

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

## **PLANNING BOARD**

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

**Wednesday, May 21, 2025 • 7:00 p.m.**

## **MINUTES—DRAFT #1—SUBJECT TO CHANGE**

*The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Unless otherwise noted, remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington's YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).*

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

**R** = Attended via remote video conference.

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### **Board Members Present:**

Douglas Viets, Acting Chairperson  
Adrian Bellis  
Timothy DeLucia  
Regina Sousa

### **Board Member Excused:**

Edward Hemminger

### **Staff Present:**

Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.  
Ronald L. Brand, Town of Farmington Director of Development and Planning  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Tim Ford, Town of Farmington Highway Superintendent  
Paula Ruthven, Town of Farmington Zoning Officer

### **Attending:**

Ryan Braeger, 2465 State Route 21, Palmyra, N.Y. 14522—**R**  
Torrey Clark, Ontario CSG 1, LLC, c/o New Energy Equity, 203 Colonial Drive, Suite 104,  
Horseheads, N.Y. 14845  
Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548—**R**  
Michael Greene, Greene Land Surveying, PLLC, 403 East Miller Street,  
Newark, N.Y. 14513—**R**

J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Liftbridge Lane East,  
Fairport, N.Y. 14450—**R**  
JULS (unidentified)—**R**

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## 1. APPROVAL OF MINUTES

### Minutes of May 7, 2025:

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the minutes of the May 7, 2025, meeting be approved.

Motion carried by voice vote.

## 2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on May 15, 2025:

### LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Farmington will conduct Public Hearings on the 21st day of May, 2025, 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 #2025-0302: RYAN AND ASHLEY BRAEGER, 2465 STATE ROUTE 21, PALMYRA, N.Y. 14522:** Requests a Preliminary Site Plan approval. The project proposes a single-family dwelling and a freestanding two-car garage with related site improvements to be located on Tax Map Account 10.00-1-29.111, a parcel of land along the south side of Turner Road, between Ellsworth Road and Yellow Mills Road. The site is zoned A-80 Agricultural.

**PB #2025-0402: GEORGIANA GERLOCK, 4941 SHORTSVILLE ROAD, SHORTSVILLE, N.Y. 14548:** Requests a Preliminary Two-Lot Subdivision Plat approval. The project proposes to subdivide Tax Map Account 43.00-1-34.000, creating Lot #1 to be comprised of 6.038 acres (with an existing single-family dwelling and accessory buildings) and Lot #2 to be comprised of 55.601 acres (to remain in agricultural production), both lots to be located along the east side of Sand Hill Road. The site is zoned A-80 Agricultural.

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

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

### 3. NEW PUBLIC HEARING

**PB #2025-0302                      Continued Preliminary Site Plan Application**

**Name:** Ryan J. and Ashley E. Braeger, 2465 State Route 21,  
Palmyra, N.Y. 14522

**Location:** Tax Map #10.00-1-29.111

**Zoning District:** A-80 Agricultural

**Request:** Preliminary Site Plan The project proposes a single-family dwelling and a freestanding two-car garage with related site improvements to be located on Tax Map Account 10.00-1-29.111, a parcel of land along the south side of Turner Road, between Ellsworth Road and Yellow Mills Road.

On May 16, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Ryan J. and Ashley E. Braeger; to their engineer Michael G. Sponable, P.E., of Greene Land Surveying, PLLC; and to Town of Macedon Highway Superintendent Chris Countryman.

Mr. Viets opened the Public Hearing on this application.

Mr. Braeger and Mr. Greene (Greene Land Surveying, PLLC) attended via remote video conference.

Mr. Braeger presented this application.

He said that he is planning the construction of a single-family home at Turner Road and Yellow Mills Road.

Mr. Brand said that it turns out that Turner Road is maintained by the Town of Macedon Highway Department and that he coordinated with the highway superintendents of both Farmington and Macedon in the preparation of the draft resolution which has been presented for this evening's consideration by the Planning Board.

Mr. Brand said that Macedon Highway Superintendent, Chris Countryman contacted him to request that an additional condition of Preliminary Site Plan approval be added to the draft resolution for the blacktop paving of the driveway apron to the east bound travel lane

on Turner Road. Mr. Brand said that Draft Condition #11 was submitted today to the Planning Board and Town staff by the clerk.

He also said that Mr. Countryman will be signing the approved drawings as the highway superintendent of the Town of Macedon.

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

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

Mr. Viets then asked if anyone on the remote video conference wished to speak for or against this application, or ask questions.

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

Mr. Viets requested that the clerk read aloud Draft Condition #11. He then asked if Mr. Braeger and Mr. Greene were okay with the complete draft resolution and the addition of Draft Condition #11. They both said yes.

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

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

Motion carried by voice vote. The Public Hearing on PB #2025-0302 was closed.

