

# Town of Farmington

1000 County Road 8  
Farmington, New York 14425

## **PLANNING BOARD** **Wednesday, December 18, 2019, 7:00 p.m.**

### **MINUTES—DRAFT #1**

*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.*

**Board Members Present:** Edward Hemminger, *Chairperson*  
Adrian Bellis  
Mary Neale  
Douglas Viets

**Board Member Excused:** Shauncy Maloy

**Staff Present:**

Ronald L. Brand, Town of Farmington Director of Development and Planning  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Don Giroux, Town of Farmington Highway and Parks Superintendent  
Collin Sowinski, MRB Group D.P.C.

**Applicants Present:**

Thomas Arrington, Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608  
Stacy Bartl, Outreach Contractor to AVANGRID, 1300 Scottsville Road, 2nd Floor,  
Rochester, N.Y. 14624  
James C. Coburn, CAPM, LaBella Associates, Assistant Project Manager, 300 State Street,  
Suite 201, Rochester, N.Y. 14614  
Daniel Compitello, Solar Project Developer, Delaware River Solar, 130 North Winton Road,  
#415, Rochester, N.Y. 14610  
Jason Cronin, Rochester Gas & Electric Corporation  
Evan R. Gefell, R.L.A., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608  
Owen Hill, Rochester Gas & Electric Corporation  
Tim Lawless, Member, CFO, Special Projects Leader, American Equipment LLC,  
6122 Collett Road, Farmington, N.Y. 14425  
David Matt, Project Engineer, Schultz Associates Engineers and Land Surveyors PC,  
129 S. Union Street, Spencerport, N.Y. 14559  
Boyd Shearer, Contractor to AVANGRID, Project Manager, Unit 2, ECD Properties,  
1300 Scottsville Road, Rochester, N.Y. 14624

Roger and Carol Smith, 4790 Fox Road, Palmyra, N.Y. 14522  
 Bruce Strojny, 7 Honeysuckle Drive, Rochester, N.Y. 14625

**Residents Present:**

William L. Allen, 5988 County Road 41, Farmington, N.Y. 14425  
 Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425  
 Tim DeLucia, 1452 Mertensia Road, Farmington, N.Y. 14425  
 Jim and Nancy Falanga, 395 Ellsworth Road, Palmyra, N.Y. 14522  
 Paul M. Gillette, 6025 Denny Drive, Farmington, N.Y. 14425  
 Linda Heberle, for 531 Yellow Mills Road, c/o 53 Mildorf Street, Rochester, N.Y. 14609  
 Frances Kabat Esq., The Zoghlin Group PLLC, 300 State Street, Suite 502,  
 Rochester, N.Y. 14614

*Mr. Hemminger asked for an observance of a moment of silent reflection in memory of Mary Button, age 84; and her grandson Conrad Button, age 12; who died in a house fire on Ellsworth Road in the early morning hours of December 17, 2019.*

**1. MEETING OPENING**

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited, Mr. Hemminger explained the emergency evacuation procedures. He asked everyone to please sign in and requested that cell phones and other devices be set on silent mode.

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on February 6, 2019.

**2. APPROVAL OF MINUTES OF DECEMBER 4, 2019**

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the December 4, 2019, meeting be approved.

Motion carried by voice vote. Mr. Viets abstained due to his absence from the meeting on December 4, 2019.

