

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, September 4, 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
Regina Sousa
Douglas Viets

Board Member Excused: Timothy DeLucia

Staff Present:
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
Collin Sowinski, Town of Farmington Engineer, MRB Group, D.P.C.—**R**

Attending:
Mark Alexander, Alexander Homes, P.O. Box 32, 440 Cline Road, Victor, N.Y. 14564
David Bruinix, 724 Victor Road, Macedon, N.Y. 14502
Sam Cammarata, 6009 Redfield Drive, Farmington, N.Y. 14425
Robert and Susan Clark, 6002 Redfield Drive, Farmington, N.Y. 14425
Scott DeHollander, 7346 Dryer Road, Victor, N.Y. 14564
Anne Dunford, 6007 Redfield Drive, Farmington, N.Y. 14425
James Fowler, Fowler Family Trust, 6176 Hunters Drive, Farmington, N.Y. 14425

Michael and Frances Haselkorn, 5991 Redfield Drive, Farmington, N.Y. 14425
 Larry Heininger, P.E., PMP, Marques & Associates, P.C., Land Surveying and Engineering,
 930 East Avenue, Suite 1000, Rochester, N.Y. 14607
 Jeff Hutchinson, Town Center Partners, LLC, 968 Stow Lane, Lafayette, California 94549—**R**
 Emily McNeill—**R**
 Andy Osborne, 6006 Redfield Drive, Farmington, N.Y. 14425
 Deb Ramsperger, 6003 Redfield Drive, Farmington, N.Y. 14425
 Frank Ruffolo, Sky Solar Inc., 1129 Northern Boulevard, Suite 404,
 Manhasset, N.Y. 11030
 Joel Shenton, 6027 Redfield Drive, Farmington, N.Y. 14425
 Tom Spitzer, 5999 Redfield Drive, Farmington, N.Y. 14425
 Jeff 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
 Susan Willard, 6011 Redfield Drive, Farmington, N.Y. 14425
 [Illegible], Manhasset, N.Y.
 [Unidentified Online Guest]—**R**

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 August 21, 2024:

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the August 21, 2024, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

None

**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 August 21, 2024, the Public Hearing was reconvened and testimony was received. The Public Hearing was then continued to the meeting this evening (September 4, 2024).

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Fowler attended in the meeting room.

Mr. Brand said that on August 26, 2024, the Zoning Board of Appeals (ZBA) began the consideration of the applicant's area variance application (ZB #0301-24). At that meeting, the ZBA requested the Town staff to submit two separate draft resolutions upon the proposed area variance for the consideration by the ZBA, i.e., one a resolution to approve the area variance with conditions, and another for denial.

Mr. Brand said that the two requested draft resolutions are expected to be reviewed by the ZBA at their next meeting on September 23, 2024, at which time a decision may be made. He said that a draft resolution has been prepared for the Planning Board's consideration this evening to continue the three-lot re-subdivision application to October 2, 2024, at which time a decision by the ZBA is expected to have been made.

Mr. Hemminger then asked if anyone in the meeting room would like to speak for or against this application, or to ask questions. There were no requests to speak from those in the meeting room.

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

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

■ A motion was made by MR. 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
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 August 21, 2024, adjourned and continued the public hearing upon this application to tonight's meeting, to provide time for the Town Zoning Board of Appeals (hereinafter referred to as Zoning Board), at their meeting on Monday, August 26, 2024, to complete their review of the environmental record upon this application and to consider acting upon the related area variance application (File #ZB 0301-24); and

WHEREAS, the Zoning Board has provided notice to the Planning Board that their public hearing was adjourned on Monday, August 26, 2024, and continued to Monday, September 23, 2024; and

WHEREAS, the Zoning Board has requested town staff to submit two (2) separate draft resolutions upon the proposed area variance, one a resolution approving with conditions and the other a resolution for denial, for their review and consideration at the September 23, 2024, meeting; and

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

WHEREAS, the Planning Board now must wait for the Zoning Board to take action upon the requested area variance for proposed Lot R5-C before the Planning Board may then consider acting upon the proposed re-subdivision application referenced above.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table further deliberations upon the above referenced Action and adjourns the public hearing thereon to be continued on Wednesday, October 2, 2024, to provide time for the Zoning Board to render a decision upon the related Area Variance for proposed Lot R5-C (File ZB #0301-24).

