Structure and approved by the Town Code Enforcement Officer prior to issuance of any Building Permit for this portion of the site development.
- 15. Once all of the above conditions of Preliminary Site Plan Approval have been shown on the revised drawings, the Revision Boxes noted said amendments, the Town staff listed above shall sign the Preliminary Site Plan Drawings.
- 16. Once Preliminary Site Plan Drawings have been signed, then the Town Code Enforcement Officer may accept an application for Final Site Plan Approval and scheduling for a future Planning Board meeting.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicant’s Engineer, Town staff, the Town Engineer and filed with the Town Development Office.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #0703-24

APPLICANT: David Bruinix, 724 Victor Road, Macedon, N.Y., on behalf of the 1816 Quaker Meetinghouse Museum

ACTION: Application for a Special Use Permit to operate two public buildings, the 1816 Quaker Meetinghouse and a Museum (a one-and one-half-story building with public restrooms) and

related site improvements on Tax Map Account No. 9.00-1-7.120, containing approximately 4.1 acres of land, located at the southeast corner of the intersection of County Road 8 and Sheldon Road.

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

WHEREAS, the Planning Board has, by separate resolution, on June 19, 2024, classified the proposed Action as a Type II Action, under the provisions of 6NYCRR, Part 617.5 (1) and (9), Article 8 of the New York State Environmental Conservation Law, thereby satisfying the requirements under the State's Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board has tonight received public testimony upon the above referenced Action; and

WHEREAS, the Planning Board has considered the comments and recommendation made in the Ontario County Planning Board's referral number 144.1-2024, dated July 10, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby find that the proposed 1816 Quaker Meetinghouse and the proposed Museum building and related site improvements proposed meet the Code Enforcement Officer's Interpretation that both structures are public buildings and grounds are listed in Chapter 165, Article IV, District Regulations, Section 165-18. D. (3) of the Farmington Town Code and, therefore, eligible for a Special Use Permit to be issued.

BE IT FURTHER RESOLVED that the Planning Board does hereby grant the requested Special Use Permit to operate for the public the 1816 Quaker Meetinghouse, the related Museum and the proposed site improvements, with the following conditions:

1. This Special Use Permit is approved for the development of the 4.05 acre site located at the southeast corner of the intersection of Ontario County Road 8 and Sheldon Road, further identified as Tax Map Account No. 9.00-1-7.120, involving the rehabilitation of the original 1816 Quaker Meetinghouse building, the construction of a museum relating to the 1816 building, with both structures open to the public, and related to site improvements shown on a Final Site Plan to be approved by the Town Planning Board. This Special Use Permit shall take effect upon such actions.
2. This Special Use Permit is subject further to acceptance of all site improvements by the New York State Office of Parks, Recreation and Historic Preservation, as may be required by any grant awards.

- 3. This Special Use Permit shall automatically be made null and void with any unauthorized change(s) made to approved Building Plans, use, or other unauthorized amendments to an approved Final Site Plan.
- 4. There shall be no parking allowed along the frontages of either County Road 8, or Sheldon Road, associated with any future planned public events.
- 5. This Special Use Permit is made subject further to all other requirements of the Town Code, including but not limited to site lighting, signage, property maintenance and hours of operation.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicant’s Engineer, Town Staff, the Town Engineer and filed with the Town Development Office.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

7. NEW FINAL TWO-LOT SUBDIVISION PLAT

PB #0701-24 New Final Subdivision Plat Application

Name: Debora K. Potter, 1426 County Road 8, Shortsville, N.Y. 14548

Location: West side of County Road 8, north of the intersection of County Road 8, County Road 41 and Shortsville Road

Zoning District: A-80 Agricultural

Request: Final Two-Lot Subdivision Plat approval, Lots #1 and #2, “Subdivision of Land of Debora K. Potter,” Tax Map Account No. 42.00-1-4.100 containing a total of 2.5 acres of land having one existing single-family dwelling and one vacant non-buildable lot (Lot #2) requiring site plan approval before Building Permits will be issued.

On April 17, 2024, the Planning Board classified this application as a Type II Action under the State Environmental Quality Review Act (SEQR) (PB #0501-24).

On May 1, 2024, the Planning Board approved the Preliminary Two-Lot Subdivision Plat with conditions (PB #0501-24).

On May 15, 2024, the Public Hearing on the Preliminary Two-Lot Subdivision application was closed.

On June 19, 2024, the Planning Board determined that the Final Two-Lot Subdivision Plat application was complete.

Ms. Potter presented this application and confirmed that everything has been completed.

Mr. Brand said that a draft resolution has been prepared for the board’s consideration this evening to grant Final Subdivision Plat approval with conditions.

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

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the 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 #0701-24

APPLICANT: Debora K. Potter, 1426 County Road 8, Shortsville, N.Y. 14548

ACTION: Final Two-Lot Subdivision Plat approval, Lots #1 and #2, “Subdivision of Land of Debora K. Potter,” Tax Map Account No. 42.00-1-4.100 containing a total of 2.5 acres of land having one existing single-family dwelling and one vacant non-buildable lot (Lot #2) requiring site plan approval before Building Permits will be issued.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight reviewed the application for the above referenced Action and received public comments thereon; and

WHEREAS the Planning Board’s review was based upon the partially revised drawing prepared by Freeland-Parrinello, Land Surveyors, having a revision date of 5/30/24, identifying the filed Sanitary Sewer Easement Liber and Page added.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to approve the application for Final Subdivision Plat Approval with the following conditions;

1. All conditions of Preliminary Subdivision Plat Approval, File PB #0501-24, are to be shown on the revised drawing submitted before final signatures may be affixed to the Final Plat Drawing.’
2. The title of the Final Plat Drawing is to read . . . “Final Two Lot Subdivision Plat, Lots No. 1 and No.2, Debora K. Potter Subdivision of Land.”
3. There is to be a signature block added to the drawing for the Town’s Acting Water and Sewer Superintendent and the Town Planning Board Chairperson that complies with Appendix G-13.0, a part of the adopted Town of Farmington Site Design & Development Criteria Manual.

BE IT FURTHER RESOLVED that Final Subdivision Plat approval is valid for a period of 180 days from today and shall automatically expire if revisions have not been made and the required town signatures affixed to the approved Final Plat Map.

BE IT FURTHER RESOLVED that no Building Permit shall be issued for proposed Lot No. 1 until said lot has been filed in the Office of the Ontario County Clerk and a copy of said filing is provided to the Town Code Enforcement Officer.

BE IT FURTHER RESOLVED that no Building Permit shall be issued for Lot No. 1 until Final Site Plan Approval has been granted by the Planning Board.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicant’s Land Surveyors, Town Staff, the Town Engineer, the Ontario County Department of Public Works and a copy filed with the Town Development Office.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

Following the voting, Ms. Potter asked when the signed final subdivision plat would be available for pickup to enable her to file the plat in the Ontario County Clerk’s Office. Mr. Gordner said that the signed plat would be available for pickup in the Building Department after 1:00 p.m. tomorrow (Thursday, July 18, 2024).

8. NEW FINAL FIVE-LOT RE-SUBDIVISION PLAT

PB #0704-24 New Five-Lot Re-Subdivision Plat Application

Name: Scott DeHollander, P.E., DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564

Location: Northeast corner of County Road 8 and Holtz Road

Zoning District: A-80 Agricultural

Request: Final Five- (5-) Lot Subdivision Plat approval of land, Lots #R-1 through #R-5, identified as Tax Map Account No. 9.03-1-6.000, containing a total of approximately 12.4 acres of land and as further to be identified as Final Re-Subdivision Plat, Scout Plains Subdivision. All five (5) proposed lots will remain as vacant unapproved building lots with each subject to Final Site Plan approval by the Town Planning Board.

On April 17, 2024, the Planning Board classified this application as a Type I Action under the State Environmental Quality Review Act (SEQRA), and established the SEQR 30-day Coordinated Review Period from April 18–May 17, 2024 (PB #0503-24).

On June 5, 2024, the Planning Board approved the Full Environmental Assessment Forms Parts 2 and 3, designated itself as the SEQR Lead Agency for making the environmental determination, approved a resolution of SEQR non-significance, and approved the Preliminary Five-Lot Re-Subdivision with conditions (PB #0503-24).

On June 19, 2024, the Planning Board determined that the Final Five-Lot Re-Subdivision application (PB #0704-24) was complete.

Mr. Bellis recused himself from taking part in the discussion and action on this application due to a conflict of interest.

The discussion and consideration of this application (PB #0704-24) and the accompanying Preliminary Site Plan for Lot #4, below (PB #0705-24), were held concurrently.

Mr. DeHollander presented this application.

He said that he has been working with Mr. Brand to address the revisions to the Subdivision drawing which involved the plat scale, and to the Preliminary Site Plan for Lot #4 which involve mostly title block changes. He said that these revisions would be provided quickly.

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

Mr. Hemminger said that he would like to follow a sequence in which Mr. DeHollander will prepare the Final Subdivision Plat, then submit the final plat to the Town for signatures, and then file the final plat with the Ontario County Clerk. Mr. Hemminger said that

he would like this sequence to be followed prior to the signing of the Preliminary Site Plan for Lot #4. Mr. DeHollander agreed with this sequence.

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

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #0704-24

**APPLICANT: DeHollander Design, Inc., 7346 Dryer Road,
Victor, New York 14564**

**ACTION: Final Re-Subdivision Plat Approval with Conditions, Lots #R-1
through #R-5, Scout Plains Subdivision Tract.**

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

WHEREAS the Planning Board has received testimony on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant final re-subdivision plat approval for the above referenced Action with the following conditions:

1. Final Re-Subdivision Plat Approval is granted for the plat map prepared by Greene Land Surveying, PLLC, dated June 12, 2024, identified as JOB No. 23-6615, and is to be entitled “Final Re-Subdivision Plat, Lot Nos. #R-1 through #R-5 of the Scout Plains Subdivision,” and is to be further amended to comply with the conditions below in this resolution.
2. The map is to be signed and stamped by the Licensed Land Surveyor preparing the Plat Map [see §144-14 (1) (b) of the Town Code].
3. The map is to contain a note that reads . . . “No Building Permits may be issued for the development of Lots #R-1 through #R-5, until Final Site Plan Approvals have been granted by the Planning Board for each lot.”
4. The maximum scale allowed for the final plat drawing shall not exceed 100 feet to the inch. The referenced plat map is to be redrawn from the current 1" = 150' to comply with the provisions of Chapter 144 of the Town Code [§144-14, B, (1)] before signing by the Planning Board Chairperson.

- 5. The Plat Map Reference lists two Tax Map Accounts [9.03-1-6.000 & 9.03-1-7.000]. This reference is to only identify Tax Map Account 9.03-1-6.000. Tax Map No. 9.03-1-7.000 is a separate parcel of land that was previously deeded by the Applicant and is not part of this proposed Action.

BE IT FURTHER RESOLVED that the drawing prepared by Scott DeHollander, P.E., DeHollander Design, dated 1/2024, identified as Project No. 000124, entitled “FINAL Re-Subdivision Plat Application, Lots No. 1 through 5, Scout Plains Project,” is to be further amended by adding a reference note that identifies the Greene Land Surveying Final Plan Map cited above.

BE IT FURTHER RESOLVED that the above referenced DeHollander Map is to also contain a reference note that reads . . . “This drawing does not constitute a Final Site Plan of Lots #R-1 through #R-5 of the Scout Plains Subdivision Tract that are shown on the Greene Land Surveying Final Re-Subdivision Plat for the re-subdivision of Tax Map Account No. 9.03-1-6.000.”

BE IT FURTHER RESOLVED that once the above conditions have been made to the referenced drawings, then the Planning Board Chairperson is authorized to sign and date said drawings.

BE IT FURTHER RESOLVED that Final Re-Subdivision Plat Approval shall automatically expire in 180 days from today unless said amendments to the referenced drawings have been made and signed by the Planning Board Chairperson.

BE IT FURTHER RESOLVED that once the drawings have been signed by the Planning Board Chairperson, the Applicant has 62 days to file said drawings in the Office of the Ontario County Clerk.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicant’s Land Surveyor, Town Staff and the Town Engineer.

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

Adrian Bellis	Recused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

9. NEW PRELIMINARY SITE PLAN

PB #0705-24 New Preliminary Site Plan Application

Name: Scott DeHollander, P.E., DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564

Location: Lot #4 of the DeHollander Five-Lot Re-Subdivision Tract (Scout Plains Subdivision Tract), north side of Holtz Road, approximately 610 feet east of the intersection of County Road 8 and Holtz Road.

Zoning District: A-80 Agricultural

Request: Preliminary Site Plan approval to permit the construction of a 2,500-square-foot single-family dwelling and related site improvements upon Lot #4 of the DeHollander Five-Lot Re-Subdivision Tract (Scout Plains Subdivision).

On June 19, 2024, the Planning Board determined that this application was complete (PB #0705-24).

Mr. Bellis recused himself from taking part in the discussion and action on this application due to a conflict of interest.

Mr. DeHollander presented this application. (See discussion above, pp. 35–38, which was held concurrently with the previous application.)

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #0705-24

APPLICANT: DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564

ACTION: Preliminary Site Plan Approval with Conditions, Lot #R-4, Scout Plains Subdivision Tract.