**3a. PUBLIC HEARING: CONTINUED PRELIMINARY FOUR-LOT SUBDIVISION**

**PB #1003-18**                      **Continued Preliminary Four-Lot Subdivision Application**

**Name:**                              Delaware River Solar LLC, 33 Irving Place, New York, N.Y.  
 10003

**Location:** 466 Yellow Mills Road

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

**Request:** Preliminary Subdivision Plat approval for a four-lot subdivision of land, Tax Account #010.00-01-37.110, which contains approximately 136.4 acres of land

**3b. CONTINUED PRELIMINARY SITE PLAN**

**PB #1004-18 Continued Preliminary Site Plan Application**

**Name:** Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003

**Location:** 466 Yellow Mills Road

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

**Request:** Preliminary Site Plan approval for erect a 7-megawatt Photovoltaic (PV) Solar System comprised of 21,000 solar panels utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

**3c. PUBLIC HEARING: CONTINUED SPECIAL USE PERMIT**

**PB #1006-18 Continued Special Use Permit**

**Name:** Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003

**Location:** 466 Yellow Mills Road

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

**Request:** Special Use Permit to operate a 7-megawatt Photovoltaic (PV) System on approximately 35 acres of land proposed to be located upon three subdivided lots from Tax Map #010.00-01-37.110.

These applications were reviewed by the Project Review Committee on August 3, 2018; September 7, 2018; September 6, 2019; and November 1, 2019.

The Zoning Board of Appeals (ZBA) classified this project as a Type I Action under the State Environmental Quality Review (SEQR) Regulations and established the 30-day SEQR public review and comment period from September 28, 2018, to October 29, 2018.

The ZBA opened Public Hearings on four Area Variance applications associated with this project on September 24, 2018. The ZBA Public Hearings were reconvened on November 26, 2018; December 17, 2018; January 28, 2019; April 22, 2019; May 20, 2019; June 24, 2019; July 22, 2019; and August 26, 2019, at which meeting the four Area Variance applications were denied.

On October 3, 2018, the Planning Board declared its intent to be designated Lead Agency under SEQR for making the determination of significance upon these applications.

The SEQR Involved and Interested Agencies that were identified by the Planning Board and that participated in the 30-day public review and comment period are:

Involved Agency: New York State Energy Research and Development Authority

Involved Agency: New York State Department of Environmental Conservation

Involved Agency: U.S. Army Corps of Engineers

Involved Agency: New York State Office of Parks, Recreation and Historic Preservation

Involved Agency: Town of Farmington Planning Board

Involved Agency: Town of Farmington Zoning Board of Appeals

Involved Agency: Town of Farmington Highway and Parks Department

Interested Agency: Ontario County Agricultural Enhancement Board

Interested Agency: New York State Department of Agriculture and Markets

Interested Agency: Town of Farmington Agricultural Advisory Committee

Interested Agency: Town of Farmington Conservation Advisory Board

Interested Agency: Town of Farmington Town Clerk

Interested Agency: Town of Farmington Historian

On November 7, 2018, Mr. Hemminger opened the Planning Board Public Hearings on PB #1003-18 (Preliminary Four-Lot Subdivision), PB #1006-18 (Special Use Permit) and PB #1004-18 (Preliminary Site Plan). The Public Hearings were reconvened on December 5, 2018; January 16, 2019; April 17, 2019; May 15, 2019; June 5, 2019; July 17, 2019; August 7, 2019; September 4, 2019; October 16, 2019; November 20, 2019; December 4, 2019; and were continued to tonight's public meeting (December 18, 2019).

On August 7, 2019, the Planning Board accepted the Complete Part 2 of the Full Environmental Assessment Form and the Complete Part 3 of the Full Environmental Assessment Form. The Planning Board approved the State Environmental Quality Review (SEQR) Determination of Significance (Negative Declaration) on August 7, 2019.

On October 31, 2019, Mr. Compitello of Delaware River Solar provided site plan changes that were made because of the denial of the Area Variances by the Zoning Board of Appeals (*see* Farmington Planning Board minutes, November 20, 2019).

On October 31, 2019, Mr. Compitello submitted written correspondence that indicated that each of the three solar systems requires its own Point of Interconnection (POI) to connect to existing Rochester Gas & Electric Corporation (RG&E) power lines. He said that RG&E conducted a site visit on October 10, 2019, and proposed that two new access

roads were to be built to serve two of the POIs, and that the center POI would be served by the originally proposed access road.