BE IT FURTHER RESOLVED that a certified copy of this resolution is to be provided to the Zoning Board, 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	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

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.

See Planning Board minutes of July 17, 2024, or the Project Abstract, for the previous actions on this application.

On August 21, 2024, the Public Hearings were reconvened and testimony was received. The Public Hearings were then continued to the meeting this evening (September 4, 2024).

On August 29, 2024, the MRB Group engineering comment letter for the Site Plan, the Special Use Permit and the Stormwater Pollution Prevention Plan (SWPPP) was received from Mr. Brabant, entered into the Sky Solar Project Abstract (#31), and posted on the Town website.

On September 4, 2024, the following items were received from MRB Group and entered into the Sky Solar Project Abstract:

Attachment to Abstract #32:

Sky Solar Commercial Drive East Decommissioning Plan, Revised July 26, 2024

Attachment to Abstract #33:

Sky Solar Commercial Drive East Operating and Maintenance Plan, Revised July 26, 2024

Attachment to Abstract #34:

Sky Solar Commercial Drive West Decommissioning Plan, Revised July 26, 2024

Attachment to Abstract #35:

Sky Solar Commercial Drive West Operating and Maintenance Plan, Revised July 26, 2024

Mr. Hemminger reconvened the Public Hearings on these applications.

Frank Ruffolo of Sky Solar Inc. of Manhasset, N.Y., presented these applications.

The Public Hearings on these four applications were held concurrently.

Mr. Hemminger acknowledged receipt of two draft resolutions prepared by the Town staff prior to the meeting and posted on the Town website regarding approval of the Special Use Permits with conditions for the east and west portions of the Sky Solar project (PB #0406-24 and PB #0407-24).

Mr. Ruffolo said that engineering comments on the most recent set of plans have been received from MRB Group and are now being reviewed. He also acknowledged receipt of the two draft Special Use Permit approval resolutions and that he sees no objections to the conditions of approval. Mr. Ruffolo said that he hopes to have approval of the Special Use Permits and subsequently to begin the consideration of the Preliminary Site Plan.

Mr. Hemminger said that consideration of the Preliminary and Final Site Plans would begin following approval of the Special Use Permits.

Mr. Brand said that the draft Special Use Permit resolutions followed the criteria which has been established in the Town Code. He said that some sections of the Code applied to this application, and that others sections of the Code did not. Mr. Brand said that the draft resolutions contain several blanks regarding plan Decommissioning, and Operating and Maintenance titles, and revision dates which must be completed prior to approval by the Planning Board and by the Town Board. He said that the Town Engineer is still working on this which necessitates that the Planning Board this evening must continue the Public Hearings on the Special Use Permits to the next meeting.

In an email received today (September 4, 2024) from MRB Group (the Town engineers), Lance Brabant wrote that he is awaiting several additional responses from the applicant to engineering comments which were provided to the applicant on August 29, 2024. He wrote that MRB Group cannot yet make the statement that the two Decommissioning Plans and the two Operating and Maintenance Plans “. . . are found to be consistent with similar documents accepted by the Town Board . . .” until all engineering comments are in final form from the applicant.

Mr. Brand also said that the Town staff is awaiting receipt of the two preliminary site plan drawings, one for the east and the other for the west portions of the solar project, and that the applicant’s consulting engineer Emily Lukasik of LaBella Associates is aware of this need. Mr. Brand said that although it is good to have one set of plans which depicts the overall project, the Town does not wish to jeopardize approving just one portion or the other. He said that it is to his understanding that Ms. Lukasik is aware of the need for the east and west plans.

Mr. Brand also said that the applicant must also submit a lot line adjustment plat map which will show the land swap between the Sky Solar property and the adjacent property owned by Jonathan Orpin (the New Energy Works property). He said that this map will be required to receive approvals from both property owners regarding the land-swap arrangement prior to moving forward with the signing and filing of the lot line adjustment plat map. Mr. Hemminger said that the sooner the better for the submission of this map,

Mr. Delpriore said that Mr. Brand did a good job on the preparation of the lengthy Special Use Permit draft resolutions. He said that these drafts are very Code driven and include a great deal of detail.