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, that the reading of the following resolution be waived, and that the resolution be approved as amended with new Condition #11:

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION**

**PB #2025-0302**

**APPLICANTS:**            **Ryan J. and Ashley E. Braeger  
2465 State Route 21, Palmyra, N.Y. 14522**

**ACTION:**                **Preliminary Site Plan approval with conditions, Tax Map  
Account 10.00-1-29.111, for a proposed single-family dwelling  
and a freestanding two-car garage with related site  
improvements to be located on a parcel of land along the south  
side of Turner Road, between Ellsworth Road and Yellow  
Mills Road.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a Part 1 Short Environmental Assessment Form (SEAF) and a revised site plan drawing, date stamped and signed 2/25/25, prepared by Greene Land Surveying, PLLC, entitled “Preliminary Site Plan of Land to be developed by Ryan J. & Ashley E. Braeger,” and identified as Job No. 24-7273; and

**WHEREAS** the Town did provide notice to the Town of Macedon Town Clerk of this Public Hearing tonight as provided for under the provisions of Section 239-nn of the New York State General Municipal; and

**WHEREAS** the Planning Board has been informed that Turner Road is maintained by the Town of Macedon Highway Department and not the Town of Farmington Highway Department; and

**WHEREAS** the Planning Board has further been informed that public water service to this site is to be provided by the Town of Farmington Water and Sewer Department; and

**WHEREAS** notices were also provided of tonight’s Public Hearing to property owners within 500 feet of the subject property, in both the towns of Farmington and Macedon; and

**WHEREAS** the Planning Board has reviewed said information and this draft resolution prepared by the Town of Farmington Director of Planning and Development.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board grants Preliminary Site Plan Approval with the following Conditions:

1. The Planning Board, April 16, 2025, classified the proposed Action, under 6NYCRR Part 617.5 (9), (11) and (13) as a Type II Action, noting that Type II Actions are not subject to review under this Part as these actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Article 8 of the New York State Environmental Conservation Law; and
2. The drawing is to be amended by adding a General Note that reads . . . “There is a mapped Unnumbered A Zone on this property, as shown on the Flood Insurance Rate Map, Panel 0010B, Community Number 361299, effective September 30, 1983.” This delineated Area of Special Flood Hazard is to be shown on the Preliminary Site Plan drawing before signing by Town Officials. In addition, the remaining area of this parcel is to be identified as being within a Zone C Area of Minimal Flooding. Any site improvement affecting the delineated Area of Special Flood Hazard shall be subject to a Floodplain Development Permit being issued by the Town of Farmington Floodplain Development Administrator.
3. All references identified on the Preliminary Site Plan drawing to the Wayne County Water and Sewer Agency and their standards are to be removed. This site is pro-

vided public water service by the Town of Farmington Water Department. The applicant's surveyor/engineer is to amend the drawings accordingly and provide general notes for water supply and on-site wastewater treatment contained Chapter 126 of the Farmington Town Code, entitled Individual On-site Wastewater Treatment System, and include the design details shown on the Appendices drawings contained latest edition of the Town of Farmington Site Design and Development Criteria Manual. The applicant's surveyor/engineer is directed to schedule a meeting with Josh Fagner in the Town of Farmington Water and Sewer Department to identify the appropriate appendices to be attached to the Preliminary Site Plan drawings.

4. The signature line shown on the drawing for the Town Engineer is to be removed and replaced with Town of Farmington Water and Sewer Superintendent.
5. The Town Water and Sewer Superintendent is not to sign the Preliminary Site Plan drawings until all amendments have been made, reviewed and accepted.
6. The Access Sight Distance Note shown on the Preliminary Site Plan drawing is to be amended to reflect the posted speed limit along Turner Road and the related minimum sight distances identified.
7. A Town of Macedon Highway permit is to be applied for and when issued there is to be a general note added to the Final Site Plan drawings identifying such permit.
8. The Town of Macedon Highway Superintendent is to be provided a signature line to sign on the Preliminary Site Plan, drawing prior to the Town of Farmington Planning Board Chairperson signing said amended drawing.
9. There is to be a general note added to the Preliminary Site Plan drawing that reads . . . "Prior to the issuance of a Building Permit for this property, the owner shall provide payment to the Town Clerk's Office for the prevailing Park and Recreation Fee established by the Town Board and shown on the most recent Town of Farmington Fee Schedule."
10. A Public Safety Sign is to be provided at the driveway and the sign location is to be shown on the Preliminary Site Plan drawings. The 2025, Appendix G-9.0, detail design is to be attached to the drawings.
11. The Town of Farmington Site Design and Development Criteria Manual, Typical Driveway Apron Detail, Appendix H-3.0, dated 2025, is to be shown on the Preliminary Site Plan for the driveway apron pavement connecting to the edge of east bound pavement on Turner Road. The Appendix H-3.0 detail is to be added to the Preliminary Site Plan drawings for this project and then shown on the Final Site Plan drawings.

**BE IT FURTHER RESOLVED** that the above amendments have been made to the Preliminary Site Plan drawings, an electronic copy and one (1) paper print thereof is to be submitted to the Town Code Enforcement Officer (CEO) for review and acceptance. Upon acceptance, the CEO shall then notify the Town of Farmington Water and Sewer Superintendent to sign the Preliminary Site Plan drawings.

**BE IT FURTHER RESOLVED** that the Planning Board Chairperson is not to sign the Preliminary Site Plan drawings until both of the Officials in the two Towns identified above have signed the drawings.

**BE IT FURTHER RESOLVED** that Preliminary Site Plan Approval with Conditions is valid for a period of 180 days from today and shall automatically expire unless the Planning Board has received a written request for and has granted a time extension to this conditional approval.