On November 1, 2019, Mr. Compitello provided second revised subdivision and site plan drawings, and the draft Stormwater Pollution Prevention Plan (SWPPP). In a cover letter, he said that DRS has completed coordination with RG&E to revise the POI design so that all three POI locations can be sited at the central access road. He said that this change avoids building two additional access roads from Fox Road and also minimizes visual impacts to the greatest extent possible. He said that these changes do not impact the SWPPP scope and that the SWPPP will be updated after comments are received from the Town Engineer.

On November 6, 2019, the Planning Board accepted the revised State Environmental Quality Review (SEQR) Full Environmental Assessment Form Part 1 (as corrected at the meeting) and referred the second revised materials to the SEQR Involved Agencies and to the Ontario County Planning Board.

On November 12, 2019, the Ontario County Planning Board reviewed the second revised materials (Referral #226-2019) and retained referral #226-2019 as Class 1 (see Farmington Planning Board minutes, November 20, 2019).

Mr. Hemminger reconvened the Public Hearings on the above referenced applications.

These applications were presented by Daniel Compitello (Solar Project Developer, Delaware River Solar). Mr. Matt (Schultz Associates); and Roger and Carol Smith (the property owners) also attended.

Mr. Hemminger said that the board will receive comments on the environmental record this evening, following which the board will review and complete the State Environmental Quality Review (SEQR) Full Environmental Assessment Form (FEAF) Part 2—Identification of Potential Project Impacts, and the FEAF Part 3—Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance. He said that there is also an accompanying Supplemental Evaluation to the FEAF Part 3.

Mr. Hemminger asked Mr. Compitello if there have been any changes to the applications since the previous session of the Public Hearing on December 4, 2019. Mr. Compitello said that there have been no changes to the applications.

Mr. Brand and Mr. Delpriore confirmed receipt of recent correspondence, the entry of the them upon the Delaware River Solar Correspondence Abstract, and the posting of the correspondence on the Town website, as follows:

**Correspondence #136**

**December 4, 2019: E-mail**

E-mail from Planning Board Chairperson Ed Hemminger, re: response to December 3, 2019, e-mail from Dan Compitello, re:

request for Planning Board action on SEQR at December 4, 2019, Planning Board meeting.

**Correspondence #137**

**December 4, 2019:** *Engineering Letter from MRB Group*

Engineering comment letter from MRB Group, dated November 26, 2019, discussed at Planning Board meeting on December 4, 2019.

**Correspondence #138**

**December 4, 2019:** *Comments from Concerned Citizens of Farmington*

Hard copy of comments delivered by James Falanga representing Concerned Citizens of Farmington at Planning Board meeting on December 4, 2019.

**Correspondence #139**

**December 10, 2019:** *Letter of response from Delaware River Solar (Daniel Compitello)*

Letter from Delaware River Solar (Daniel Compitello), re: response to comments delivered by James Falanga representing Concerned Citizens of Farmington at Planning Board meeting on December 4, 2019.

**Correspondence #140**

**December 11, 2019:** *Letter*

Dated December 11, 2019, from Frances Kabat, Esq., Zoghlin Group, re: request to rescind the August 7, 2019, Negative Declaration of Environmental Significance and issue a Positive Declaration.

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

Ms. Kabat (the attorney for the Concerned Citizens of Farmington, a group of residents and landowners who have filed an Article 78 proceeding in New York State Supreme Court regarding the State Environmental Quality Review negative declaration of August 7, 2019) delivered the following statement into the record of the meeting:

Hello, my name is Frances Kabat, and I am an attorney with the Zoghlin Group. My firm represents a group of residents concerned about the impacts of solar development in the Town of Farmington. We appreciate having the opportunity to appear in front of the Planning Board to provide input regarding this project.

As the Planning Board prepares to reach its decision regarding the project's environmental significance, we would like to raise a few additional points for the Planning Board's consideration.