Mr. Sowinski confirmed that MRB Group issued an engineering comment letter on August 29, 2024, which covered the Site Plan, the Decommissioning Plan, the Operating and Maintenance Plan and the Stormwater Pollution Prevention Plan (SWPPP). Mr. Hemminger said that the Planning Board must receive the approval of these materials from the Town Engineer in order to move forward with these documents from the Planning Board to the Town Board. He said that the Planning Board could approve the Special Use Permits if the Town Engineer determines that they are complete, but that the Planning Board cannot approve the Final Site Plans until the Decommissioning Plans (including the two Maintenance Bonds) and the Operating and Maintenance Plans are approved by the Town Board.

Mr. Hemminger then asked if anyone in the meeting room would like to speak for or against this application. He said that a specific three-minute timeframe would not be followed this evening because there are not as many residents in the meeting room this evening [as were in attendance at previous meetings]. He also said that he would like to focus on the Special Use Permits although citizens may comment on any part of the application.

—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)

(14:48) Ms. Willard (6011 Redfield Drive): I want to point out again that there's a lack of information regarding health concerns for being so close—for the solar farm for being so close to residential. I know that you had told me previously there's only a tiny little bit of hazardous materials in the solar panels [Mr. Hemminger: Correct.] or things like that, however we all know about—in the western states—how—when building the solar farms there have been issues with leakage into the ground water, cattle die, things like that, costing the farmers farmland—no good any more, even after the solar farm is good. We had three fires in New York State at solar farms where people were instructed to shelter in place because of toxicity—how do you say that? [Mr. Hemminger: You did good.] okay, and, you know, so, having a solar farm less than 1.2 miles away from residential area is not smart. It's not prudent. It's not ethical. And I think it's immoral, to tell you the truth.

(16:22) Ms. Willard: We all know—we talked last time, or the time before, about Hooker Chemical and Love Canal. It's no different to me for solar farms to say, oh, there's no issue, or the companies to say there's no issue, when, you know, the same thing happened with—I can't think of the name of that company—something Pharma—that made OxyContin—we know how that ended up, right? Just—it's not safe. Until we have more data from doctors,

from the medical industry—it's not safe. And to make a decision and to put it closer than 1.2 miles, without this information, is reckless. [Mr. Hemminger: Okay.] It's not fair.

(17:20) Ms. Willard: I mean, my sister suffers—and the keyword here is “suffers”—from lupus because my mother was given pills when she was pregnant with my sister for morning sickness, and it caused lupus. You know, I mean, Redfield Grove is not a 55-plus community. [Mr. Hemminger: No, it's not.] There's a lot of older people there, myself included, but we have children. Grandchildren come to visit. The homes there are—there is, I think, at least I think one family that has little kids there, and it's not right that without the proper data you go forward with this. I think it it's unconscionable.

(18:13) Mr. Hemminger: Thank you very much. Anyone like to speak for or against this application? Yes, sir.

(18:22) Mr. Shenton (6027 Redfield Drive): I just had a question. I take it we're not actually addressing specifics on the site tonight?

(18:32) Mr. Hemminger: Correct. We're doing the Special Use Permit, is what we're really just kicking down the road until the engineer is comfortable with the Decommissioning Plan as well as the Operations and Maintenance Plan.

(18:51) Mr. Shenton: You're speaking of MRB?

(18:53) Mr. Hemminger: MRB. Correct

(18:54) Mr. Shenton: Okay, thank you very much.

(18:57) Mr. Hemminger: And then we'll get in—when this happens, when we get this done, then we'll get into the actual site plan—we'll get into the first part of the site plan—the preliminary.

(19:06) Mr. Shenton: I just wanted then to remind the Planning Board that we did send a letter to the Planning Board on August 19th regarding some requests that we had regarding the site itself. [Mr. Hemminger: Okay.] That will probably save time if we understand that that's been read and being considered.

Clerk's Note: This correspondence is filed in the project abstract as #24:

Letter from John F. Grady, L.S., dated August 19, 2024, re: plans dated July 31, 2024, review comments and additional questions.

(19:30) Mr. Delpriore: It's been put in the correspondence.

(19:35) Mr. Hemminger: Okay. Just double checking 'cause it's put in the correspondence for the Town Board [Mr. Delpriore: And . . . for the record] and with us. Correct.

(19:43) Mr. Shenton: Thank you.