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

WHEREAS the Planning Board has received testimony on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant preliminary site plan approval for the above referenced Action with the following conditions:

1. Preliminary Site Plan Approval is granted for the map prepared by Scott DeHollander, P.E., DeHollander Design, identified as Project No. 000124, dated 1/2024, with the title . . . “Final Application Site Plan,” and a Project Name . . . “Lot 4 Scout Plains Subdivision,” Sheet No. 1: and Sheet No. 2, “Lot 4 Scout Plains Subdivision, Final Application Details,” as further to be amended by the conditions below in this resolution.
2. The titles of both drawings are to be amended to read . . . “Preliminary Site Plan, Lot #R-4 Scout Plains Subdivision Tract.” And “Preliminary Site Plan, Lot #R-4 Scout Plains Subdivision Tract—Detail Sheet.”
3. Sheet No. 1 is to be amended to show how there will be an entrance provided to the proposed single-family dwelling.
4. Sheet No. 1 is to identify the Driveway Apron area.
5. Sheet No. 2 is to contain the Driveway Apron Area Design as is shown on Appendix H-4.0 of the adopted 2024 Town of Farmington Site Design and Development Criteria Manual.
6. Sheet No.2 is to provide the Design Details shown on the corresponding Appendices of the adopted 2024 Town of Farmington Site Design and Development Criteria Manual.
7. Sheets No. 1 and 2, are to have signature blocks for the Town Highway Superintendent, the Town Acting Water and Sewer Superintendent, and the Town Planning Board Chairperson. No signature block is required for the Town Engineer.
8. Sheet No.1 is to show the location for the Public Safety Sign near the driveway entrance.
9. Sheet No. 2 is to show the design for the Public Safety Sign as appears on Appendix G-9.0 of the adopted 2024 Town of Farmington Site Design and Development Criteria Manual.
10. Sheets No. 1 and No.2 are to have Revision Boxes added and reference to the revisions made.
11. A Highway Work Permit/Driveway Permit shall be required by the Applicant. The Applicant is advised to obtain this Permit and refer thereto on a Final Site Plan drawing.

BE IT FURTHER RESOLVED that the Planning Board does hereby authorize the Applicant to prepare Final Site Plan drawings that incorporate all of the above conditions of Preliminary Site Plan Approval and to submit said Final Site Plan Application to the Planning Board for its consideration at their August 7, 2024, meeting.

BE IT FURTHER RESOLVED that once the above conditions of approval have been made to the referenced maps, then Town Staff and the Planning Board Chairperson are authorized to sign and date said drawings.

BE IT FURHTER RESOLVED that Preliminary Site Plan Approval shall automatically expire within 180 days from today unless said amendments to the referenced drawings have been made and signed by Town Staff and the Planning Board Chairperson.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Town Staff, and the Town Engineer.

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

Adrian Bellis	Recused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

Mr. Bellis then resumed his place on the Planning Board.

10. NEW FINAL TWO-LOT SUBDIVISION PLAT

PB #0706-24 New Final Two-Lot Subdivision Plat Application

Name: Robert Corredine, Conifer Realty, LLC, Suite 500, 1000 University Avenue, Rochester, N.Y. 14607

Location: Pintail Crossing, located south of Quentonshire Drive and extending east from the Pintail Apartments Project—Phase 1, to the intersection of Redfern Drive and Running Brook Road.

Zoning District: RMF Residential Multi-Family

Request: Final Two-Lot Subdivision Plat approval creating Lot #R-1A, Pintail Apartments—Phase 1; and Lot #R-1B, Creekwood Townhomes—Phase 2.

On April 17, 2024, the Planning Board approved the Full Environmental Assessment Forms Parts 2 and 3, approved the State Environmental Quality Review Act (SEQRA) determination that this application will not result in any significant adverse environmental impacts, and approved the Preliminary Two-Lot Subdivision Plat with conditions (PB #0201-24).

On June 19, 2024, the Planning Board determined that this Final Two-Lot Subdivision Plat application was complete.

Mr. Tomlinson presented this application.

Mr. Hemminger asked Mr. Tomlinson if he agreed with the conditions of approval on the draft resolution which had been prepared for the board’s consider this evening. Mr. Tomlinson said yes, and also said that he had a question for the Town staff as it related to the sequence of the dedication of the right-of-way following the filing of the Final Two-Lot Subdivision Plat in the Ontario County Clerk’s Office. He said that he will work out the details of this sequence in a separate meeting with the Town staff.

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

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #0706-24

APPLICANT: Robert Corredine, Conifer Realty, LLC, 1000 University Avenue, Suite 500, Rochester, N.Y. 14607

ACTION: Final Subdivision Plat Approval, Lots #R-1A and #R-1B, Creekwood Extension Brickwood Management Project.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight reviewed the related materials for the above referenced Action; and

WHEREAS, the Planning Board has received testimony at tonight’s meeting upon the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant with conditions final subdivision approval for this application. The following conditions of approval are required.

1. Final Subdivision Plat Approval is granted for the Final Plat Map prepared by Marathon Engineering, identified as Job No. 0839-23, Drawing No. SV1.0, last

revised 06/06/24, entitled “Final Two-Lot Subdivision Plat, T.M. #s 41.07-1-28.411 and 41.07-1-28.412, Lots 1A and 1B, Creekwood Extension Brickwood Management Project.”

- 2. Final Subdivision Plat Approval is valid for a period of 180 days and shall expire automatically if the plat map has not been signed by Town Staff and the Town Planning Board Chairperson.

BE IT FURTHER RESOLVED that once Town Staff and the Planning Board Chairperson have signed and dated the Final Plat Mylar, the Applicant has 62 days to file the mylar and two paper copies in the Office of the Ontario County Clerk. Failure to file within this time period will require re-signing and re-dating.

BE IT FURTHER RESOLVED that a signed paper copy of the Final Plat Map is to be filed with the Town Development Office.

BE IT FURTHER RESOLVED that once filed in the Ontario County Clerk’s Office, a copy of the filing record is to be provided to the Town Development Office.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicant’s Engineers, Town Staff, the Town Engineer and filed with the Town Development Office.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

11. NEW PRELIMINARY SITE PLAN

PB #0707-24 New Preliminary Site Plan Application

Name: Creekwood Townhouse Project—Phase 2, c/o Evan Van Epps, Brickwood Management, 25 Silverlight Way, Rochester, N.Y. 14624

Location: Along both sides of the future extension of Pintail Crossing, between the Pintail Apartments Phase 1 Project and the intersection of Running Brook Road and Redfern Drive

Zoning District: RMF Residential Multi-Family

Request: Preliminary Site Plan approval to permit the construction of 40 townhouse dwelling units and related site improvements.

On June 19, 2024, the Planning Board determined that this new Preliminary Site Plan application was complete.

Mr. Tomlinson presented this application.

Mr. Tomlinson acknowledged the receipt of engineering comments on this application from MRB Group. He said that he has not yet responded to them, but that he has reviewed them all and that he does not anticipate any issues in addressing them. Mr. Tomlinson said that the engineering comments were very straightforward.

He asked if there were any issues which the board would like to discuss this evening.

Mr. Hemminger said that Mr. Tomlinson can work directly with Mr. Brabant and the Town staff to address the engineering comments.

Mr. Viets spoke about cleaning up the layouts of some of the drafting on the drawings and the number of bedrooms per unit. Mr. Tomlinson said that the vast majority of the units—approximately 70 percent of the residential units—will have two-car garages as well as double driveways. He said that they are talking about up to four vehicles per driveway. Mr. Tomlinson also said that none of the units will have four bedrooms. He said that the units will all be three bedrooms or fewer, and that each of the units will have basements.

Mr. Tomlinson referred to the drawing which shows areas of additional parking. In response to previous Planning Board comments, he said that the driveways for units in the middle of the loop road will be rear-loading driveways to avoid having driveways off the main road.

He also said that any additional staff comments and responses to the MRB Group engineering comments will be addressed in writing at the time of the Final Site Plan application.

Mr. Hemminger said that Mr. Tomlinson can anticipate more discussion on Final because the board will be looking at this really hard.

Mr. Brabant said that most of the engineering comments involve clarification on the site plan and standard stormwater clarifications. He said that he would like to make sure that the stormwater details have been wrapped up and addressed. Mr. Brabant said that he has no issue to the board moving forward [on the Preliminary Site Plan] this evening.

Mr. Tomlinson asked that any additional outstanding comments be provided to him in the next week or so, to have to address them prior to the Final Site Plan application.

Mr. Viets said that the concept is here and that the responses to the MRB Group engineering comments will probably clean up any of his questions. Mr. Viets said that he is looking for more clarity regarding the layout

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**

PB #0707-24

APPLICANT: Evan Van Epps, Brickwood Management, 25 Silverlight Way, Rochester, N.Y. 14624

ACTION: Preliminary Site Plan Approval—Creekwood Phase 2 Townhouse Project

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight reviewed the material for the above referenced Action; and

WHEREAS the Planning Board has received testimony at tonight’s meeting on the proposed Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby grant Preliminary Site Plan Approval with the following conditions.

1. Preliminary Site Plan Approval is hereby granted based upon the drawings prepared by Marathon Engineering, comprised of drawing numbers CO>1, V1.0, C1.0, C1.1, C2.0, C3.0, C4.0, C5.0, C6.0, C6.1 and C6.2, Job Number 0839-23, dated 6/13/24, entitled “Preliminary Site Plans for Creekwood Extension Brickwood Management.”
2. Preliminary Site Plan Approval is valid for a period of 180 days from today and shall automatically expire unless all drawings have been signed by Town Staff and the Planning Board Chairperson.
3. Upon signing the Preliminary Site Plan drawings, the Applicant is requested to submit a Final Site Plan Application packet for Town Staff review and scheduling on a future Planning Board meeting date.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicant’s Engineers, Town Staff, the Town Engineer and filed with the Town Development Office.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

12. OTHER BOARD ACTIONS

A. Letter of Credit Release: Final Release #2: Western New York Commercial Storage Project:

Mr. Bellis said that there is a fence across the back of this property. He asked if a fence was to have been installed across the front of the property, as well. He asked if this has changed. Mr. Gordner said that a fence across the front of the property was not depicted upon the site plan.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT RELEASE #2 (FINAL)
WESTERN NEW YORK COMMERCIAL STORAGE SITE PLAN PROJECT**

PB #0504-23

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated June 25, 2024, from Lance S. Brabant, CPESC, Director of Planning & Environmental Services, MRB Group, D.P.C., the Town Engineers, to approve the final release of funds (Release No. 2) from the established Letter of Credit for site improvements completed as part of the above referenced project; and

WHEREAS, the Planning Board has reviewed the Applicant’s Engineer’s, Landtech Surveying & Planning, Estimate of Values, dated June 21, 2024, along with the completed Town Surety Release Forms G-1.1, dated 6/25/24 and G-2.0 dated June 25, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request for the final release of funds (Release #2) from the established Letter of Credit in the total amount of \$19,772.58.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

B. Letter of Credit Release: Partial Release #2: CountryMax Project:

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PARTIAL LETTER OF CREDIT RELEASE #1
COUNTRYMAX PROJECT**

PB #1001-15

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated July 1, 2024, from Lance S. Brabant, CPESC, Director of Planning and Environmental Services, MRB Group, D.P.C., the Town Engineers, to approve the partial release of funds (Release No. 1) from the established Letter of Credit for site improvements completed as part of the above referenced project; and

WHEREAS, the Planning Board has reviewed the Applicant’s Engineer’s, Meagher Engineering, Estimate of Values, dated June 24, 2024, along with the completed Town Surety Release Forms G-1.1, dated 6/25/24 and G-2.0 dated July 1, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request for a partial release of funds (Release #1) from the established Letter of Credit in the total amount of \$288,137.35.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Douglas Viets	Aye
One vacant position	—

Motion carried.

13. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand provided the following information:

- The Town has received notification of a grant award for the reconstruction of the Wood Drive bridge which is in the vicinity of the new Pintail Crossing road extension and road dedication which will be part of the Creekwood Townhomes project. Mr. Brand said that he hopes that the Pintail Crossing road connection will have been completed prior to the closing of Wood Drive for the bridge reconstruction.
- The section of the construction of the new sidewalk on County Road 41 which will connect to the Auburn Trail must be redesigned to avoid the encroachment of the new sidewalk upon private properties. The sidewalk is part of the Transportation Alternatives Program (TAP)—Sidewalks, Trail Connections and Bike Lanes Project. On June 21, 2022, the Commissioner of the New York State Department of Transportation notified the Town of an award of \$1,769,000 of Federal highway funds to be matched with \$445,000 of Town funds for this project. Bids were opened on February 14, 2024. A Pre-Construction Meeting and the notice to proceed was issued to the contractor on May 2, 2024.

Mr. Brand also said that the initial designer of the pedestrian/bicycle bridge on Country Road backed out and a new designer must be retained. As a result, Mr.

Brand said that will create with a gap in the new sidewalk on County Road 41 until a new designer resumes work on the bridge.

- The first meeting of the Parks and Recreation Master Plan Committee has been held. The next meeting will be held on August 5, 2024.

Highway Superintendent:

Mr. Ford said that milling work on several Town roads began this week. This will be followed by paving in a couple of weeks, weather permitting.

Town Engineer:

Mr. Brabant said that MRB Group is working with the Town Parks and Recreation Committee on the update of the Parks and Recreation Master Plan.

14. PUBLIC COMMENTS

None.

15. TRAINING OPPORTUNITIES

■ 2024 Municipal Bootcamp Trainings:

A free annual program to provide certification credits to newly elected officials, planning and zoning boards, and municipal officials presented by Hancock Estabrook and MRB Group.