It is our position that the Planning Board must rescind its Neg Dec.

The SEQRA regulations provide that “a lead agency must rescind a negative declaration when substantive: (i) changes are proposed for the project; or (ii) new information is discovered.” 6 N.Y.C.R.R. § 617.7(f).

The updated project information submitted by the Developer for the Planning Board's SEQRA re-review indicates that the project has the potential for a wide range of potentially significant environmental impacts, and these impacts are set forth more fully in Concerned Citizens' 11.19.19 and 12.11.19 letters to the Planning Board. As previously stated, the revised Project moves the solar arrays closer to Yellow Mills Road and further south on the project site. The project covers a total of 43 acres and will disturb 2.6 acres of land. It has the potential for significant adverse impacts to land, agricultural resources, aesthetic resources, consistency with community plans and character, drainage, wetlands and water resources, vegetation and fauna, transportation/traffic, historic resources, geological resources, and environmental health.

Importantly, the placement of an industrial solar facility on agricultural land is inconsistent with the goals and recommendations of the Town's Comprehensive Plan, which seeks to balance future development goals and natural resource protection, and County's Agricultural Enhancement Plan, which specifically designates the Project's land as a priority for protection. The agricultural character of the Project site will be transformed by the addition of the densely packed, ground-mounted solar arrays, resulting in an industrial use sited in a pastoral agricultural neighborhood. While it the policy of the Town to encourage industrial growth and economic development, the Comprehensive Plan's Future Land Use Plan (#10) makes it clear that this parcel should remain an active agricultural site.

Additionally, because the project site disturbs more than one acre it requires a Stormwater Pollution Prevention Plan (SWPPP). However, the fact that the Project requires a SWPPP does not obviate the need for additional study by the Planning Board during the SEQRA review process. DEC's April 5, 2018, memorandum discussing Solar Panel Construction and Stormwater Permitting referenced by Bergmann's 11.26.19 letter is DEC guidance issued specifically for stormwater permitting and is not SEQRA guidance.

Moreover, no documentation has been provided as to how the proposed solar arrays will adversely impact existing wildlife habitats on site. The fact that the project site is primarily used as pastureland is irrelevant and this response fails to account for the plants and animals which live at and migrate through the site. A search performed on the Ebird.org website shows that the intersection of Yellow Mills Road and Fox Road is a hot-spot for at least 69 bird species. Cooper's Hawk and the Horned Lark are species of concern that have been seen on the site. The Bobolink, Eastern Meadowlark, and Rusty Blackbird are high priority species that have been seen on the site. Therefore, the project may cause potentially significant adverse impacts to wildlife on the project site.

Furthermore, potential traffic impacts during construction have not been evaluated.

Finally, issuance of a Neg Dec will amount to an illegal Conditioned Neg Dec because the project relies on future mitigation of several potentially significant environmental impacts, including impacts to land, agricultural resources, and surface water and drainage. A Conditioned Neg Dec is a Neg Dec which contains mitigation measures for one or more significant adverse environmental impacts which will modify the proposed action so that no significant adverse environmental impacts will result. 6 NYCRR 617.2(h). A Conditioned Neg Dec can only be issued for an unlisted action. Id.

Thank you for your time.

—Frances M. Kabat, Esq., The Zoghlin Group, PLLC

Asking a question on behalf of James Foley (373 Ellsworth Road), Mr. Falanga (395 Ellsworth Road) asked if the Planning Board has ever seen a project of 21,000 solar panels having been introduced in Farmington before?

Mr. Hemminger said that the board is looking for input on the environmental record this evening.

Mr. Falanga then asked—if the board has never seen anything like this before, why would the board vote in favor of Delaware River Solar saying that they will fix problems versus protecting the citizens. He asked why shouldn't we [the Town] make them prove, before they build, that this [the project] will not have a negative impact?