(19:49) Mr. Hemminger: Anyone else like to speak for or against this application here in the room? [Brief pause] One more time—anyone here wish to speak for or against this application? [Brief pause] Okay, we’ll go online. Anyone on line would like to speak for or against this application? [Brief pause] Anyone online like to speak for or against this application? [Brief pause]

—End transcription—

There were no additional comments or questions on these applications from the Town staff or the Planning Board 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
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 Special Use Permit for
the development of a Solar Energy System, Sky Solar Inc., East
Solar Farm Project, comprised of solar panels and related
transformer unit on a portion of Tax Map No. 29.07-1-57.000,
containing a total of 7.1214 acres of land and Tax Map No.
29.07-1-58.000, containing a total of 0.5384 acres of land, that
is to be constructed along the east side of the 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 next public meeting scheduled on September 18, 2024, to allow time for the applicant and the applicant’s engineer to

review the Town Engineer’s comments on the draft Special Use Permit for the proposed east portion of the Sky Solar, Inc., solar project.

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, Jonathan Orpin, 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	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ 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
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 of the Special Use Permit for the development of a Solar Energy System, Sky Solar Inc., West Solar Farm Project, comprised of solar panels and related Battery Energy Storage System units on a portion of Tax Map No. 29.07-1-84.112, containing a total of 5.5 acres of land, that is to be constructed along the west side of the 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 next public meeting scheduled on September 18, 2024, to allow time for the applicant and the applicant’s engineer to

review the Town Engineer’s comments on the draft Special Use Permit for the proposed west portion of the Sky Solar, Inc., solar project.

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, Jonathan Orpin, 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	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ 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
ADJOURNMENT AND CONTINUATION OF THE PRELIMINARY SITE PLAN
FOR THE PROPOSED EAST PORTION OF THE SKY SOLAR, INC. SOLAR PROJECT**

PB #0408-24

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 and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project; and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end and the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contain a total of 7.75 acres of land.

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 next public meeting scheduled on September 18, 2024, to allow the applicant’s engineers time to prepare a Preliminary Site Plan for the above referenced large-scale solar farm eastern project, and a separate Lot Line Adjustment Map for the realignment of Commercial Drive Extension across portions of these two tax map accounts and across the northeastern portion of the adjacent Tax Map Account Number 29.11-3-7.000 (owned by Jonathan Orpin).

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, Jonathan Orpin, 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	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

■ 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
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 next public meeting scheduled for September 18, 2024, to allow the applicant’s engineers time to prepare a Preliminary Site Plan for the above referenced large-scale solar farm western project, and a separate Lot Line Adjustment Map for the Town’s acceptance of a sixty- (60-) foot-wide right-of-way across the southern portion of the above referenced tax map account number to be used for a future public highway, to be constructed by others, connecting Corporate Drive East with the realignment of Commercial Drive Extension that is to be designed across the frontage of said tax map account (#29.00-1-84.112).

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	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

6. NEW FINAL SITE PLAN

PB #0803-24 New Final Site Plan Application

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

Location: Lot #R-4 of the 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 District

Request: Final Site Plan approval to permit construction of a 2,500 square foot single-family dwelling and related site improvements on Lot #4 of the Scout Plains Subdivision Tract.

Mr. Bellis recused himself from the Planning Board for this application due to a conflict of interest and took a seat in the audience.

On July 17, 2024, the Planning Board approved the Final Five-Lot Re-Subdivision Plat of the Scout Plains Subdivision (PB #0704-24), and the Preliminary Site Plan for Lot #4 with conditions (PB #0705-24).

On August 21, 2024, the Planning Board determined that the Final Site Plan application was complete and scheduled the public meeting for this evening (September 4, 2024) (PB #0803-24).

Mr. DeHollander presented this application.

He said that the conditions of approval in the draft Final Site Plan resolution were mostly editorial in nature and are consistent with the conditions which were identified in the approved Preliminary Site Plan resolution. Mr. DeHollander said that the conditions of approval in the Final Site Plan can be made without any difficulty.

In the draft Final Site Plan resolution which had been prepared for consideration this evening by the Town staff, Mr. DeHollander asked about draft condition 6 (j) regarding the pathway of drainage, and about water retention and detention; and draft condition 6 (m) regarding an overlay and description of existing vegetation for areas with potential erosion problems. He asked if he could provide a memo to be attached to the Final Site Plan to address these conditions because these conditions refer to a wider view of the subdivision and that it may be difficult to include them on Sheet #1 of the Final Site Plan for Lot #4.