Thursday, July 25, 2024, 6:00 p.m.–7:00 p.m.

Session 7: From Big to Small: Translating Comprehensive Plans into Land Use Regulations

Thursday, September 26, 2024, 6:00 p.m.–7:00 p.m.

Session 8: Under the Tent: Open Meetings, Record Keeping, and Engaging the Public in Community Development

Thursday, October 24, 2024, 6:00 p.m.–7:00 p.m.

Session 9: Short, But Not Too Short: How Short-Term Rentals Are Changing the Development and Regulatory Landscape

Thursday, December 19, 2024, 6:00 p.m.–7:00 p.m.

Session 10: Santa's Nice and Naughty List: The Best and Worst of 2024

Questions and registration:

<https://www.hancocklaw.com/events/2024-municipal-bootcamp-trainings/>

■ New York Planning Federation Recorded Webinars:

For information: (518) 512-5270 or nypf@nypf.org

■ **General Code e-Code**

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.
Information: <https://www.generalcode.com/training/>

■ **Future Training Opportunities Online:**

Ontario County Planning Department website now lists upcoming training:
<https://www.co.ontario.ny.us/192/Training>

16. ADJOURNMENT

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held on Wednesday, August 7, 2024, 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 Town Hall front doors.

Respectfully submitted,

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

Attachments to minutes (12)

Attachment #1:

Letter from APD Engineering & Architecture, PLLC, regarding the Fowler Family Trust application; authorization for others to use any and all plans drawings which have been prepared by APD Engineering & Architecture, PLLC. Submitted by Jared Hirt, Esq., attorney for James Fowler, dated July 12, 2024.

Attachment #2:

Email from Lori Fox, 5918 Kennebec Court, Farmington, N.Y. 14425
Concerns with Sky Solar applications
Received on July 8, 2024

Attachment #3:

Sky Solar response to email from Lori Fox; received July 10, 2024.

Attachment #4:

Sky Solar letter regarding realignment of the connecting road for Commercial Drive; received July 10, 2024.

Attachment #5:

Land swap map: Sky Solar and New Energy Work, FIG-02; received July 10, 2024.

Attachment #6:

Sky Solar Commercial Drive realignment, FIG-01 (2); received July 10, 2024.

Attachment #7:

New Energy Works letter from Jonathan Orpin, re: realignment of the connecting road for Commercial Drive; received July 10, 2024.

Attachment #8:

Second email from Lori Fox (59128 Kennebec Circle, Farmington, N.Y. 14425) to Supervisor Peter Ingalsbe (July 5, 2024); and email response from Supervisor Ingalsbe to Lori Fox (July 12, 2024); received July 12, 2024.

Attachment #9:

Series of letters and petition signatures from residents, dated April 27, 2024; and received in the Town Clerk's Office on May 1, 2024; entered into Planning Board minutes on July 17, 2024

Attachment #10:

Three maps submitted by MRB Group regarding the delineation of the Commercial Drive road connection on engineering drawings in 2014; entered into the Planning Board minutes on July 17, 2024.

Attachment #11:

Letter and drawing from Jeff Hutchinson, a principal of Town Center Partners, LLC, 968 Stow Lane, Lafayette California 94549, which is the owner of Lot #4 of the Centerpointe Park North Subdivision, Tax Parcel No. 29-1-84.113.

Attachment #12:

1927 archival photographs of the Farmington Quaker Meetinghouse, one of which depicts the attached addition.

Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #1

Letter from APD Engineering & Architecture, PLLC, regarding the Fowler Family Trust application; authorization for others to use any and all plans drawings which have been prepared by APD Engineering & Architecture, PLLC.

Submitted by Jared Hirt, Esq., attorney for James Fowler, dated July 12, 2024.

AUTHORIZATION

Re: Projects:

6240 Pheasants Crossing, Farmington, New York
4511 Bristol Cross Road, Canandaigua, New York
20 Church Street, Bloomfield, New York

APD Engineering & Architecture, PLLC ("APD") hereby acknowledges and agrees that the Fowler Family Trust and any and all representatives and agents acting on behalf of the Fowler Family Trust are hereby permitted and authorized to utilize any and all plans and drawings prepared by APD relative to the above-referenced projects.

APD ENGINEERING & ARCHITECTURE, PLLC

By: 

Name: Christopher V. Kambas, P.E.

Title: Senior Principal of Engineering, P.E.

Date: 7/12/2024

Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #2

Email from Lori Fox, 5918 Kennebec Court, Farmington, N.Y. 14425

Concerns with Sky Solar applications

Received on July 8, 2024



John Robortella <john.robortella@gmail.com>

FW: Concerns I would like to share regarding proposed Solar Farm installation

3 messages

Peter Ingalsbe <pingalsbe@farmingtonny.org>

Mon, Jul 8, 2024 at 9:26 AM

To: John R Gmail <john.robortella@gmail.com>

Cc: Marcy Daniels <mdaniels@farmingtonny.org>, Ron Brand Gmail <rlbplans@gmail.com>, Steve Holtz <sholtz@farmingtonny.org>

John, please send to the Planning Board members thanks, Ron please send to the solar applicants.

Peter V. Ingalsbe

Supervisor

Town of Farmington

Farmington, NY 14425

315-986-8100 ext. 2

From: Peter Ingalsbe

Sent: Sunday, July 7, 2024 10:38 AM

To: Lori <lfox422@rochester.rr.com>

Subject: RE: Concerns I would like to share regarding proposed Solar Farm installation

Lori, thank you for your comments, I will pass your email on to the Planning Board Clerk of the Board. The property is zoned to allow solar so the Town Board has no action on this application.

Peter Ingalsbe

From: Lori <lfox422@rochester.rr.com>

Sent: Friday, July 05, 2024 9:15 PM

To: Peter Ingalsbe <pingalsbe@farmingtonny.org>

Subject: Concerns I would like to share regarding proposed Solar Farm installation

Importance: High

Dear Mr. Ingalsbe,

My name is Lori Fox and I live in the Hickory Rise home development off of Hook and Collette roads.

7/8/24, 9:56 AM

You don't often get email from lfox422@rochester.rr.com. [Learn why this is important](#)

I am writing to you this evening as I wanted to share some concerns I have regarding the proposed installation of a Solar Farm off of Collette Road near my development.

I recently became aware of this proposal through a group of concerned neighbors. Although after that conversation, I had immediate initial concerns about this proposal related to some personal health issues I have, I did not want to reach out to you to share them until I had the opportunity to vet the information which was shared with me.

Unfortunately, I was unable to attend the most recent Planning Board meeting and have conflicts on both the upcoming July/August meetings as well. Therefore, I felt the best way to share my concerns as this discussion continues so they may be considered along with those of others who have shared theirs, was to reach out to you directly in the hope that if you are not the correct person this information should be going to, you would be able to assure it makes it's way to the correct individuals who are involved in evaluating the community concerns regarding this issue. I would also like to share that as was the case in my neighborhood, we were unaware that this proposal was on the table, and learned of it through other concerned neighbors, so I suspect many people in the surrounding neighborhoods are still unaware as well and would appreciate the opportunity to share their thoughts/concerns as the decision process continues and is under review.

After doing some reading regarding the multiple recent battery fires at the facilities throughout NYS, it appears Governor Hochul has released the initial recommendation of the need for enhanced safety standards for battery storage from the inter-agency workgroup she brought together to investigate this issue. It appears there is consensus that this needs to be addressed and resources provided to assure this is in place to protect communities surrounding these facilities. However, from what I could find, there are no official plans yet in place regarding how this is to be implemented and monitored. Although I recognize there are positive efforts moving toward securing this concept which is wonderful, it is not yet in practice. Having worked on many inter-state committees throughout my career in healthcare, I am well aware that although recommendations are made, it typically takes a long time, often years, between when a recommendation is proposed and it actually comes to fruition. Therefore, I remain concerned about the impact of one of these fires on my home and my health given I live in very close proximity to this proposed location.

As for the risk of chemical exposure, I do have concerns about the assurance of safe, quality and consistent ongoing oversight for the management of these panels to assure that they are not leaching into the environment and /or posing health risks to those of us living in close proximity. There are multiple articles speaking to the concerns for the disposal and long term environmental impact of these panels as they age out/become in need of repair/replacement and the chemical exposure which they and the wind turbines will cause as they are disposed of in landfills. As those chemicals leach into the landfill, there is always a risk to the communities which surround those areas as well.

As a nurse, I have significant concerns regarding the impact having this solar farm which, emits low level electromagnetic fields, being in such close proximity to multiple residential areas and businesses where people live and work. We do not yet know the long term effects these created fields cause to human health and although they do not "think" it causes issues, there is a great deal of credible research which supports the concern for the ever growing daily exposure humans and animals are experiencing relative to continual exposure to electromagnetic radiation/electromagnetic fields. We use this technology in medicine to diagnose and sometimes treat patients with a variety of illnesses, however, it is done in a very controlled way and with controlled exposure and we protect employees by having the individuals working in any of the clinical areas who use this technology on a daily basis, by having them wear protective clothing and counters which show the level of exposure they have had over each day so we may protect their bodies from overexposure, especially over time. Having a solar farm which produces a humming noise and a large electromagnetic field in such close proximity to a place where people live and sleep, is essentially constantly bathing them in this field without any ability to protect themselves from it. I feel the most responsible approach one can take relative to human health, is to proactively work to mitigate the exposure of residents to the

kinds of risks for which there is not a plethora of long term data, by perhaps selecting another site for these types of facilities which is not near /in close proximity to residential neighborhoods.

As for the impact this may have on property values is also of legitimate concern. I worked very hard, over many years to save enough money to build a lovely home of my dreams, where I could feel safe and comfortable. This home was a huge investment and one I did not take lightly. I am confident many of my neighbors feel the same way. I purposely chose to build here as I wanted to be out a bit from the Rochester area, in a small town, and in a supportive, nice and safe community. I did not realize when I built here, that the area in close proximity to me was zoned for commercial use or I may have thought differently, however, I respect that it is, and have not had issue with the other buildings which have gone up on Collette road. A solar farm in such close proximity to multiple residential neighborhoods and businesses where people work, feels different to me and does cause reason for concern.

This issue is of especially significant concern to me as I became extremely sick a few years ago and was diagnosed with Heavy Metal Toxicity and Multiple Chemical Sensitivity in 2021. I have struggled to recover and worked very hard to assure that my home and my property are as safe and as chemically free as I can reasonably make them. Given the exact sources of exposure are unknown and likely occurred over years, I had to mitigate my entire environment including things like the cookware I was using which may have leached lead. Chronic heavy metal and chemical exposure of any kind in the environments in which we work or inhabit, is a real concern and I am living proof can and does pose significant health risks. I was additionally diagnosed with a condition called Electromagnetic Hypersensitivity which has caused extreme sensitivity to things like some

electromagnetic fields /wireless radiation(non-ionizing radiation). Although there is a great deal of credible scientific data regarding this increasingly growing diagnosis given the continual 24 hour exposure to wireless devices in our environments, the data regarding the full biological impact on human health is still emerging. This has again caused me to have to mitigate my home in an effort to minimize my daily exposure, so I am understandably very, very concerned and fearful of having yet another significant electromagnetic field surrounding my home for which I will be being exposed to, and I have an even greater concern for the long term impact for those who will literally almost have this facility in their back /side yards. From what I have read, in an effort to err on the side of caution as the long term effects are not yet known, authorities recommend that a safe distance between a home and these solar farms be at least 1.2 miles. None of us in these surrounding neighborhoods live that far from this proposed site and that is most definitely a significant concern.

Please know that I certainly understand and appreciate that there are multiple factors which go into a decision such as this, and despite my own health struggles, I am not in any way against technology or development of environmentally friendly energy, but I am for safe and very thoughtful technology and safe and very thoughtful creation of alternate energy sources, always taking into consideration the impact not only to our environment, property values etc, but to human health as well. Therefore, placing this type of facility, which carries some known and yet unknown risks, in such close proximity to multiple housing developments, just does not seem like a reasonable or safe option as it has many direct and indirect impacts to those of us who live and work near it. I have to believe that there are more appropriate locations, away from residential and business locations where this could be better placed. I rarely ever write something such as this, but given what my personal lived experience has been, and my concerns for the impact to human health, I felt strongly that I had to share my concerns with you. I know you must have a difficult job to do, as these decisions cannot be easy, however, I sincerely hope that you will take this into consideration as you carefully and thoughtfully give consideration to this decision. I have always found the folks I have interacted with at the Town Hall very helpful and friendly and I love my home, my neighbors and Farmington, so I would hate to have to relocate, but this truly does worry me.

Thank you very much for your time in reviewing my concerns. I sincerely appreciate it and am truly and sincerely hopeful a more reasonable location can be selected.

Sincerely,

Lori Fox

5918 Kennebec Court

Farmington, NY 14425

LFox422@rochester.rr.com

John Robortella <john.robortella@gmail.com>

Mon, Jul 8, 2024 at 9:55 AM

To: "Bellis, Adrian" <abellis@rochester.rr.com>, "DeLucia, Timothy (Farmington ZBA)" <trdelucia@aol.com>, Ed Hemminger <edhemminger@gmail.com>, "Viets, Doug (Farmington Planning Board)" <drviets2@gmail.com>, "Brand, Ron" <rlbplans@gmail.com>, Frank Ruffolo <frank.ruffolo@skysolarholdings.com>, Emily Lukasik <elukasik@labellapc.com>

To:

Farmington Planning Board (Adrian Bellis, Tim DeLucia, Ed Hemminger, Doug Viets)

Ron Brand

Frank Ruffolo, Sky Solar

Emily Lukasik, LaBella Associates

Being forwarded to you below at the request of Supervisor Ingalsbe is an email from a resident (Lori Fox, 5918 Kennebec Court, Farmington, N.Y. 14425) regarding the Sky Solar project.