**BE IT FURTHER RESOLVED** that once the Preliminary Site Plan drawings have been signed, then the Town Code Enforcement Officer may accept an application for Final Site Plan Approval for the Planning Board's determination whether to accept for formal consideration and scheduling of a public meeting thereon.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicants Ryan J. and Ashley E. Braeger, via email to RBRAEGER@gmail.com; the Applicant's Engineer Michael Sponable, P.E., Greene Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513; Chris Countryman, Highway Superintendent Town of Macedon, 2067 O'Neil Road, Macedon, N.Y. 14502, highwaysuper@macedontown.net; Farmington Town staff; the Farmington 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	Excused
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

#### **4. NEW PUBLIC HEARING**

**PB #2025-0402                      Continued Preliminary Two-Lot Subdivision Plat**

**Name:**                      Georgianna Gerlock, 1673 Sand Hill Road, Shortsville, N.Y. 14548



- Location:** Tax Map #43.00-1-34.000, a total of 60 acres and located along the east side of Sand Hill Road, between Shortsville Road and Latting Road.
- Zoning District:** A-80 Agricultural
- Request:** Preliminary Two-Lot Subdivision Plat approval. The project proposes to subdivide Tax Map Account 43.00-1-34.000, creating Lot #1 to be comprised of 6.038 acres (with an existing single-family dwelling and accessory buildings) and Lot #2 to be comprised of 55.601 acres (to remain in agricultural production), both lots to be located along the east side of Sand Hill Road.

On May 15, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Georgina Gerlock; to her surveyor David Parrinello of Marks Engineering; and to Brennan Marks, P.E., and Lindsay Tidd, also of Marks Engineering.

Mr. Viets opened the Public Hearing on this application.

Mr. Viets asked who would be presenting the application this evening. There was no one in the meeting room and no one on the remote video conference to present the application.

Mr. Brand said that he had prepared a draft resolution for the board's consideration this evening for the approval of the Preliminary Two-Lot Subdivision Plat with conditions, but that no one was in attendance, either in person or on the remote video conference, to present the application.

Mr. Viets suggested that the consideration of this application be tabled until later in the meeting with the possibility that the applicant or her representative may arrive later. It also was suggested that if no one attends, then the application should be tabled to the next meeting of the Planning Board on June 4, 2025.

The board waited to consider this application until the end of the meeting, but neither the applicant or her representative attended in person or via remote video conference.

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

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION**

**PB #2025-0402**

**APPLICANT:** Georgiana Gerlock, 4941 Shortsville Road,  
Shortsville, N.Y. 14548



**ACTION:**       **Tabled to June 4, 2025:**  
                  **Preliminary Subdivision Plat, Tax Map Account 43.00-1-34.000, for a**  
                  **proposed two-lot Preliminary Subdivision Plat, Lots #1 and #2,**  
                  **Georgiana C. Gerlock Subdivision of Land, located along the east side**  
                  **of Sand Hill Road, between Shortsville Road and Latting Road.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a Part 1 Short Environmental Assessment Form (SEAF) and a preliminary plat drawing, dated April 9, 2025, prepared by David M. Parrinello, New York State Professional Licensed Land Surveyor, Freeland-Parrinello Land Surveyors, entitled “Preliminary Two Lot Subdivision Plat, Lots No. 1 & Lot No. 2, Georgiana C. Gerlock Subdivision of Land,” and identified as Job No. 25-085; and

**WHEREAS** the Town did provide notice to the Town of Canandaigua Town Clerk of this Public Hearing tonight as provided for under the provisions of Section 239-nn of the New York State General Municipal; and

**WHEREAS** notices were provided notices of tonight’s Public Hearing to property owners within 500 feet of the subject property, in both the towns of Farmington and Canandaigua; and

**WHEREAS** the Planning Board has reviewed said information and a draft resolution prepared by the Town Director of Planning and Development; and

**WHEREAS**, neither the applicant or her representative attended the Public Hearing, either in person or via remote video conference, to present this application; and

**WHEREAS**, in accordance with the Planning Board’s adopted 2025 Rules of Procedure, should an applicant (or a designated agent) not appear before the Board on the night of the Public Hearing meeting, then the Board may table the application and continue the Public Hearing to a specific date. In addition, the Chairperson shall direct the Clerk of the Board to provide written notification to the applicant of the date and time for the continued Public Hearing and request his or her attendance; and

**WHEREAS** failure by the applicant (or his or her agent) to appear before the Board at the date of the continued Public Hearing may result in the Board taking action to deny without prejudice the requested application. In such an event, it will be necessary for the applicant to make a new application and pay a new fee for said application before being heard by the Board; and

**WHEREAS**, no one in the meeting room or attending the meeting via remote video conference spoke in favor, or against, this application, or asked questions.

**NOW, THEREFORE, BE IT RESOLVED**, that the Public Hearing on this application is tabled to the next regularly scheduled Planning Board meeting on Wednesday, June 4, 2025.