Mr. Brand asked if Mr. DeHollander would like to table the application this evening until the memo was submitted. Mr. DeHollander said no. He said that he would like to move forward with the application, and that he would like to keep these as conditions of approval, but that he would like to adequately explain the extent of these conditions as they may affect the adjacent lots.

Mr. DeHollander said that he can certainly show the pathway of drainage on Lot #4, but if we are talking about information which extends beyond the limit of the lot, he was suggesting that perhaps he could address the wider view with an accompanying memo.

Mr. Delpriore said that the conditions of approval on the draft resolution are right out of the Town codebook. He said that they would like the Final Site Plan to be focused on Lot #4 and that the Town staff's concern is that the Final Site Plan drawing for Lot #4 include what is required by the Code.

Mr. Hemminger asked Mr. DeHollander if he was "good" with conditions 6 (j) and 6 (m) as they are. Mr. DeHollander said yes.

Mr. Delpriore said that the draft Final Site Plan resolution came with more Town comments than are usually provided on a Final Site Plan, but that most of the comments are technical

and administrative. He also said that all the conditions of Final Site Plan approval must be addressed and that the revised Final Site Plan must be signed prior to the issuing of building permits.

Mr. Hemminger asked Mr. DeHollander if he accepts the conditions of Final Site Plan approval as they appear on the draft resolution. Mr. DeHollander said that he accepts the conditions.

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

■ A motion was made by MR. VIETS, 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 #0803-24

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

ACTION: Application for Final Site Plan Approval for Lot #R-4 of the Scout Plains Subdivision Tract.

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

WHEREAS, the Planning Board, at its August 21, 2024, classified the proposed Action as being a Type II Action under the provisions of 6NYCRR Part 617.5, (11) and (13), a part of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS, Type II Actions are not subject to further review under the ECL; and

WHEREAS, the Planning Board has received public testimony at tonight’s meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant final site plan approval with the following conditions:

1. Final Site Plan Approval is based upon the drawings prepared by DeHollander Design, Inc., identified as Project Number 000124, dated 1/2024, Sheet Numbers 1, 2 and 3, entitled “Final Site Plan, Lot #R-4, Scout Plains Subdivision Tract,” as are to be further amended by the conditions below.
2. The Final Site Plan Drawing, Sheet 1, is to be amended by including the Tax Map Account Numbers for this recently created Lots #3, #4 and #5.

3. The Final Site Plan Drawing, Sheet 1, is to be amended by including the Liber and Page Number for the filed Scout Plains Subdivision Tract.
4. A General Note is to be added to the drawings stating that 10 Gauge copperhead tracing wire is to be installed from the curb stop to the meter located in the proposed house.
5. A General Note is to be added to the drawings that all water service lines are to be bedded in sand.
6. The following amendments are to be made to Sheet No. 1:
 - a. The septic system certification needs to be signed and dated; and
 - b. The septic system certification needs to state that a building permit must be issued by the Town before installation of the proposed on-site wastewater treatment system; and
 - c. The leach area needs to show the distances from the property lines; and
 - d. The word “Proposed” needs to be removed from the drawing note that reads . . . “Proposed Lot 5 of the Scout Plains Subdivision;” and
 - e. The word “Proposed” needs to be removed from the drawing note that reads . . . “Proposed Lot 3 of the Scout Plains Subdivision;” and
 - f. The word “Proposed” needs to be removed from the drawing note that reads . . . “Proposed Lot 4 of the Scout Plains Subdivision;” and
 - g. The swale detail note reads that “TURF” to be established—Please clarify that you will be installing turf in all swales and not just planting a seed mix. If using a seed mix please list what the mix is; and
 - h. The 4" SDR 21 Roof Drain Leaders need to be changed to 4" SDDR 35 roof drain leaders as per the Town of Farmington Site Design and Development Criteria; and
 - i. Under the General Notes there is to be a note added stating that prior to the start of any site construction activities a Building Permit shall be issued; and
 - j. A grading and drainage plan showing the proposed contours and method for on-site drainage and/or water retention and detention is to be provided. The final site plan drawing identified roof drain leaders but does not identify where they go to; and