This will be added to the Sky Solar project abstract.

Forwarded by: John Robortella

July 8 2024

[Quoted text hidden]

John Robortella <john.robortella@gmail.com>

Mon, Jul 8, 2024 at 9:56 AM

To: Peter Ingalsbe <pingalsbe@farmingtonny.org>

Cc: Marcy Daniels <mdaniels@farmingtonny.org>, Ron Brand Gmail <rlbplans@gmail.com>, Steve Holtz <sholtz@farmingtonny.org>

OK, I will send this now.

John

[Quoted text hidden]

Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #3

Sky Solar response to email from Lori Fox.

Received July 10, 2024



SKY Solar Inc.
1129 Northern Blvd, Suite 404
Manhasset, NY, 11030.

July 9, 2024

Sent Electronically to rlbplans@gmail.com

Mr. Edward Hemminger, Chairperson
Town of Farmington Planning Board
1000 County Road 8
Farmington, New York 14425

Dear Mr. Hemminger,

As requested by town staff, Sky Solar is responding to a series of concerns raised by one of the residents in an email dated July 5, 2024. A number of these concerns and safety issues have been previously addressed by Sky Solar through our written submissions to the Planning Board, during the Planning Board meeting on June 19th along with responses from the Fire Chief and our 3rd party fire safety consultant. We are including a summary of those responses again for the convenience of the Planning Board.

1. NY Governor recommendations

There are over 5000 energy storage systems installed in NY State (tracked by NYSERDA) ranging from residential size to commercial to utility scale. Even though incidents are rare, fire safety is of the utmost importance.

On July 28, 2023, Governor Kathy Hochul announced the establishment of an Inter-Agency Fire Safety Working Group to address safety concerns related to energy storage systems in New York State. On February 6, 2024, the Working Group released a draft recommendation for Battery Energy Storage Systems (BESS) updates in the Fire Code of New York State (FCNYS).

The proposed recommendations focus on enhancing existing regulations and improving coordination with local Authorities Having Jurisdiction (AHJs) and emergency responders. Key recommendations include:

- Qualified fire mitigation personnel should be available for dispatch within 15 minutes and arrive on the scene within four hours during a BESS fire.
- Enhanced safety signage should extend beyond the BESS unit to include perimeter fences, displaying 24-hour emergency contact information and relevant hazard warnings.
- Continuous monitoring of Battery Management System (BMS) data by a staffed Network Operations Center (NOC), including the use of closed-circuit television (CCTV), ensuring immediate communication of critical notifications.

Specific to the Commercial Drive Solar Project, Sky Solar has engaged with industry leading fire safety consultants ESRG and Farmington Fire Department Chief to review the design and installation which will result in an Emergency Response Plan and training for all emergency responders. Furthermore the project will be continuously monitored by the industry's leading asset management company, STEM Energy, to provide immediate notification of any critical events.

2. Leaching and Disposal

Modern solar photovoltaic (PV) technology aims to minimize environmental impact throughout its lifecycle, including production, operation, and disposal. Sky Solar plans to use silicon-based solar panels, which are the most widely used types globally. These panels, made from abundant and non-toxic silicon, contain minor amounts of heavy metals, primarily in the solder and electrical components. The metals are encapsulated within the panel structure using materials like ethylene-vinyl acetate (EVA) and tempered glass, reducing exposure risk during the panel's operational life.

We would like to clarify that after the useful life of the system, Sky Solar intends to restore the land to its original condition. This is described in a decommissioning plan submitted as part of our application. None of the equipment used in this project will be disposed of on-site and proper decommissioning includes dismantling solar arrays and associated infrastructure, recycling materials wherever possible, and safely disposing of any non-recyclable components. This comprehensive approach helps to minimize waste and promotes the sustainable use of resources.

As the solar industry expands, so does the infrastructure for recycling and safely disposing of solar panels and batteries. Since solar panels contain valuable materials like silicon, aluminum, and glass, recycling helps recover these resources instead of disposing of them in landfills. When a solar field reaches the end of its lifespan, the panels are carefully disassembled, and their components are sorted for recycling. This not only reduces waste but also minimizes the environmental impact of solar energy production.

3. Electromagnetic Fields (EMFs)

Scientific consensus, including assessments by organizations such as the World Health Organization (WHO), indicates that extremely low frequency (ELF) EMFs, like those produced by solar farms, are unlikely to cause significant health effects at typical environmental exposure levels. Studies into the health effects of EMFs from sources such as power lines and electrical infrastructure associated with solar farms generally indicate low risks when exposure levels are within established safety guidelines.

Measurements conducted around solar farms typically show low levels of magnetic flux density (measured in μT) and electric field strength (measured in V/m), which are well below international guidelines for public exposure to ELF EMFs. For example, magnetic field levels near solar installations commonly measure a few microtesla (μT) or less, significantly below the reference level of 200 μT averaged over a 24-hour period recommended by organizations like the International Commission on Non-Ionizing Radiation Protection (ICNIRP) for public exposure to ELF magnetic fields.

4. Property Values:

Large-scale studies, such as the Laboratory Berkeley National Laboratory study conducted in 2023, have found that solar facilities had no effect on home values in half of the states studied. However, in cases where a small decrease in surrounding home value was noted, it was observed that the solar arrays were located on land previously used for agriculture, in rural areas, or for projects larger than 7MW with over 12 acres of solar panels. Notably, Sky Solar's Commercial Drive Solar projects do not meet any of these conditions.

We would like to emphasize the value of green energy solutions. Solar energy systems serve as zero-carbon generation systems, contributing to environmental sustainability. Additionally, solar and energy storage solutions enhance the resiliency of the grid that

supplies energy to all residents and businesses of Farmington. Moreover, residents and businesses can participate in direct cost savings on their utility bills by subscribing to the energy output of the solar project. Furthermore, the implementation of solar projects has a positive economic impact, including job creation and direct and indirect benefits to supporting and service industries located in the Town of Farmington.

5. Electromagnetic Hypersensitivity

Common household items, such as microwave ovens, refrigerators, and washing machines generate electromagnetic fields during operation. These EMFs typically decrease sharply with distance away from the appliance. For instance, at a distance of about 1 foot, the magnetic field around most household appliances is much lower than the guideline of 100 μ T at 60 Hz for the general public, and at a distance of about 3 feet, the field becomes negligible. Microwaves, for instance, can emit EMFs up to 100 μ T at 1 foot. TVs generate EMFs that are generally low, around 0.2-2 μ T at 1 foot. Cell phones emit EMFs of up to 1-2 μ T during calls.

In a solar farm the electrical devices such as solar panels and inverters produce comparable EMFs as home appliances and typically measure 0.1 to 1 μ T at the fence line enclosure of the facility. A fence can be 20- 30 feet away from any device and setbacks can be 80 to 100 feet or more from property lines. In the case of the Commercial Drive Solar project the nearest residence is approximately 200ft from any electrical device.

The other source of EMFs in a solar farm are the transformers and utility lines. These are the same devices and lines that run along our roadways and service the residences and businesses in the town. According to guidelines, transformers stepping down from 10-30 kV to 220-400 V should maintain a distance of 20 to 30 feet and typically safe distances from utility distribution lines range from 10-60 feet (depending on voltage).

The Commercial Drive Solar project utility lines are over 375 feet away from the nearest resident.

In addition, the concerned resident is 3175 feet away from the nearest substation and 2650 feet away from the proposed project site. As a comparison, the nearest substation is over 3 times larger than the proposed project.

We are happy to address any questions or concerns and look forward to building a successful project in the Town of Farmington.

Sincerely,

DocuSigned by:

A95EDD29A3454FC...

Frank Ruffolo
EVP of Operations

SKY Solar Inc.
1129 Northern Blvd, Suite 404
Manhasset, NY, 11030.

Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #4

Sky Solar letter regarding realignment of the connecting road for Commercial Drive.

Received July 10, 2024



SKY Solar Inc.
1129 Northern Blvd, Suite 404
Manhasset, NY, 11030.

July 10, 2024

Sent Electronically to rlbplans@gmail.com

Mr. Edward Hemminger, Chairperson
Town of Farmington Planning Board
1000 County Road 8
Farmington, New York 14425

Dear Mr. Hemminger,

At the planning board meeting on June 19th, we [Emily Lukasik and I] mentioned, during the public hearing, ongoing discussions with town staff and New Energy Works' landowner, Jonathan Orpin, about a possible land swap for the realignment of the connecting road for Commercial Drive. On July 3rd, in a ZOOM call with town staff, the Town Engineer, Sky Solar, LaBella, and Mr. Orpin, all parties agreed to the new proposed road realignment as shown on the attached LaBella drawing (Fig-01). The LaBella survey team has now flagged the new alignment for review by planning board members, town staff, and the public.

Based upon this realignment, there will be approximately 98 feet narrowing to approximately 31 feet of existing natural growth (mature trees and bushes) remaining between the eastern edge of the highway's new alignment and the property line with the adjacent townhouse dwellings. With the planning board's acceptance of the realignment, Sky Solar agrees to initiate the formal land swap with New Energy Works' landowner which we understand will be a condition of final site plan approval for the east solar project. (See Fig-02)

Also agreed-to by Sky Solar, during the July 3rd meeting, is the granting of a sixty-foot-wide right-of-way to the Town of Farmington, as part of the west solar project. This right-of-way is for the future construction by others of the east/west Town highway as shown on the Town's Official Highway Map for the State Routes 332 & 96 Corridors. Finally, it was agreed-to by Sky Solar to relocate the proposed sidewalk and water line to along the west side of the Commercial Drive realignment beginning at the south end of the highway project.

We understand that Mr. Orpin will also be submitting this week his agreement to continue negotiating this land swap agreement as indicated on the LaBella drawing showing the involved lands. Sky Solar is most appreciative of Mr. Orpin's willingness to continue to make this realignment a reality as it has been requested by the neighbors. The Town of Farmington is indeed fortunate to have such a civic minded landowner willing to find a common solution.

Sincerely,

DocuSigned by:

A95EDD29A3454FC...

Frank Ruffolo
EVP of Operations

SKY Solar Inc.
1129 Northern Blvd, Suite 404
Manhasset, NY, 11030.

Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #5

Land swap map: Sky Solar and New Energy Works, FIG-02.

Received July 10, 2024

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

© 2023 LaBella Associates

SKY SOLAR INC.
1129 NORTHERM BLVD, SUITE 404
MANHASSET, NY 11030



COMMERCIAL DRIVE SOLAR
COMMERCIAL DRIVE
FARMINGTON, NY 14425

NO.	DATE	TOWN COMMENTS
1	5/02/2024	

PROJECT NUMBER: 2233568

DRAWN BY: MP

REVIEWED BY: EAL

ISSUED FOR: SITE PLAN APPROVAL

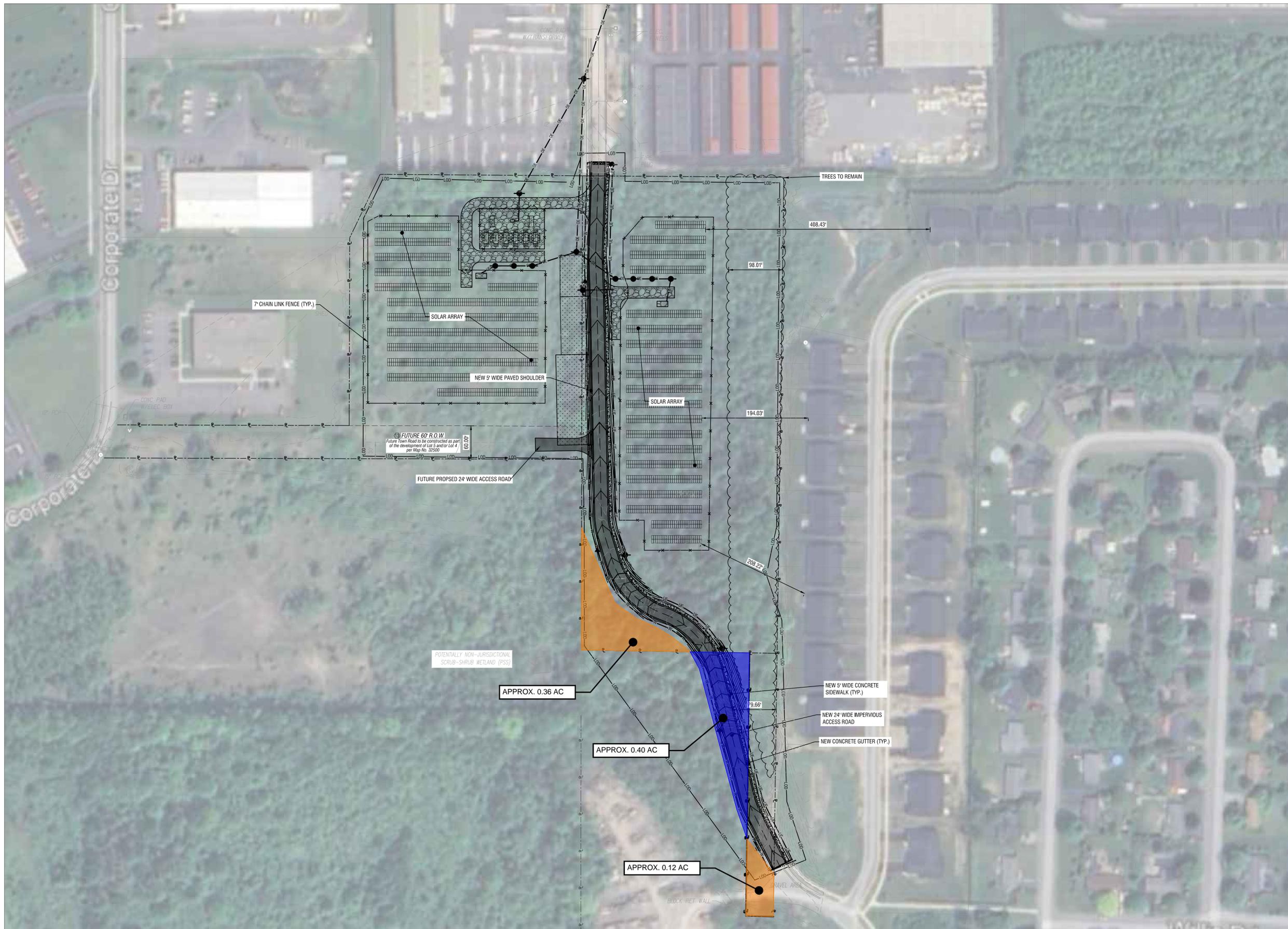
DATE: 07/10/2024

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

FIG-02



1 SITE PLAN
SCALE: 1" = 80'



Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #6

Sky Solar Commercial Drive realignment, FIG-01 (2).