**BE IT FURTHER RESOLVED** that the Applicant and her land surveyor are hereby notified that failure to appear at the continued public hearing on June 4, 2025, shall likely result in the Planning Board closing the public hearing and moving to deny the application without prejudice which will then require a new application and additional fee payment by the Applicant.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant Georgiana Gerlock, 4941 Shortsville Road, Shortsville, N.Y. 14548 and via email to geegerlock@icloud.com; the applicant's Land Surveyor David M. Parrinello at Freeland-Parrinello, Land Surveyors, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424; Town staff; and filed with the Town Development Office.

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

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

Motion carried.

Mr. Delpriore said that the Town staff will contact Ms. Gerlock to inform her that she or her surveyor is required to attend the Public Hearing on June 4, 2025, to present this application, either in person or via remote video conference.

## 5. NEW PRELIMINARY SITE PLAN

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

**Name:** Ontario CSG 1, LLC (New Energy Equity), 2530 Riva Road, Annapolis, Maryland 21401; on behalf of Lynn T. Fish, 4494 Mt. Payne Road, Shortsville, N.Y. 14548

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

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

**Request:** Determination of a complete application and starting the formal review and approval process for a Preliminary Site Plan for a community solar project on 23.4 acres.

Prior to the meeting, the applicant provided the following Project Description summary:

**Project Description:**

Ontario CSG 1, LLC, a subsidiary of New Energy Equity, LLC (“Applicant”) has prepared this Project Summary for the proposed development, installation, and operation of a 5 MW AC community solar photovoltaic facility, including the proposed construction and operation of a permanent access road, inter-connection poles and line coming off Mt. Payne Road within the jurisdiction of the Town of Farmington, known as PID: 19.00-1-13.100 (the “Solar Facility”) for the purpose of obtaining a Special Permit from the Town of Farmington.

The project (also known as the Fish project) will be constructed in the north-west portion of the parcel with a smaller area in the southeastern portion and protected by existing screening that is being kept with the addition of planted screening. The project will be a 5 MW AC Community Solar Garden and the total area for permitting will be roughly 30 acres out of a total of 90.41 total parcel acres.

This includes approximately 23.04 acres of fenced project area. The project will be configured as a solar tracking array and will include approximately 10,166 solar modules. The parcel is owned by Lynn T. Fish who has entered into an Option for Land Lease with the applicant.

The site was selected due to its physical characteristics, proximity to existing electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation. The Solar Facility’s final design will follow all regulatory, technical, and environmental guidance, requests, rules and requirements of the utility, Town, County, Involved Agencies, as well as following National Electrical Safety Code, the U.S. Department of Labor, and Occupational Safety and Health Standards for the safety and protection of landowners, general public, and property.

Per the Town of Farmington Law, this project will be classified as a Large-scale ground-mounted solar system. It does not exceed five megawatts (5MW AC) and will be a Community Energy Facility.

**Town of Farmington Law:** In order to simplify review of the application and demonstrate compliance with the code, relevant headings from the Town of Farmington Zoning Law are listed below together with responses addressing those sections of the law.

Exhibit A	Zoning Map with Highlighted Parcel
Exhibit B	Decommissioning Plan
Exhibit C	Operations and Maintenance plan

Exhibit D	CESIR study from Utility
Exhibit E	Detailed Soil Maps of Parcel
Exhibit F	Site Plan Set Drawings
Exhibit G	Screening Plan
Exhibit H	NYS Ag and Markets guidelines
Exhibit I	SEQR EAF Part 1

(See exhibits in the project file.)

On May 20, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the property owner Lynn T. Fish and to the applicant Torrey Clark of Ontario CSG 1, LLC (New Energy Equity).

Mr. Clark presented this application and the next application (PB #2025-0502: Special Use Permit). The presentations of both applications and the discussions were conducted concurrently.

Mr. Brand said that two draft resolutions were prepared for the board's consideration this evening finding that the Preliminary Site Plan and Special Use Permit applications are incomplete at this time. He said that required items for both applications have been included in the draft resolutions.

Mr. Clark acknowledged receipt of the draft resolutions and the MRB Group engineering comments. He said that his company is working through the conditions and that he has no issues with any of them.

Mr. Clark asked about Draft Condition #4 regarding the request for photo simulations of the proposed large-scale ground-mounted solar PV system. He said that the company can select locations that would be most beneficial to portray, but he asked if the board members had specific locations around the array that they would like to see. He said that the typical photo simulations that the company provides are the views of the array from roads and neighboring houses.

Mr. Viets said that views from the road and neighboring houses sound good and that these are typically what the board would request.

Mr. Clark also said that the company is working through the Stormwater Pollution Prevention Plan (SWPPP) and erosion control plans.

Mr. Delpriore requested that Mr. Clark attend the next meeting of the Project Review Committee on Thursday, June 5, 2025, to present the project to the Town staff. Mr. Clark said that he would do so. Ms. Ruthven said that the Building Department has Mr. Clark's contact information and that he will be invited to this meeting.

Mr. Delpriore also requested that Mr. Clark submit the requested additional information as it becomes available. He said that the key is for Mr. Clark to communicate regularly with the Town staff, which will make the Planning Board process more efficient.

Mr. Clark said that he will plan to submit materials about a week or two in advance of Planning Board meetings.

Mr. Viets requested that he work directly with the Town staff regarding submission dates for the requested material and future meetings.

Mr. Viets asked Mr. Clark if he was okay with the draft resolution which had been prepared. Mr. Clark said yes.