- k. A General Note needs to be added to this Sheet identifying the heights of all buildings; and
 - l. The final site plan drawings are to identify floor plans; and
 - m. A tracing overlay showing all soil areas and their classifications and whether those areas have moderate to high susceptibility to flooding and moderate to high susceptibility to erosion. The overlay is to also include an outline and description of existing vegetation for areas with potential erosion problems; and
 - n. the Architectural Plan note is to be removed and the GLA Plan 2563 shall be submitted with this final site plan as amended; and
 - o. the sight distance to the east, along Holtz Road, is to be shown on the drawing.
5. Once these conditions of approval have been made on a revised Final Site Plan Drawing, Sheet No. 1, and the drawing’s revision box has been updated, then an electronic copy of the drawings and one (1) paper copy of the drawings is to be submitted to the Town Development Office for review and then signing.
 6. Once the drawings have been signed and the Park and Recreation Fee has been paid, then the Applicant may apply for a Building Permit for site development.
 7. Final Site Plan Approval is valid for a period of 180 days from today and shall expire unless all drawings have been signed and filed with the Town Development Office.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, 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	Recused
Timothy DeLucia	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

Following the voting, Mr. Bellis returned to his place on the Planning Board.

7. NEW FINAL SITE PLAN

PB #0801-24 New Final Site Plan Application

Applicant: David Bruninix, Site Manager, c/o 724 Victor Road, Macedon, N.Y. 14502; and J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East, Fairport, N.Y. 14450

Location: 230 Sheldon Road, Farmington, N.Y. 14450

Zoning District: A-80 Agricultural District

Request: Final Site Plan approval for the restoration of the 1816 Quaker Meetinghouse Museum structure and related site improvements at 230 Sheldon Road

On July 17, 2024, the Planning Board approved the Preliminary Site Plan with conditions for this project (PB #0702-24) and the Special Use Permit with conditions (PB #0703-24).

On August 21, 2024, the Planning Board determined that the Final Site Plan application was complete and scheduled the public meeting for this evening (September 4, 2024) (PB #0801-24).

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

Mr. Swedrock said that all comments on the Preliminary Site Plan approval resolution have been addressed and that they are seeking approval of the Final Site Plan resolution this evening.

Mr. Hemminger asked Mr. Swedrock if he received the draft Final Site Plan resolution and if he agreed with the conditions of approval. Mr. Swedrock said that he had not seen the draft Final Site Plan resolution. Mr. Hemminger provided him with a copy of the draft resolution. Mr. Swedrock and Mr. Bruninix reviewed the draft resolution. Mr. Swedrock then said that they have no objections to the conditions of Final Site Plan approval.

Mr. Brand said that the Town staff is ready to go and that there are no surprises. He said that this application is only for the construction of the parking lot, driveways, and the removal of the exterior shell of the structure to allow for the reconstruction of the building in its present location. He said that the building renovation project also must have approval from the New York State Office of Parks, Recreation and Historical Preservation as may be required.

Mr. Delpriore said that the draft conditions of Final Site Plan approval are technical in nature. He reminded Mr. Bruinix and Mr. Swedrock that the revised Final Site Plan must be signed prior to the issuing of building permits.

Mr. Ford said that he has been working with Mr. Bruinix on this application.

Mr. Sowinski said that MRB Group issued an email regarding this application on August 16, 2024, and that there are no additional engineering comments.

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 #0801-24

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

ACTION: Final Site Plan Approval with conditions to restore the 1816 Quaker Meetinghouse Museum and related site improvements (driveways and on-site parking lot) on Tax Map Account No. 9.00-1-7.12, 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 meeting 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 grant final site plan approval with the following conditions:

1. This Final Site Plan Approval is only for the restoration of the 1816 Quaker Meetinghouse Building and related site improvements including the construction of two (2) driveways from Sheldon Road, the on-site drive isles and parking spaces

and a stone dust trail between the parking lot and the 1816 Building. There is to be a note to this effect added to the Final Site Plan Drawing.