Received July 10, 2024

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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SKY SOLAR INC.
1129 NORTHERM BLVD, SUITE 404
MANHASSET, NY 11030



COMMERCIAL DRIVE SOLAR
COMMERCIAL DRIVE
FARMINGTON, NY 14425

NO.	DATE	TOWN COMMENTS	DESCRIPTION
1	5/02/2024		

PROJECT NUMBER: 2233568

DRAWN BY: MP

REVIEWED BY: EAL

ISSUED FOR: SITE PLAN APPROVAL

DATE: 07/10/2024

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

FIG-01



1 SITE PLAN
SCALE: 1" = 80'



Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #7

New Energy Works letter from Jonathan Orpin, re: realignment of the connecting road for Commercial Drive.

Received July 10, 2024



NEW ENERGY WORKS
design • build • timberframing • woodworks

July 10, 2024

Mr. Edward Hemminger, Chairperson
Town of Farmington Planning Board
1000 County Road 8
Farmington, New York 14425

Dear Mr. Hemminger,

I am the Founder and CEO of New Energy Works and the landowner to the south of the property recently acquired by Sky Solar. Upon hearing the concerns of the local residents, my coworkers and I realized we could be of some help by offering a bit of additional land to the west of the original right-of-way, allowing more buffer between the residential neighborhood and the new road.

We have reviewed the proposed road location as submitted by LaBella and think this is a good direction for everyone. We hope this alleviates at least some of the stress of Sky Solar's proposal. I withhold final approval until all the documents are in order, but do not expect any delay or objection on our part.

Sincerely,

jonathan orpin
Founder and CEO
New Energy Works



Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #8

Second email from Lori Fox (5918 Kennebec Circle, Farmington, N.Y. 14425) to Supervisor Peter Ingalsbe (July 5, 2024); and email response from Supervisor Ingalsbe to Lori Fox (July 12, 2024).

Received July 12, 2024



John Robortella <john.robortella@gmail.com>

FW: Concerns I would like to share regarding proposed Solar Farm installation

1 message

Peter Ingalsbe <pingalsbe@farmingtonny.org>

Fri, Jul 12, 2024 at 11:02 AM

To: John R Gmail <john.robortella@gmail.com>

Cc: Carol Marvel <cmarvel@farmingtonny.org>, Ron Brand Gmail <rbplans@gmail.com>

John, please include this email with other correspondence to the Planning Board.
Thanks,

Peter V. Ingalsbe**Supervisor****Town of Farmington****Farmington, NY 14425****315-986-8100 ext. 2****From:** Peter Ingalsbe**Sent:** Friday, July 12, 2024 11:01 AM**To:** Lori <lfox422@rochester.rr.com>**Cc:** Marcy Daniels <mdaniels@farmingtonny.org>**Subject:** RE: Concerns I would like to share regarding proposed Solar Farm installation

Lori,

Thank you for your July 5th and July 8th email sharing your concerns with the proposed construction of a solar farm south of Collett Road and the northern portion of Commercial Drive and approximately 3/4th of a mile west of Hook Road. I have also forwarded your July 8th email to the Clerk of the Planning Board for distribution to the members and introduction at the continued public hearing record on Wednesday, July 17, 2024.

You are correct that the Town Board has no action on the current application. Some of my staff and I did meet early on with members of the HOA to listen to their concerns. The decision rests with the Planning Board not the Zoning Board.

I use this occasion to assure you that the Town Planning Board, in the matter of the proposed solar farm project, continues to be in full compliance with the State's Open Meetings Law and with the Planning Board's adopted 2024 Rules of Procedure. Each of the public hearings are recorded via ZOOM and then may be viewed on You Tube. In addition, this project has now been publicized for several months in bi-weekly Town Operations Reports that are posted on the Town's website.

Concerning the impact of a fire occurring at the proposed battery storage unit, upon your home, I urge you to review the Planning Board's June 19, 2024, public hearing minutes that are posted on the Town's website where this issue was discussed. As for the leaching of chemicals into the environment posing health risks to those living in proximity, this was also discussed at one of the planning board's recent public hearings. The town Planning Board also has experience with another solar project on the east side of town.

In closing, I again thank you for expressing your concerns regarding the proposed solar farm project and for your decision to locate in the Town of Farmington. Please do not hesitate to contact me on any other topic.

Sincerely,

Peter V. Ingalsbe

Supervisor

Town of Farmington

Farmington, NY 14425

315-986-8100 ext. 2

From: Lori <lfox422@rochester.rr.com>

Sent: Monday, July 8, 2024 11:52 AM

To: Peter Ingalsbe <pingalsbe@farmingtonny.org>

Subject: Re: Concerns I would like to share regarding proposed Solar Farm installation

You don't often get email from lfox422@rochester.rr.com. [Learn why this is important](#)

Good Morning Mr. Ingalsbe,

Thank you very much for taking time to review my email and to get back to me so quickly. Additionally, thank you for forwarding it along to the Planning Board Clerk of the Board.

If I am interpreting your email correctly, given you mention that area is already zoned for solar, so the "board has no action on this application", the addition of this solar farm is not on the current agenda/topics for consideration of the Town Board. Is that correct? If so, does that mean the decision rests with the Zoning board rather than the town board? Please know that I am just trying to better understand who has the ultimate decision making authority in this matter if there are health and safety risks being raised by the citizens who live in close proximity and how that process works.

It was my impression from the group of concerned neighbors who have come forward to inform the additional neighborhoods surrounding this area, it was a proposed topic and was in discussion, so there was still opportunity to bring concerns forward. Perhaps that information was incorrect, and if so, it saddens me greatly that seemingly the entire group of surrounding neighborhoods where people will be directly impacted by this, were somehow not aware of this when it was in the proposal stage, providing ample opportunity for input regarding health/safety concerns to be

gathered. This would have been especially important given there has been a special committee appointed by the Governor to investigate safety issues which have occurred in similar solar farms throughout New York State and research statements from the CDC and NIH regarding concerns, related to solar farm workers who are disrupting soil and the infections which can occur with that and building these sites, as well as cancer risks from ongoing exposure. Although researchers acknowledge that many of the long term risks are yet unknown and will need to be studied further over time, ultimately, it seems logical that we should act, whenever possible, in the best interest of protecting human health and that should be the priority in this type of decision until further conclusive health risk data can be published, rather than the zoning decision alone.

Please know that my intention in bringing this forward to you is not to be difficult in any way, I respect that these types of decisions are not easy for anyone at the Town to make, but as I am sure you would feel if this was being built in close proximity to your home, now that I have been made aware of this, I simply want to ask the necessary questions to protect my health and the safety and value of my property and from a public health perspective, the community around me as well.

Thank you again for your time and response and if there is anyone else at the Town who I need to share my concerns with so that we assure the health concerns are brought forward, please let me know and I will be happy to reach out to them.

Sincerely,

Lori Fox

5918 Kennebec Court

Farmington, NY 14425

On Jul 7, 2024, at 10:37 AM, Peter Ingalsbe <pingalsbe@farmingtonny.org> wrote:

Lori, thank you for your comments, I will pass your email on to the Planning Board Clerk of the Board. The property is zoned to allow solar so the Town Board has no action on this application.

Peter Ingalsbe

From: Lori <lfox422@rochester.rr.com>

Sent: Friday, July 05, 2024 9:15 PM

To: Peter Ingalsbe <pingalsbe@farmingtonny.org>

Subject: Concerns I would like to share regarding proposed Solar Farm installation

Importance: High

You don't often get email from lfox422@rochester.rr.com. [Learn why this is important](#)

Dear Mr. Ingalsbe,

My name is Lori Fox and I live in the Hickory Rise home development off of Hook and Collette roads.

I am writing to you this evening as I wanted to share some concerns I have regarding the proposed installation of a Solar Farm off of Collette Road near my development.

I recently became aware of this proposal through a group of concerned neighbors. Although after that conversation, I had immediate initial concerns about this proposal related to some personal health issues I have, I did not want to reach out to you to share them until I had the opportunity to vet the information which was shared with me.

Unfortunately, I was unable to attend the most recent Planning Board meeting and have conflicts on both the upcoming July/August meetings as well. Therefore, I felt the best way to share my concerns as this discussion continues so they may be considered along with those of others who have shared theirs, was to reach out to you directly in the hope that if you are not the correct person this information should be going to, you would be able to assure it makes it's way to the correct individuals who are involved in evaluating the community concerns regarding this issue. I would also like to share that as was the case in my neighborhood, we were unaware that this proposal was on the table, and learned of it through other concerned neighbors, so I suspect many people in the surrounding neighborhoods are still unaware as well and would appreciate the opportunity to share their thoughts/concerns as the decision process continues and is under review.

After doing some reading regarding the multiple recent battery fires at the facilities throughout NYS, it appears Governor Hochul has released the initial recommendation of the need for enhanced safety standards for battery storage from the inter-agency workgroup she brought together to investigate this issue. It appears there is consensus that this needs to be addressed and resources provided to assure this is in place to protect communities surrounding these facilities. However, from what I could find, there are no official plans yet in place regarding how this is to be implemented and monitored. Although I recognize there are positive efforts moving toward securing this concept which is wonderful, it is not yet in practice. Having worked on many inter-state committees throughout my career in healthcare, I am well aware that although recommendations are made, it typically takes a long time, often years, between when a recommendation is proposed and it actually comes to fruition. Therefore, I remain concerned about the impact of one of these fires on my home and my health given I live in very close proximity to this proposed location.

As for the risk of chemical exposure, I do have concerns about the assurance of safe, quality and consistent ongoing oversight for the management of these panels to assure that they are not leaching into the environment and /or posing health risks to those of us living in close proximity. There are multiple articles speaking to the concerns for the disposal and long term environmental impact of these panels as they age out/become in need of repair/replacement and the chemical exposure which they and the wind turbines will cause as they are disposed of in landfills. As those chemicals leach into the landfill, there is always a risk to the communities which surround those areas as well.

As a nurse, I have significant concerns regarding the impact having this solar farm which, emits low level electromagnetic fields, being in such close proximity to multiple residential areas and businesses where people live and work. We do not yet know the long term effects these created fields cause to human health and although they do not "think" it causes issues, there is a great deal of credible research which supports the concern for the ever growing daily exposure humans and animals are experiencing relative to continual exposure to electromagnetic radiation/electromagnetic fields. We use this technology in medicine to diagnose and sometimes treat patients with a variety of illnesses, however, it is done in a very controlled way and with controlled exposure and we protect employees by having the individuals working in any of the clinical areas who use this technology on a daily basis, by having them wear protective clothing and counters which show the level of exposure they have had over

each day so we may protect their bodies from overexposure, especially over time. Having a solar farm which produces a humming noise and a large electromagnetic field in such close proximity to a place where people live and sleep, is essentially constantly bathing them in this field without any ability to protect themselves from it. I feel the most responsible approach one can take relative to human health, is to proactively work to mitigate the exposure of residents to these kinds of risks for which there is not a plethora of long term data, by perhaps selecting another site for these types of facilities which is not near /in close proximity to residential neighborhoods.

As for the impact this may have on property values is also of legitimate concern. I worked very hard, over many years to save enough money to build a lovely home of my dreams, where I could feel safe and comfortable. This home was a huge investment and one I did not take lightly. I am confident many of my neighbors feel the same way. I purposely chose to build here as I wanted to be out a bit from the Rochester area, in a small town, and in a supportive, nice and safe community. I did not realize when I built here, that the area in close proximity to me was zoned for commercial use or I may have thought differently, however, I respect that it is, and have not had issue with the other buildings which have gone up on Collette road. A solar farm in such close proximity to multiple residential neighborhoods and businesses where people work, feels different to me and does cause reason for concern.