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

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION  
PB #2025-0501**

**APPLICANT:** Ontario CSG 1, LLC (New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845); on behalf of Ontario CSG 1, LLC, 2530 Riva Road, Annapolis, Maryland 21401; and Lynn T. Fish, 4494 Mt. Payne Road, Shortsville, N.Y. 14548

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

**Determination whether the application may be accepted for:**

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

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

**Conducting a coordinated review under SEQRA; and**

**Referral to the Ontario County Planning Board, as a complete application, for review and recommendation under the Sec-**

**tions 239-l & -m of the New York State General Municipal Law; and**

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

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

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a Part 1 Full Environmental Assessment Form (FEAF); a set of site plan drawings, dated 2/17/25, prepared by New Energy Equity, LLC, entitled “Ontario CSG 1, LLC Solar Project Sketch Plan 5.00 MW AC Fish Community Solar Garden” and a document entitled “Project Summary for Ontario CSG1, LLC, Solar Project—Sketch Plan, 5.00 MW AC Community Solar Garden,” dated 3/21/2025; and

**WHEREAS** the Planning Board has reviewed said information, along with the May 20, 2025, MRB letter to the Town Director of Planning and Development, and a draft resolution prepared by the Town Director of Planning and Development.

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

1. The application’s Project Summary document is identified for Sketch Plan review and is not identified as being for a Preliminary Site Plan.
2. There is no identified engineering firm or licensed engineer listed on any of the above referenced site plan drawings.
3. There is no identified parcel of land where an Agricultural Conservation Easement is being considered to be established for the life of the solar project.
4. Photo simulations for the proposed large-scale ground-mounted solar PV system on the site have not been included as part of the submission package.
5. The Project Summary document states detailed screening plan details and visuals will be provided when locations are finalized which is not what is required by Town Code.
6. §165-84.3.7, B, Annual Report. is not addressed.
7. Appendix B of the Project Summary document, FISH Decommissioning Plan, appears to be very generic in content and lacks site specific details.
8. On page 2 of the Decommissioning Plan, item 3.2 it states . . . “topsoil used to backfill will be borrowed from onsite locations. No topsoil import is included.” On

page 4, § 4.0 Agricultural Area Requirements, it states . . . “Any topsoil deficiency and trench settling will be mitigated with imported topsoil that is consistent with the quality of topsoil on the affected site.” These two statements appear to be in conflict.

9. On page 4, § 5.0, Other Requirements set forth by the Town of Farmington, the second bullet refers to . . . “the criteria established in the Town of Farmington’s solar ordinance and acceptance documented by the Ontario County Soil and Water Conservation District and the State Department of Agriculture and Markets.” The Town of Farmington does not have a solar ordinance. Also the acceptances documented by the County and State agencies are not identified.
10. Appendix C of the Project Summary, “Preliminary Vegetation, Operations, & Management Plan, Ontario CSG1, LLC Solar Project,” dated March 2025, is very generic and lacks specific details for identifying an operating and maintenance plan.
11. Page 6 of this Appendix C, “Minimize Chemical Use,” references a Village Code Enforcement Officer, but does not specify which village or why the Town Code Enforcement Officer is not mentioned. It is not clear why this is a responsibility of a local Code Enforcement Officer.
12. Exhibit D, “CESIR Study from Utility,” dated 1/10/25, specifies the scope, schedule and costs specific to this interconnection Customer’s installation requirements but fails to make a commitment or contract agreement to accept the energy to be generated from the site.
13. Exhibit E, “Detailed Soil Mapping Package,” identifies 37.3% of the project site contains slopes of 8% to 25%, without any documentation on techniques for soil erosion of steep slope areas (in excess of 15%).
14. Exhibit F, “Site Plan Drawing Set,” delineates a Regulated State Freshwater Wetland on the site and shows a 100-foot buffer setback. It is not clear whether this is a flagged freshwater wetland or not. It also is not clear how this delineation complies with the newly enacted State Department of Environmental Conservation/U.S. Army Corps of Engineers Joint Regulations that became in effect as of January 2025, especially since the effective date of these drawings is 2/17/2025.
15. Exhibit H, “NYS Ag and Markets Guidelines,” appear to have been copied but fail to relate to any site-specific requirements that may be forthcoming from the State Department of Agriculture and Markets.
16. Exhibit I, “SEQR EAF Part 1,” a review of this Full Environmental Assessment Form, Part 1, finds numerous omissions that will need to be completed before the Planning Board could accept this document that has been prepared by the Applicant’s Permitting Director, dated 3/7/2025.



**BE IT FURTHER RESOLVED** that the Planning Board finds the comments contained in the May 20, 2025, MRB letter to the Town Director of Planning and Development are to be responded to in writing by the Applicant for the Board's review and consideration.

**BE IT FURTHER RESOLVED** that the Planning Board based upon the above findings determines the application materials submitted are not acceptable for the Planning Board, at this time, to initiate any of the above items that still need to be determined.

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

**BE IT FURTHER RESOLVED** that Town Staff is directed to first review all amended documents and then to prepare a revised draft resolution for the Planning Board's consideration at a future meeting.