2. Final Site Plan Approval is subject further to acceptance of these site improvements by the New York State Office of Parks, Recreation and Historic Preservation, as may be required by any grant awards.
3. This Final Site Plan Approval 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. This Final Site Plan is Approved subject further to all other requirements of the Town Code, including but not limited to site lighting, signage, property maintenance and hours of operation.
5. The location for the required Public Safety Sign is to shown on the Final Site Plan Drawing.
6. Once all conditions of Final Site Plan Approval, including amendment to the Drawing’s Revision Box, have been made to the drawing then an electronic copy and one (1) paper copy is to be submitted to the Town Development Office for signatures.
7. Final Site Plan Approval is valid for a period of 180 days from today and shall automatically expire unless signed and filed in the Town Development Office.
8. No application for a Building Permit shall be accepted without documentation from the State Office of Parks, Recreation and Historic Preservation has been received attesting to their acceptance of the Building Plans.

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	Excused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

8. OTHER BOARD ACTIONS

Concept Plan Discussion: Alexander–Shear Eight-Lot Subdivision:

APPLICANT: Mark Alexander, Alexander Homes, P.O. Box 32, Victor, N.Y. 14564; and Jeff Shear, Jeff Shear Homes, Inc., 229 Gallant Fox Lane, Webster, N.Y. 14580

PROJECT: Concept Plan discussion for eight-lot subdivision along the south side of Collett Road and along the west side of County Road 8

Prior to the meeting, Larry Heining, P.E., PMP, of Marques & Associates, P.C., Land Surveying and Engineering of Rochester, N.Y., provided the following information:

Project Summary:

Eight-lot subdivision along Collett Road and County Road 8. Zoning is RS-25. Lots are 125 feet x 200 feet minimum. Minimum setback will be per code with a 50-foot setback, 15 feet side and rear setbacks. Driveways will be off the existing roads. Houses will be on septic systems. Drainage will be surface drainage to the rear yards.

Mr. Alexander of Alexander Homes (Victor, N.Y.) presented this application.

He said that they would like to subdivide the property for construction of individual single-family homes. Mr. Delpriore said that the information which was provided by Mr. Heining prior to the meeting indicates that this will be an eight-lot subdivision but that the concept drawing identifies seven lots. Mr. Alexander said that this will be reviewed and confirmed when this project is presented to the Project Review Committee (PRC) tomorrow (September 5, 2024).

Mr. Delpriore said that the Town Water and Sewer Department has reported that the proposed homes cannot be connected to a public sanitary sewer line at this time. Mr. Alexander said that perc tests will have to be made for each lot.

Mr. Brand expressed concern about the sight distances for driveways, especially because of the topography of County Road 8 and the higher speeds of traffic. He encouraged Mr. Alexander to consider turnarounds on each driveway to avoid having vehicles back out onto County Road 8 and Collett Road. Mr. Alexander said that vehicle turnarounds have already been taken into account [to avoid vehicles having to back out onto the roads].

Mr. Brand requested that the existing driveways to the Town Park and the former Town Highway facility on the north side of Collette Road be shown on the subdivision drawing.

Mr. Delpriore said that a number of Town staff concerns will be discussed at the PRC meeting tomorrow (September 5, 2024). He said that obviously the area is wet. Mr. Alexander said that some portions of the property are wet and that they will avoid these areas. Mr. Delpriore said that the Town staff is concerned about piercing the wet areas with septic systems and that a natural gas line which runs through the property also will be a concern of the Town staff.

Mr. Delpriore said that the formal subdivision application will have to be referred to the Ontario County Planning Board following submission to the Town. He said that the Planning Board meeting on October 16, 2024, would be the earliest that the formal application could be placed on the Planning Board agenda.

Mr. Brand said that at the meeting on October 16, 2024, the Planning Board would classify the Action under the State Environmental Quality Control Act (SEQRA), determine that the application is acceptable for public review and the Board's consideration, and determine whether the application will require a Public Hearing. Following these determinations, a coordinated review will be required under SEQRA and a referral will be made to the Ontario County Planning Board.

Mr. Hemminger said that this is an updated procedure which requires that the Planning Board must review every site plan application to determine if it is complete and whether a Public Hearing will be required, prior to beginning the first phase of the SEQR review.

Mr. Ford said that the Highway Department has identified several issues including the proposed cuts to the guardrail along Collett Road and the need for a great deal of fill in some portions of the property. Mr. Alexander said that Mr. Heininger will speak about these issues at tomorrow's PRC meeting. Mr. Ford said that end sections of guardrails are expensive.