This issue is of especially significant concern to me as I became extremely sick a few years ago and was diagnosed with Heavy Metal Toxicity and Multiple Chemical Sensitivity in 2021. I have struggled to recover and worked very hard to assure that my home and my property are as safe and as chemically free as I can reasonably make them. Given the exact sources of exposure are unknown and likely occurred over years, I had to mitigate my entire environment including things like the cookware I was using which may have leached lead. Chronic heavy metal and chemical exposure of any kind in the environments in which we work or inhabit, is a real concern and I am living proof can and does pose significant health risks. I was additionally diagnosed with a condition called Electromagnetic Hypersensitivity which has caused extreme sensitivity to things like some

electromagnetic fields /wireless radiation(non-ionizing radiation). Although there is a great deal of credible scientific data regarding this increasingly growing diagnosis given the continual 24 hour exposure to wireless devices in our environments, the data regarding the full biological impact on human health is still emerging. This has again caused me to have to mitigate my home in an effort to minimize my daily exposure, so I am understandably very, very concerned and fearful of having yet another significant electromagnetic field surrounding my home for which I will be being exposed to, and I have an even greater concern for the long term impact for those who will literally almost have this facility in their back /side yards. From what I have read, in an effort to err on the side of caution as the long term effects are not yet known, authorities recommend that a safe distance between a home and these solar farms be at least 1.2 miles. None of us in these surrounding neighborhoods live that far from this proposed site and that is most definitely a significant concern.

Please know that I certainly understand and appreciate that there are multiple factors which go into a decision such as this, and despite my own health struggles, I am not in any way against technology or development of environmentally friendly energy, but I am for safe and very thoughtful technology and safe and very thoughtful creation of alternate energy sources, always taking into consideration the impact not only to our environment, property values etc, but to human health as well. Therefore, placing this type of facility, which carries some known and yet unknown risks, in such close proximity to multiple housing developments, just does not seem like a reasonable or safe option as it has many direct and indirect impacts to those of us who live and work near it. I have to believe that there are more appropriate locations, away from residential and business locations where this could be better placed. I rarely ever write something such as this, but given what my personal lived experience has been, and my concerns for the impact to human health, I felt strongly that I had to share my concerns with you. I know you must have a difficult job to do, as these decisions cannot be easy, however, I sincerely hope that you will take this into consideration as you carefully and thoughtfully give consideration to this decision.

I have always found the folks I have interacted with at the Town Hall very helpful and friendly and I love my home, my neighbors and Farmington, so I would hate to have to relocate, but this truly does worry me.

Thank you very much for your time in reviewing my concerns. I sincerely appreciate it and am truly and sincerely hopeful a more reasonable location can be selected.

Sincerely,

Lori Fox

5918 Kennebec Court

Farmington, NY 14425

LFox422@rochester.rr.com

Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #9

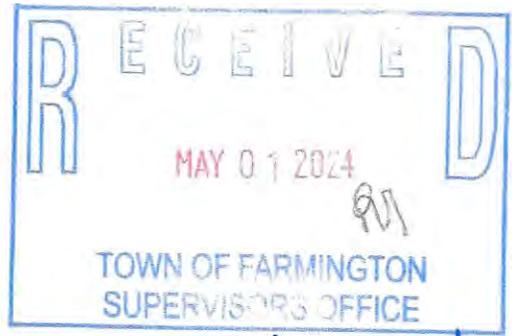
Series of letters and petition signatures from residents, dated April 27, 2024, and received in the Town Clerk's Office on May 1, 2024.

Entered into the Planning Board minutes, July 17, 2024

Corro (1)

April 27, 2024

Mr. Peter Ingalsbe
Town Supervisor
Town of Farmington
County Road 8
Farmington, NY 14425



Signed by Many neighbors

Dear Mr. Ingalsbe,

We, the residents of the Redfield Grove Subdivision, are writing to express our deep concerns regarding a proposed construction project in our community.

Recent developments have brought to light some troubling aspects of the proposed solar farm project behind the Redfield Grove Townhomes. While we understand the importance of renewable energy sources, we are troubled by the potential safety hazards associated with this project, particularly in light of recent incidents.

Solar fields have emerged as a significant safety issue for residents living in close proximity to such installations. Last summer there were three fires reported at solar fields in New York State, highlighting the very real risks posed by these facilities. Furthermore, a comprehensive study conducted by the Lawrence National Laboratory in 2023 analyzed 1.8 million homes near solar farms and found that property values diminished up to 5.6 percent. For residents of Redfield Grove, this equates to a potential loss of over \$20,000.00 in property value per household.

In addition to these safety and financial concerns, we wish to reiterate our ongoing apprehensions regarding the proposed road construction connecting the two points of Commercial Drive. While we acknowledge that this road extension has been a long-standing desire of the Town, the physical characteristics of this area are now different than when it was planned 30 years ago. It is no longer an area that is entirely zoned commercial/industrial, it now includes a residential area which doesn't necessitate this road to be connected any longer. A road through this area only exacerbates the safety risks and diminish the quality of life for residents of Redfield Grove.

We respectfully request that you reconsider the necessity of both the solar farm project and the associated road extension. We urge you to prioritize the safety and well-being of the residents of Redfield Grove and to explore alternative solutions that mitigate the risks and preserve the integrity of our community.

We await your thoughtful consideration and action on this matter. Thank you for your attention.

Sincerely,

Redfield Grove Neighbors (See attached signatures)

April 27, 2024

Mr. Peter Ingalsbe
Town Supervisor
Town of Farmington
County Road 8
Farmington, NY 14425

Dear Mr. Ingalsbe,

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We await your thoughtful consideration and action on this matter. Thank you for your attention.

Sincerely,

Redfield Grove Neighbors (See attached signatures)

Carol Solomon
6024

April 27, 2024

Mr. Peter Ingalsbe
Town Supervisor
Town of Farmington
County Road 8
Farmington, NY 14425

Dear Mr. Ingalsbe,

We, the residents of the Redfield Grove Subdivision, are writing to express our deep concerns regarding a proposed construction project in our community.

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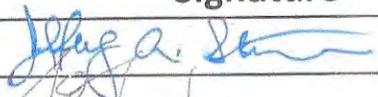
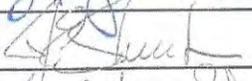
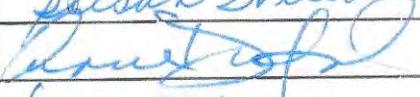
We await your thoughtful consideration and action on this matter. Thank you for your attention.

Sincerely,

Redfield Grove Neighbors (See attached signatures)

4/26/24 *Abraham Oshie*
Elizabeth Stajalis } 6006 Redfield Dr.

I am a resident of Redfield Drive and I agree with the letter to Peter Ingalsbe dated 4/27/24 addressing concerns with upcoming Sky Solar Project.

Name	Address	Signature	Date
JEFF STEVENS	6036 REDFIELD DRIVE		4/27/24
JOEL SHENTON	6027 REDFIELD DR.		4/27/24
JULIA SHENTON	6027 REDFIELD DR	Julia Shenton	4/27/24
Susan Willard	6011 Redfield Drive	Susan Willard	4-27-2024
ANNE DUNFORD	6007 REDFIELD DR		4-27-2024
TAM SPITZER	5999 Redfield Dr	Tam Spitzer	4-27-24
Barbara Spring	5975 Redfield Dr.	Barbara Spring	4-27-24
Lara Spring	5975 Redfield Dr.	Lara Spring	4/27/24
David DiRaddo	5967 Redfield Dr.	David DiRaddo	4/27/24
Marcia Grady	6018 Redfield Dr.	Marcia Grady	4/27/24
JOHN GRADY	" " "	J G Grady	4/27/24
Mary Nettin	6016 Redfield Dr.	Mary Nettin	4/28/24

I am a resident of Redfield Drive and I agree with the letter to Peter Ingalsbe dated 4/27/24 addressing concerns with upcoming Sky Solar Project.

Name	Address	Signature	Date
Robin Devin	6020 Redfield Dr.	Robin Devin	4-27-24
Rob Z	6020 Redfield DR.	Rob Z	4-27-24
David Smith	5960 Redfield Dr.	David Smith	4-27-24
John Reynard	5962 Redfield DR.	John Reynard	4/27/24
Termy Dean	5968 " "	Termy Dean	"
Rob Z	6002 Redfield Drive	Rob Z	4/27/24
Bill Shell	5976 Redfield Drive	Bill Shell	4/24/24
Judith Bary	5982 Redfield Drive	Judith Bary	4/27/2024
Elaine Likart	5986 Redfield Dr	Elaine Likart	4/27/24
Rosemary Palmer	5976 Redfield Dr.	Rosemary Palmer	4-25-24
Paul Woy	5964 Redfield Dr.	Paul Woy	4-27-24
Judy Whitford	5970 Redfield	Judy Whitford	4-27-24
Ken Boudin	5974 Redfield	Ken Boudin	4-27-24
Kathy Turner	5990 Redfield	Kathy Turner	4/27/24
Nancy Dewitt	5998 Redfield Dr.	Nancy Dewitt	4/27/24
Matthew Hinkley	5998 Redfield Dr	Matthew Hinkley	4/27/24
Ren Weikert	6000 Redfield Dr.	Ren Weikert	4/27/24
Ann Weikert	6000 Redfield Dr	Ann Weikert	4/27/24
Susan Clark	6002 Redfield Drive	Susan R. Clark	4/27/24

I am a resident of Redfield Drive and I agree with the letter to Peter Ingalsbe dated 4/27/24 addressing concerns with upcoming Sky Solar Project.

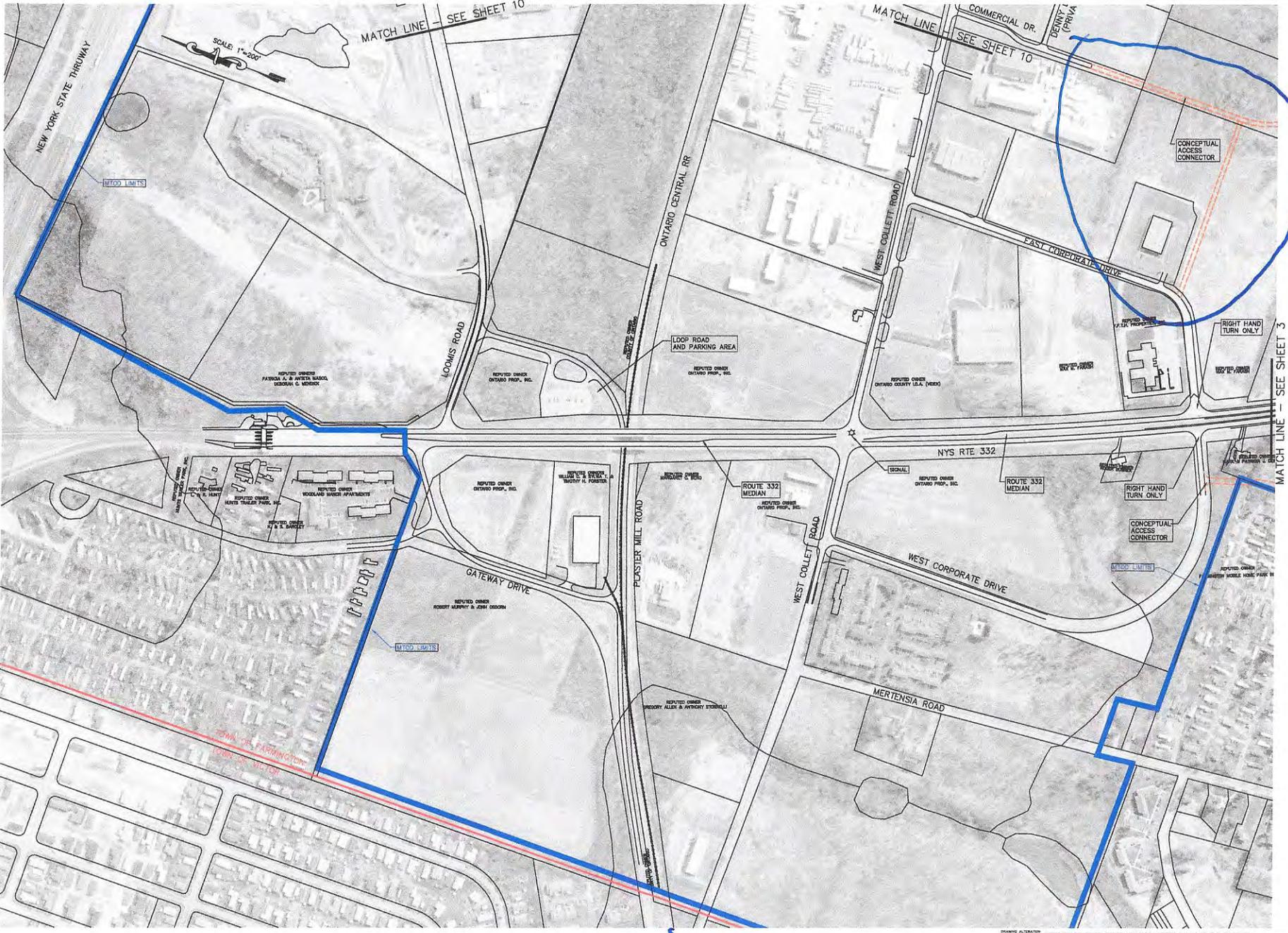
Name	Address	Signature	Date
Ross Clark	6025 Redfield Dr.	Ross W Clark	4/27/24
Lulu Clark	6025 Redfield Dr.	Delorah Wingate-Clark	4/27/24
Imperi Durbin	6013 Redfield Dr	Imperi Durbin	4/27/24
Sam Cammarata	6009 Redfield DR.	Sam F Cammarata	4/27/24
Linda M. Marconi	5997 Redfield Drive	Linda M. Marconi	4/27/24
Mr & Mrs Nancy De	5985 Redfield Dr.	Nancy De	4/27/24
Bob Smith	6026 Redfield Dr.	Christa J. Smith	4/27/24
Mary Piccola	6026 Redfield Dr	Mary Piccola	4-27-24
SEBASTIAN GAMBINI	5978	Sebastian Gambini	4/27/24
Faye Ligy	5987 Redfield Dr	Faye Ligy	4/27/24
Joe Ligo	6004 Redfield Dr	Joe Ligo	4/27/24
Bill Kropp	6015 Redfield Dr	Bill Kropp	4/27/24
Gilbert Kropp	6015 Redfield Dr	Gilbert P. Kropp	4/27/24
Shanna McPherson	6025 Redfield Dr	Shanna McPherson	4-27-24
STELLA MCPHERSON	6023 REDFIELD DR	Stella McPherson	4-27-24

Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #10

Three maps submitted by MRB Group regarding the delineation of the Commercial Drive road connection on engineering drawings in 2014.