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

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant Torrey L. Clark, Associate of Permitting, Land & Business Development, New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845, [tlclark@newenergyequity.com](mailto:tlclark@newenergyequity.com); Lynn T. Fish, property owner, 4494 Mt. Payne Road, Shortsville, N.Y. 14548, [lfish@dishbyfish.com](mailto:lfish@dishbyfish.com); Town staff; the Town Engineer; and filed with the Town Development Office.

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

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

Motion carried.

## 6. NEW SPECIAL USE PERMIT

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

**Name:** Ontario CSG 1, LLC (New Energy Equity), 2530 Riva Road, Annapolis, Maryland 21401; on behalf of Lynn T. Fish, 4494 Mt. Payne Road, Shortsville, N.Y. 14548

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

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

**Request:** Determination of a complete application and starting the formal review and approval process for a Special Use Permit for a community solar project on 23.4 acres.

See entry for PB #2025-0501 (above) for project description.

On May 202025, the Planning Board's draft resolution for this evening's consideration was sent via email to the property owner Lynn T. Fish and to the applicant Torrey Clark of Ontario CSG 1, LLC (New Energy Equity).

The presentation and discussion of this application was conducted concurrently with the previous application (PB #2025-0501), above.

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

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION**

**PB #2025-0502**

**APPLICANT:** Ontario CSG 1, LLC (New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845); on behalf of Ontario CSG1, LLC, 2530 Riva Road, Annapolis, Maryland 21401; and Lynn T. Fish, 4494 Mt. Payne Road, Shortsville, N.Y. 14548

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

**Determination whether the application may be accepted for:**

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

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

**Conducting a coordinated review under SEQRA; and**

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

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

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

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a Part 1 Full Environmental Assessment Form (FEAF); a set of site plan drawings, dated 2/17/25, prepared by New Energy Equity, LLC, entitled “Ontario CSG 1, LLC Solar Project Sketch Plan 5.00 MW AC Fish Community Solar Garden” and a document entitled “Project Summary for Ontario CSG 1, LLC Solar Project—Sketch Plan, 5.00 MW AC Community Solar Garden,” submitted 3/21/2025; and

**WHEREAS** the Planning Board has reviewed said information, along with the May 20, 2025, MRB letter to the Town Director of Planning and Development, and a draft resolution prepared by the Town Director of Planning and Development.

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

1. §165-84.3.4 sets forth the criteria for accepting and approving application for site plan approval, a prerequisite to approving a Special Use Permit for a large-scale ground-mounted solar photovoltaic (PV) system; and
2. The Planning Board tonight, in a separate resolution for Preliminary Site Plan approval (PB #2025-0501) for the above referenced large-scale ground-mounted solar photovoltaic (PV) system made findings and a determination that the application material submitted is not acceptable for the Planning Board, at this time, to initiate any further discussion and tabled the matter to a future public meeting to enable the Town to receive revised Preliminary Site Plan documents.

**BE IT FURTHER RESOLVED** that Town Staff is directed to review all amended documents for preliminary site plan approval and then to prepare a revised draft resolution for the Planning Board’s consideration at a future meeting for making findings and determination to move forward with the formal preliminary site plan review and adoption process.

**BE IT FURTHER RESOLVED** that once the Planning Board takes action to accept a revised Preliminary Site Plan Application, then the Board will consider accepting the Special Use Permit Application by continuing its deliberations and determining to move forward with the formal review and adoption procedures for the proposed Special Use Permit.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant Torrey L. Clark, Associate of Permitting, Land & Business Development, New Energy Equity, 203 Colonial Drive, Suite 104, Horseheads, N.Y. 14845, tlclark@newenergyequity.com; Lynn T. Fish, property owner, 4494 Mt. Payne Road, Shortsville, N.Y. 14548, lfish@dishbyfish.com; Town staff; the Town Engineer; and filed with the Town Development Office.

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

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

Motion carried.

## 7. NEW FINAL SITE PLAN

### **PB #2025-0503      New Final Site Plan Application**

**Name:** T&M Properties of WNY, LLC, (Villager Construction), c/o Michael Lawless, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607

**Location:** Former site of Loomis Road Industrial Park, north side of Loomis Road

**Zoning District:** GI General Industrial District

**Request:** Determination of a complete application and starting the formal review and approval process for Final Site Plan approval to construct a 47,680-square-foot one-story office and maintenance building, and related site improvements, located on Lot #1 of the Loomis Road Subdivision Tract, along the north side of Loomis Road, east of the intersection with Plastermill Road and south of Interstate Route I-90 (New York State Thruway).

On April 2, 2025, the Planning Board approved the Preliminary Site Plan with conditions for this project.

On May 16, 2025, the Planning Board's draft resolutions for this evening's consideration were sent via email to the applicants Michael and Tim Lawless of T&M Properties of WNY, LLC; to their engineer J. Lincoln Swedrock, P.E.; and to Project Manager Andrew R. Spencer, R.L.A., both of BME Associates; and to Max Heagney of LeFrois Builders & Developers.

Mr. Swedrock presented this application via remote video conference.

He said that the Grading Permit for the site was approved by the Planning Board at the previous meeting and that all comments and revisions regarding the Preliminary Site Plan have been addressed.