Mr. Hemminger said that this application will be a Type 1 Action under SEQR which will require completion of a Full Environmental Assessment Form. He said that the applicants should be prepared to address sight distances on County Road 8 because of the topography along this portion of the road and how these concerns will be mitigated; the need for septic systems, perc tests, piercing, encroachment into the sites wetlands; and stormwater issues. Mr. Hemminger said that several of the meetings will involve a formal Public Hearing and that the applicants should be prepared for these.

Mr. Hemminger requested that the applicants work with Town staff. He said that the Town staff knows what is needed by the Planning Board. Mr. Hemminger said that applications move faster through the Town system and more efficiently when applicants work closely with the staff.

Mr. Brand again discussed sight distances and driveway access on County Road 8. He also discussed the need to determine whether there will be difficulty for southbound motorists to see school buses that are stopped, due to the topography along this portion of the road.

Mr. Hemminger said that the applicants may wish to consider combined driveways from a safety standpoint.

There were no additional comments or questions on this concept plan this evening.

9. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand provided the following information:

- On August 21, 2024, the Zoning Board of Appeals (ZBA) requested that the Town staff prepare two draft resolutions for consideration of the Fowler Family Trust area variance application (ZB #0301-24), i.e., one for approval of the variance with conditions, and one for denial of the variance. He said that the ZBA must take action upon the area variance prior to the return of the Preliminary Three-Lot Re-Subdivision application to the Planning Board. Mr. Brand said that it is expected that the ZBA will act upon the area variance application at its next meeting on September 23, 2024, following which the subdivision application could return to the Planning Board on October 2, 2024.
- Work on the foundation for the pedestrian bridge crossing over Beaver Creek on the south side of County Road 41 is continuing as part of the Transportation Alternatives Program (TAP)—Sidewalks, Trail Connections and Bike Lanes Project. Mr. Brand said that a change order was received today for the realignment of trail sections off of private properties in the Hathaway's Corners residential development. He also said that the sidewalk contractor is beginning the refurbishment of the edges of the newly constructed sidewalks with topsoil and grass, and with black-topping of driveways.

Code Enforcement Officer:

Mr. Delpriore said that the Building Department is busy with additional permits and inspections due to the damage from the hail storm in July. He said that 620 permits were issued in August which is highly above the number of permits issued in a typical month.

Mr. Delpriore also said that application materials will continue to be provided to the Planning Board electronically for the time being. Hard copy paper packets will be provided upon request.

Highway Superintendent:

Mr. Ford said that all Town paving projects have been completed for the season and that the Highway Department is now preparing equipment for the winter months.

Planning Board:

Mr. Hemminger asked about the status of the Maddie’s Motorsports application (6226 State Route 96). The most recent action was taken on May 15, 2024, when the Planning Board determined that the Final Site Plan Amendment application was complete (PB #0502-24).

Mr. Delpriore said the applicant reported at the August meeting of the Project Review Committee (PRC) that an updated drawing was to have been submitted, but that this drawing has not yet been provided. Mr. Brand said that he has been in contact with the applicant and that an electric conduit was installed under the entrance driveway to the site for the future installation of a light pole. Mr. Delpriore said that the Town staff hopes to receive an update from the applicant at the PRC meeting to be held tomorrow (September 5, 2024).

Mr. Hemminger asked about the status of the Paddock Landing Incentive Zoning Project of 186 single-family home lots which is proposed for approximately 145 acres on two tax parcels located along the north side of State Route 96. The Overall Preliminary Subdivision Plat and the Overall Preliminary Site Plan were approved by the Planning Board on February 21, 2024 (PB #1201-23 and PB #1202-23, respectively); 90-day extensions for both applications were approved by the Planning Board on August 7, 2024, to extend from August 19, 2024, to November 16, 2024. Mr. Brand said that the applicant is still working on arrangements with the New York State Department of Environmental Conservation, and the Rochester Gas & Electric and the Niagara Mohawk utility companies.

Mr. Hemminger also asked about the Farmington Market Center application on the south side of State Route 96 (the Tops Supermarket Plaza site). Mr. Delpriore said that he received an email from the applicant’s consulting engineer who reported that the applicant is still renegotiating the contracts with the businesses which may occupy the site.

10. PUBLIC COMMENTS

None.

11. 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, 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>

12. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:50 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, September 18, 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