Entered into the Planning Board minutes, July 17, 2024

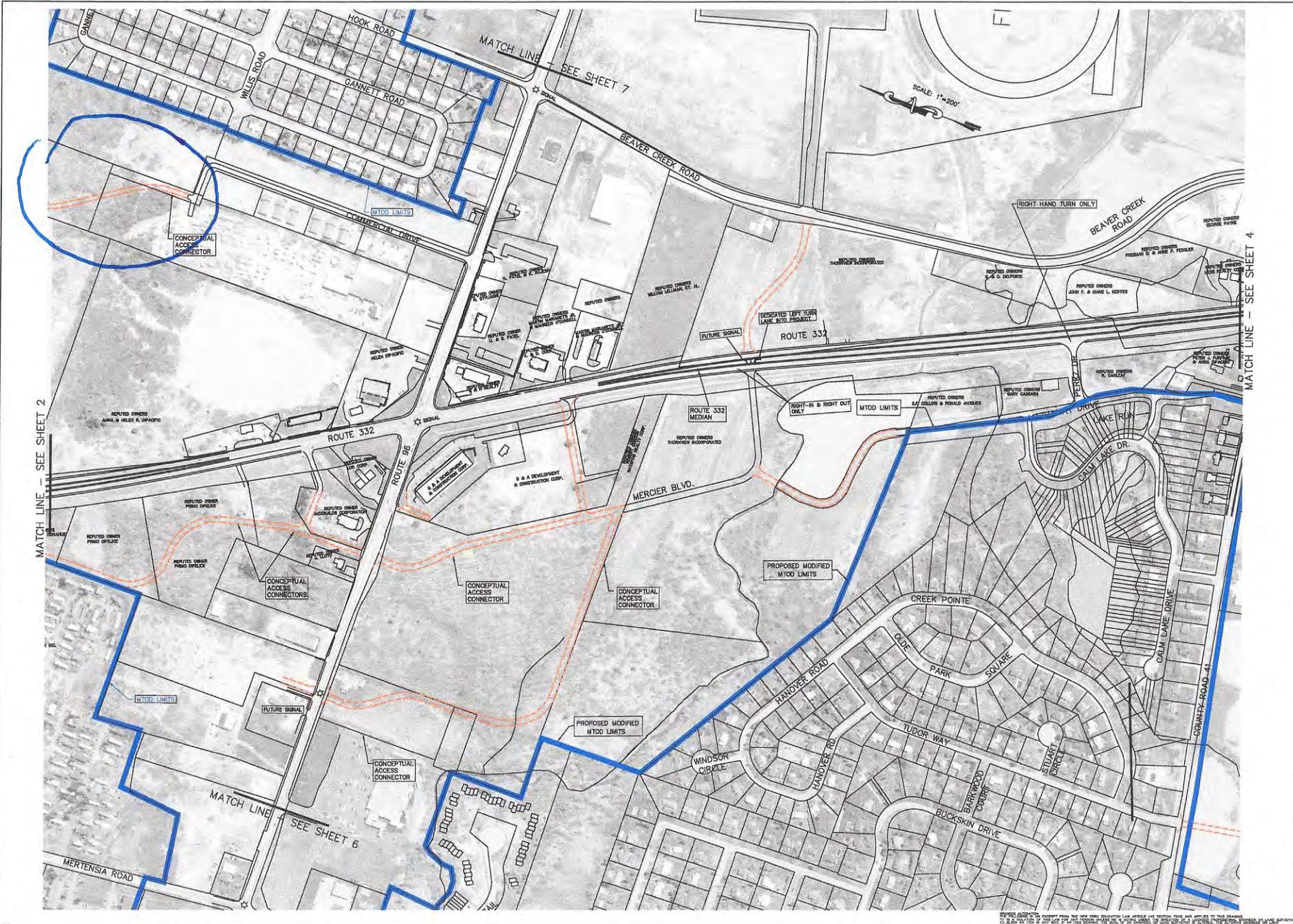


From Lower

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Drawing Title: MTOD Plan - Sheet 3		Checked By: MS	6
Scale: 1" = 200'		Date: 10/02/14	5
Copyright: © 2014 MRB Group, P.C. All Rights Reserved		Revisions and Descriptions:	4
		No.	3
		By:	2
		Date:	1
		By:	0
		Date:	0

MRB group
 Engineering, Architecture, Surveying, P.C.
 140 Colver Road, Farmington, NY 13205 FAX 315-351-1085
 E-mail: info@mrbgp.com
 www.mrbgroup.com

Sheet No.
 3 of 13
 Project No.
 0610.12001



Project Title: OFFICIAL MAJOR THOROUGHFARE
 OVERLAY DISTRICT MAP
 OF FARMINGTON
 ONTARIO COUNTY, NEW YORK

Drawing Title: MTD Plan - Sheet 4

Scale: 1"=200'

Project No. 0610.12001

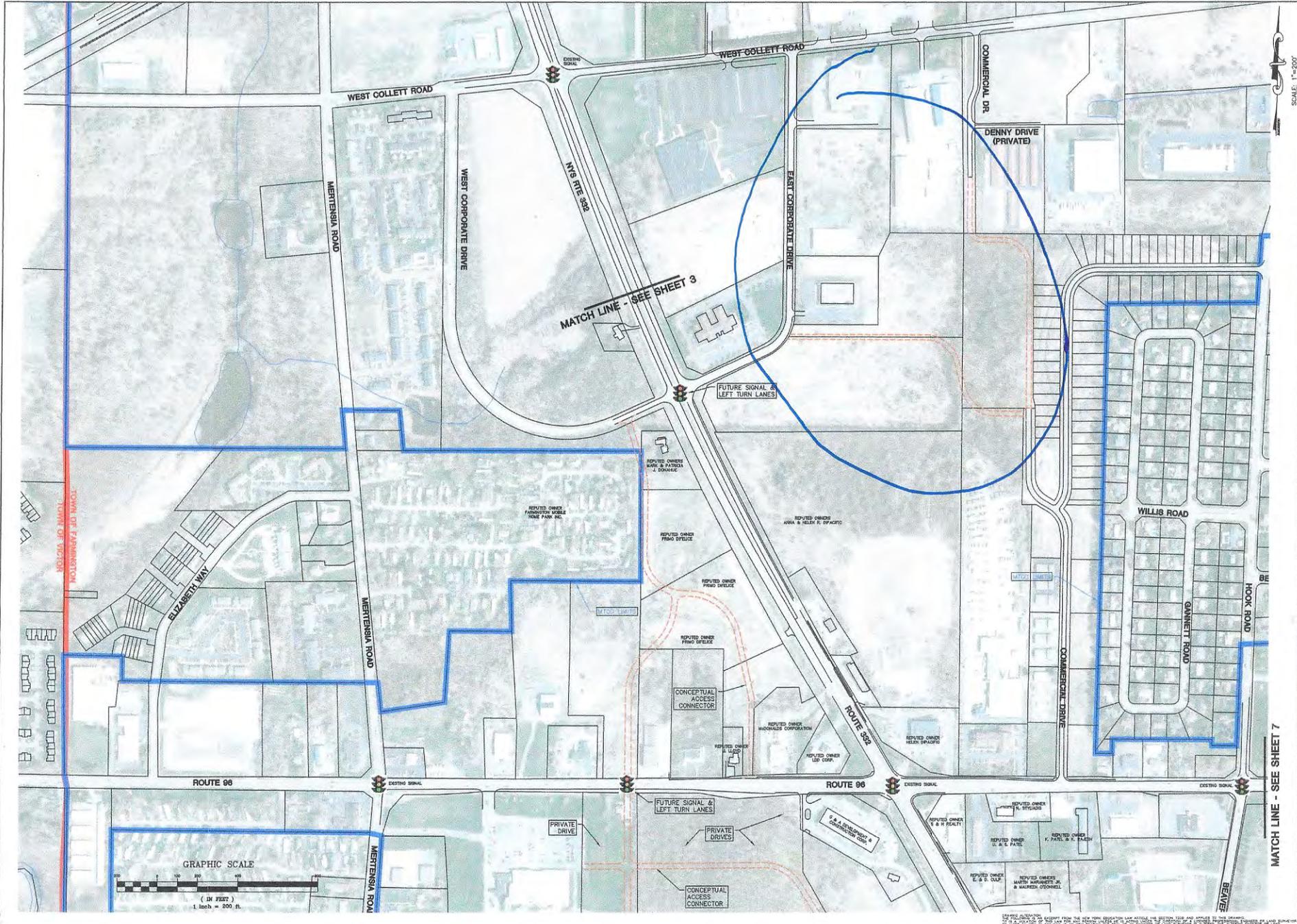
Sheet No. 4 of 13

MRB group
 Engineering, Architecture, Surveying, P.C.
 140 Queen Road, Rochester, The Valley Road, Albany, 12205 FAX: 585-361-1055
 E-mail: info@mrbgp.com www.mrbgroup.com

Drawn By:	MS	7
Checked By:	MS	6
Scale:	1"=200'	5
Project No.:	0610.12001	4
Sheet No.:	4 of 13	3
Project Title:	MTD Plan - Sheet 4	2
Drawn Title:	10/24/14	1

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SCALE: 1"=200'

DRAWN BY: JPU
 CHECKED BY: JPU
 DATE: 10/02/14

PROJECT TITLE: **OFFICIAL MAJOR THOROUGHFARE OVERLAY DISTRICT MAP TOWN OF FARMINGTON ONTARIO COUNTY, NEW YORK**

DRAWING TITLE: **MTOD Plan - Sheet 5**

STREET NO. **5** OF **12**

PROJECT NO. **0610.12001**

MRB group
 Engineering, Architecture & Surveying, LLP, P.C.
 The Colket Road Annex, 151 Colket Road, Suite 100, Rochester, New York 14623
 Phone: 585.331.1200
 www.mrbgroup.com

REVISED PER TOWN COMMENTS	DATE
5	8-1-17
4	4-1-17
3	4-1-17
2	4-1-17
1	12-1-16
0	12-1-16

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Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #11

Letter from Jeff Hutchinson, a principal of Town Center Partners, LLC, 968 Stow Lane, Lafayette California 94549, which is the owner of Lot #4 of the Centerpointe Park North Subdivision, Tax Parcel No. 29-1-84.113.

TOWN CENTER PARTNERS, LLC

July 17, 2024

Planning Board
Town of Farmington
1000 County Road 8
Farmington, New York 14425

Sent Via Email: townclerk@farmingtonny.org

**RE: Application of Sky Solar
Special Use Permit and Site Plan Approval**

Dear Board Members:

I am a principal of Town Center Partners, LLC, the owner of Lot 4 of the Centerpointe Park North Subdivision, Tax Parcel No. 29.-1-84.113. I am writing with specific regard to the "Future 60' R.O.W." as shown on filed Subdivision Map No. 32500, dated July 2011, and as depicted on the renderings of the Sky Solar development proposal.

As set forth on enclosed Map 32500, a 60 foot wide, 850 foot long future right-of-way is designated with a "Future Town Road to be constructed as part of the development of Lot 5 and/or Lot 4". (Emphasis added.) We understand that, as part of the application, the 60' right-of-way is being dedicated to the Town, but that the road will not be constructed as part of the development of Lot 5. To the contrary, it appears that all that is being proposed is a short stub of a "future proposed 24' wide road."

First and foremost, we are questioning whether or not the east-west road will be constructed as part of this development of Lot 5, as required by the filed map notation. If not, our next question is whether the planning board considers the dedication of the 60 Foot Right of Way, and construction of a short stub of the road to be fulfillment of the recorded requirement to construct the road as part of the development of Lot 5?

As you know, our Lot 4 remains undeveloped, and we have no immediate plans for development. If and when we do develop Lot 4, we believe there will be adequate ingress and egress to it without the need for the future east-west road. Thus we are concerned that the recorded requirement will not be enforced with this application, potentially leaving the development of Lot 4 subject to the unfair burden of constructing the entire future 850 foot Town Road.