Mr. Brand said that the approved minutes of the Preconstruction Meeting for the Grading Permit were submitted to the Planning Board and Town staff and have been entered into the project abstract. He said that the Town staff is now ready to go on the Final Site Plan.

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

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

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION  
PB #2025-0503**

**APPLICANT:** T&M Properties of WNY, LLC, c/o Timothy Lawless and Michael Lawless, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607

**ACTION:** Final Site Plan: Determination of the application to be complete for scheduling a public meeting for the proposed construction of a 38,900-square-foot one-story office and maintenance building, including a 9,000-square-foot building addition and related site improvements on a 32.8-acre site located along the north side of Loomis Road, east of Plastermill Road intersection and along the south side on I-90, the New York State Thruway.

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action; and

**WHEREAS** the Planning Board has reviewed the packet of information contained with the application and has received public input at tonight's meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board makes the following findings based upon their review of the information submitted:

1. The application is accepted as being adequate for public review and a public meeting; and
2. This Action is hereby scheduled for a public meeting to be held on Wednesday, June 4, 2025.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicants; the Applicants' Engineer, Linc Swedrock, P.E., at BME Associates; Town staff; the Town Engineer; 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	Excused
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

## 8. NEW FINAL SUBDIVISION PLAT

### **PB #2025-0504      Final Two-Lot Subdivision Application**

**Name:** David N. and Julie S. Lowry, 230 Ellsworth Road,  
Palmyra, N.Y. 14522

**Location:** Tax Map #10.00-1-13.400

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

**Request:** Determination of a complete application and starting the formal review and approval process for Final Two-Lot Subdivision Plat approval. The project proposes to subdivide Tax Map Account 10.00-1-13.400 creating Lot #1 to be comprised of 5.050 acres and Lot #2 to be comprised of 1.609 acres, both lots to be located along the west side of Ellsworth Road.

On April 16, 2025, the Planning Board approved the Preliminary Two-Lot Subdivision application with conditions for this project.

On May 16, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants David and Julie Lowry; to their surveyor Michael S. Greene of Greene Land Surveying, PLLC; and to their contractor John Graziose of Gerber Homes and Additions.

Mr. Brand said that a draft resolution was prepared for the board's consideration this evening.

Mr. Viets said that this resolution tonight is to determine that the application is complete and will be on the Planning Board agenda for action on June 4, 2025.

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 #2025-0504**

**APPLICANTS:**           **David N. and Julie S. Lowry, 230 Ellsworth Road,  
Palmyra, N.Y. 14522**

**ACTION:**               **Final Two-Lot Subdivision Plat: Determination of the  
application to be complete for scheduling a public meeting for  
final plat approval with conditions: Tax Map Account 10.00-1-  
13.400, creating two lots, Lot #1 comprised of 5.050 acres and  
Lot #2 comprised of 1.609 acres, both lots located along the  
west side of Ellsworth Road:**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the subdivision of land into two lots, which includes a Part 1 Short Environmental Assessment Form (SEAF) and a proposed final plat map drawing prepared by Greene Land Surveying, PLLC, entitled "Final Subdivision Plat, Lots No. 1 & 2, David N & Julie S. Lowry," dated 5/08/25, and Job No. 24-7313; and

**WHEREAS** the Planning Board, at their April 2, 2025, meeting accepted the application, classified the Action under the State Environmental Quality Review Act as a Type II Action and scheduled a public meeting for tonight; and

**WHEREAS** the Planning Board has reviewed said information and a draft resolution prepared by the Town Director of Planning & Development.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board makes the following findings based upon their review of the information submitted:

1.     The Board determines the application may be accepted as being adequate for public review and scheduling a public meeting with the Planning Board; and



2. The Planning Board does hereby schedule a public meeting upon the above referenced Action for Wednesday evening, June 4, 2025.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicants David N. and Julie S. Lowry via email to Dave2877@hotmail.com; the Applicant's Surveyor Michael S. Greene, Licensed Land Surveyor, Greene Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513; the Applicant's Contractor Gerber Homes, 1260 Ridge Road, Ontario, N.Y. 14519; 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	Excused
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

## 9. NEW FINAL SITE PLAN

### **PB #2025-0505      New Final Site Plan Application**

**Name:** Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548

**Location:** 4484 State Street

**Request:** Determination of a complete application and starting the formal review and approval process for Final Site Plan approval for the operation of a commercial drainage excavation service at the above street address.

On November 20, 2024, the Planning Board approved the Preliminary Site Plan application with conditions for this project (PB #1004-24).

On May 16, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Noelle Porretta; and to her surveyor David Parrinello of Marks Engineering.

Ms. Porretta attended via remote video conference.

Mr. Delpriore said that Ms. Porretta submitted the revised Preliminary Site Plan drawings, that they have been signed, and that the Town staff is ready to go for Final Site Plan approval.

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

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

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION**

**PB #2025-0505      Final Site Plan**

**APPLICANT:              Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548**

**ACTION:                      Final Site Plan: Determination of the application to be complete for scheduling a public meeting for the final approval with conditions for the operation of a commercial drainage excavation service at the above street address.**

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

**WHEREAS** the Planning Board's review includes the Final Site Plan drawing prepared by David M. Parrinello, Land Surveyor, Marks Engineering, entitled "Final Site Plan, Mark J. & Noelle Porretta," dated 05/14/2025.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board makes the following findings based upon their review of the information submitted:

1.      The Board determines the application may be accepted as being adequate of public review and scheduling a public meeting with the Planning Board; and
2.      The Planning Board does hereby schedule a public meeting upon the above referenced Action for Wednesday evening, June 4, 2025.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant, the Applicant's Land Surveyor/Engineer, Town Staff and filed with the Town Clerk's Office and 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	Excused
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

## **10. OPEN DISCUSSION**

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

Mr. Brand provided the following information:

- At the next Town Board meeting on Wednesday, May 28, 2025, the Town Board intends to designate itself as the Lead Agency under the State's Environmental Quality Review (SEQR) regulations and direct the preparation of Parts 2 and 3 of the Full Environmental Assessment Forms for consideration at the Tuesday, June 10, 2025, meeting. In the meantime, the plan document continues to be posted on the Town's website for public review.
- Another chapter of the Town Code regarding water rules and regulations is almost ready to go and will be introduced to the Town Board at its first meeting in June.
- The Environmental Conservation Board (ECB) continues work on the completion of the update to the Town's Open Space Index (OSI). The OSI Update document is required by the State's General Municipal Law, for maintaining the Board's status. GIS mapping updates have also been prepared as part of this process. The draft document is scheduled for presentation to the Town Board, at the May 28, 2025, meeting.

### ***Code Enforcement Officer:***

Mr. Delpriore reviewed the applications which will be considered by the board at the next meeting on June 4, 2025, including the Alexander–Shear Five-Lot Subdivision which is proposed for a parcel of land at the southwest corner of County Road 8 and Collett Road (PB #1002-24). Mr. Brabant said that the applicant's engineer is working on a number of issues, including the delineation and description of a wetland on the property with the New York State Department of Environmental Conservation (DEC) and the U.S. Army Corps of Engineers. He said that a 100-foot disturbance buffer would be required if the DEC or the Army Corps delineates portions of the site as a jurisdictional wetland. Mr. Bellis said that the applicant may have to apply for an additional extension of the application at the meeting in June.

Mr. Delpriore also discussed the new software program which will soon go online at the Building Department. The portal will enable applicants to submit Planning, Zoning, SEQR materials, and other forms and documents digitally. Mr. Delpriore said that the Building Permit feature of the portal will be live on June 1st and is expected to be a convenience to applicants who will be able to apply for a building permit, remit the cost and receive their permits electronically. He said that a training workshop will be held for Planning Board

members, and that materials will be available to board members in real time as the documents are submitted online by applicants and Town staff. He also said that an email notification system will be available to inform board members when new materials have been uploaded.

***Town Engineer:***

Mr. Brabant said that MRB Group is currently updating the Site Design Criteria Manual which is expected to be presented to the Town Board in June and subsequently will be posted on the Town website.

***Planning Board Members:***

Mr. Bellis asked about the preparation of the minutes of the monthly Project Review Committee. Mr. Delpriore said that the minutes are currently being written by a Building Department part-time staff member who also has a number of other office responsibilities.

Mr. Bellis also asked about the clearing of a parcel of land on the west side of Mertensia Road near the intersection with Collett Road. Mr. Delpriore said that the property owner had the site surveyed to determine where the topsoil fill could be stored on the property, and that the clearing is within the one-acre threshold so that no additional approvals are needed. He said that the Town staff is not thrilled with the disturbance but that the work complies with the Town regulations.

Mr. Bellis asked about the mowing of properties which are in violation of the Town Code. Mr. Delpriore said that the Town staff is now doing the annual inspections of trailer parks and that the Town Board has a resolution regarding mowing. He said that the Town contractor is lined up and ready to go, and that yard violation notices have been sent to the affected property owners.

**11. PUBLIC COMMENTS**

None.

**12. TRAINING OPPORTUNITIES**

**■ MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings**

For information: (800) 701-8746 or [info@mrbgroup.com](mailto:info@mrbgroup.com)

For registration: <https://register.gotowebinar.com/register/489008240140821343>

**Session 6: June 26, 2025**

Zoning Board Basics: Roles of the Zoning Board in Community Development

6:00 p.m.–7:00 p.m.

**Session 7: July 24, 2025**

Soaking Up the Sun: Solar and Battery Storage and the Local Review Process  
6:00 p.m.–7:00 p.m.

**Session 8: September 25, 2025**

Putting the Home in Hometown: Strategies for Attracting Housing Investment to Your Community  
6:00 p.m.–7:00 p.m.

**Session 9: October 23, 2025**

Short, But Not Too Short: How Short Term Rentals Are Changing the Development and  
Regulatory Landscape  
6:00 p.m.–7:00 p.m.

**Session 10: December 18, 2025**

Santa's Naughty and Nice List: The Best and Worst of 2025  
6:00 p.m.–7:00 p.m.

**■ New York Planning Federation Recorded Webinars:**

For information: (518) 512-5270 or [nypf@nypf.org](mailto: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>

**13. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 7:35 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, June 4, 2025, 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 front doors to the Town Hall were locked.

Respectfully submitted,

\_\_\_\_\_  
John M. Robortella L.S.  
Farmington Planning Board Clerk