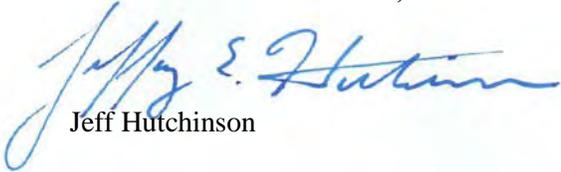
On that basis, we are respectfully requesting a full explanation, documented *in the record* of these proceedings, of what exactly is being proposed with the future east west road, the rationale for the board's decision regarding the road, and assurance that this matter will be dealt with fairly and equitably.

Planning Board, Town of Farmington
July 17, 2024

I will be present at the meeting to participate, ask further questions, and answer any questions the Board may have. Thank you for your consideration.

Sincerely,

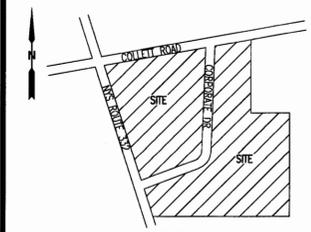
TOWN CENTER PARTNERS, LLC



Jeff Hutchinson

Encl.

- Subdivision Map #32500, July 2011



TOWN OF FARMINGTON
LOCATION SKETCH
N.T.S.

DATE	REVISIONS	BY
9/21/11	ADDRESSED CONDITIONS OF PRELIM. APPROVAL	GWM
9/16/11	ADDRESSED TOWN COMMENTS	GWM
9/9/11	ADDRESSED TOWN COMMENTS	GWM
8/18/11	ADDRESSED TOWN COMMENTS	GWM

- TOWN NOTES:**
- THE ENTIRE SITE LIES WITHIN A FLOOD ZONE C, AREA OF MINIMAL FLOODING, AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS, COMMUNITY #361299, PANEL NUMBERS 0004B AND 0012B, DATED SEPTEMBER 30, 1983.
 - FINAL PLAT APPROVAL IS NOT CONDITIONED UPON THE OFFERING OF LAND FOR PARK AND RECREATION PURPOSES.
 - LOTS APPROVED AS PART OF THIS APPLICATION ARE NON-BUILDABLE LOTS SUBJECT TO SITE PLAN APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

EXISTING SITE DATA:
TAX ACCT #: 29.00-01-084.11
ZONING: PD-PLANNED DEVELOPMENT

32500

TA #029.00-01-57
N/F NEILS NERSEN LUMBER CO.

FARMINGTON SIGNATURES

David A. Deegan 2/14/12
Planning Board Chairman Date

[Signature] 2/14/12
Town Highway Superintendent Date

[Signature] 2/14/12
Town Water & Sewer Superintendent Date

[Signature] 2/7/12
Town Engineer Date

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE WORDS 'ALTERED BY' FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

McMahon LaRue
Associates, P.C.
Engineers/Surveyors

1800 Hudson Avenue
Suite 2
Rochester, NY 14617
Phone: (585) 428-5200
Fax: (585) 428-1288
www.mcmahon-larue.com

CLIENT:
THE CABOT GROUP
130 LINDEN OAKS
ROCHESTER, NY

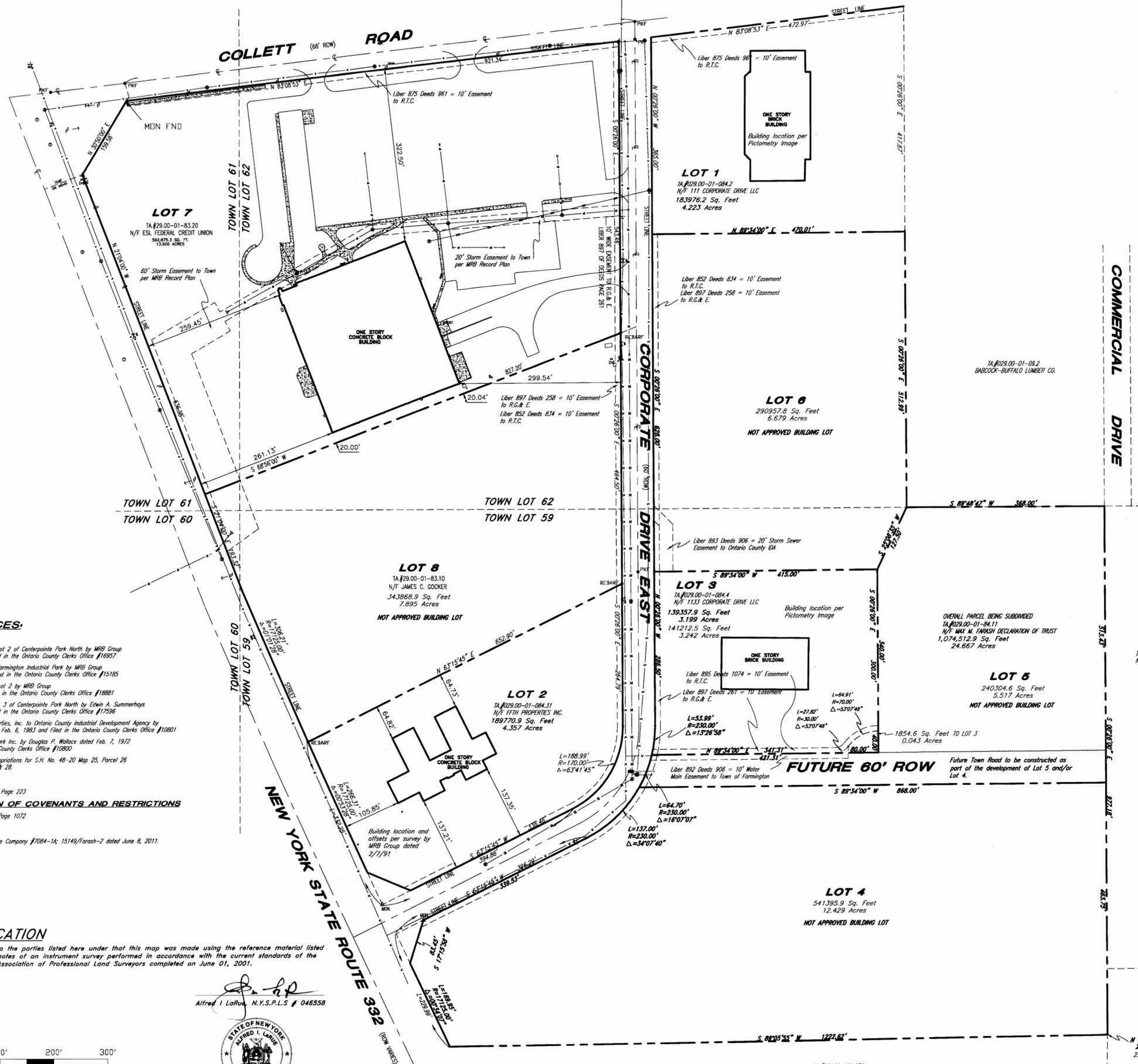
PROJECT:
CENTERPOINTE PARK NORTH
CORPORATE DRIVE

DRAWING:
FINAL
SUBDIVISION PLAT

PART OF TOWN LOTS 59, 60, 61 and 62
TOWN OF FARMINGTON
PHELPS AND GORHAM PURCHASE
ONTARIO COUNTY
STATE OF NEW YORK

DESIGNED BY: GWM
DRAWN BY: GWM
CHECKED BY: AIL
S.B.L. #: 29.00-01-084.11
PROJ. NO.: 1006-19
DATE: JULY, 2011
SCALE: 1"=100'

1 SHEET OF 1
GADD FILE: DISPLAY



- REFERENCES:**
- MAPS**
- Subdivision Plan of Lot 2 of Centerpointe Park North by MRB Group dated 3/21/89 and Filed in the Ontario County Clerk's Office #16957
 - Subdivision Plan of Farmington Industrial Park by MRB Group dated 10/01/87 and Filed in the Ontario County Clerk's Office #15185
 - Map of a Survey of Lot 2 by MRB Group dated 2/01/91 and Filed in the Ontario County Clerk's Office #18881
 - Subdivision Plot of Lot 3 of Centerpointe Park North by Edwin A. Summerhays dated 10/12/89 and Filed in the Ontario County Clerk's Office #17596
 - Map of Ontario Properties, Inc. to Ontario County Industrial Development Agency by Douglas P. Wallace dated Feb. 6, 1983 and Filed in the Ontario County Clerk's Office #10801
 - Map of Farmington Park Inc. by Douglas P. Wallace dated Feb. 7, 1972 and Filed in the Ontario County Clerk's Office #10800
 - NYSDOT Highway Appropriations for S.H. No. 48-20 Map 25, Parcel 26 and Map 26 Parcels 27 & 28.
- DEED**
- Liber 1198 of Deeds Page 223
- DECLARATION OF COVENANTS AND RESTRICTIONS**
- Liber 870 of Deeds Page 1072
- ABSTRACT**
- Stewart Title Insurance Company #7084-1A; 15149/Farash-2 dated June 8, 2011.

CERTIFICATION

I hereby certify to the parties listed here under that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on June 01, 2001.

[Signature]
Alfred I. LaRue, N.Y.S.P.L.S. # 046558



TA #029.00-02-036
N/F HELEN DRAPAC

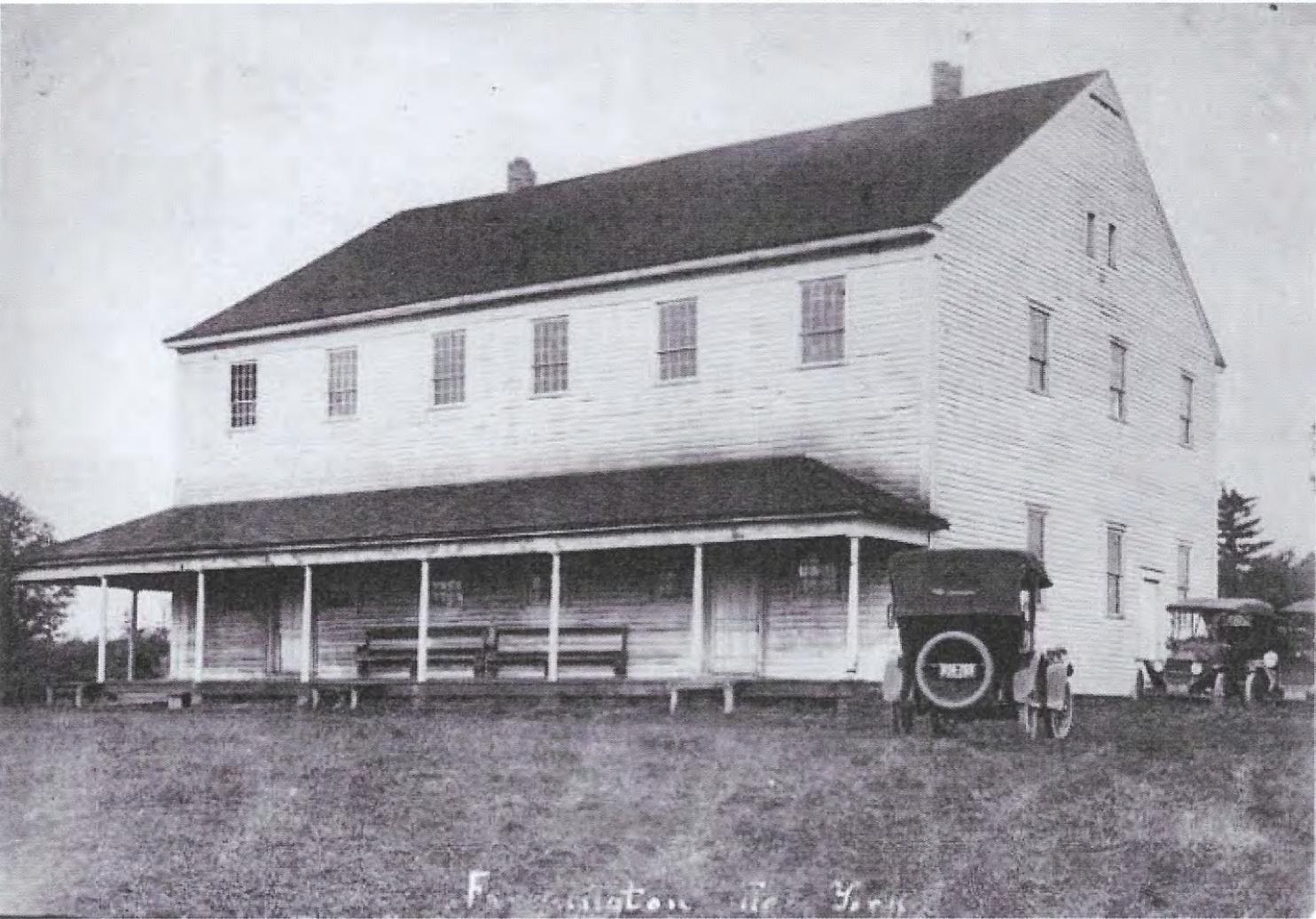
TA #029.01-03-07
N/F ONTARIO COUNTY IDA

N 00°35'10" E
2.27' Meas.
2.26' Liber 1198 Deeds 223

Attachments to Farmington Planning Board Minutes of July 17, 2024

Attachment #12

1927 archival photographs of the Farmington Quaker Meetinghouse, one of which depicts the attached addition.



F. Kingston New York



Figure 30. The meetinghouse in 1927, after the 1863 porch was removed. There is a separation between the 1841 addition and the main building. *Rochester Democrat and Chronicle*, n.d. Courtesy Rochester Public Library. Found by Charles Lenhart.