Ms. Heberle (531 Yellow Mills Road)—speaking in regards to the SEQR determination—said that she wanted to ask the board again to utilize the online review workbooks that the [New York] State [Department of Environmental Conservation] has provided to assist the board in its guidance. She said that the workbooks go through a lot of good questions that will help you [the board]. She referred to several questions regarding the

consistency of the landscape: “Does the proposed project moderately or significantly change the visual character of the area?” She said that she would proposed “yes, it does.” “Is it [the project] a larger scale than currently exists in the area?” She said “yes, especially since there aren’t any in the area.” “Is the intensity of use in sharp contrast to that which exists now?” She said “yes.” “Does the proposed project introduce a land use that is inconsistent or in sharp contrast with surrounding land uses?” She said “yes.”

Ms. Heberle said that for all those reasons, you [the board] need to declare this a major positive impact. She said that she is sure that you [the board] remember how Delaware River Solar argued that when they wanted the variances, how much they really needed those variances. She said that well, now, it’s a completely different story—but we didn’t get the variances—but it’s [the revision] only a miniscule difference in our project. Ms. Heberle said that you really can’t believe them [Delaware River Solar], that they will say anything they want to further their particular interest in this. She said that as Jim [Falanga] mentioned, “we’re the taxpayers. We have land adjacent to this proposed project. We really hope you will consider us. It’s going to hurt us.”

Mr. Hemminger then asked two times if anyone else wished to speak for or against this application. There were no further comments or questions from those in attendance this evening.

Mr. Hemminger then referred to the SEQR Full Environmental Assessment Form (FEAF) Part 2—Identification of Potential Project Impacts, and Part 3—Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance, which he had prepared and distributed to the board members and to the Town staff prior to the meeting.

He asked if the board members have reviewed these documents. Board members confirmed that they received the documents and reviewed them prior to the meeting.

Mr. Hemminger said that the FEAF Part 2 is similar to the FEAF Part 2 that the board previously approved. He said that based upon the revised Subdivision and Site Plan applications, and his review of the SEQR criteria contained in Part 617, he found no differences that would change the findings of the FEAF Part 2 of August 7, 2019.

He asked if board members had found any revisions to the FEAF Part 2 as presented. There were no revisions from members of the board.

Mr. Hemminger said that he would consider the board members’ responses as accepting the Part 2 discussed this evening. He then said that the board now will move on to the FEAF Part 3. He referred to the draft FEAF Part 3 and Supplemental Evaluation that he provided to the board and to the Town staff prior to the meeting. This was also posted upon the Town website prior to the meeting. He asked if there were any revisions to the FEAF Part 3 and Supplemental Evaluation as presented. There were no revisions from members of the board.

Mr. Hemminger then read aloud into the record of the meeting the FEAF Part 3 narrative and the full text of the Supplemental Evaluation:

The Town of Farmington Planning Board, the Lead Agency for the three identified Actions, has given consideration to the new information discovered which involve changes in circumstances to the original Actions. The changes are the result of the Town Zoning Board of Appeals, on August 26, 2019, denying the three requested Area Variances for setbacks associated with the previous Preliminary Subdivision Plat and Preliminary Site Plan Actions. On November 1, 2019, the Planning Board received revised Preliminary Subdivision Plat and Preliminary Site Plan drawings which were submitted by the applicant, Delaware River Solar. The Planning Board, at their November 6, 2019, meeting, reopened the Public Hearings upon the revised Preliminary Subdivision Plat, the revised Preliminary Site Plan map, and the continued Special Use Permit applications. At that meeting, the Planning Board accepted the revised Part 1 of the Full Environmental Assessment Form (FEAF) and continued the Public Hearings to December 4, 2019, to allow time for a resubmission of the revised applications to the Ontario County Planning Board for review at their November 13, 2019, meeting and a referral recommendation under the provisions of New York State General Municipal Law, Sections 239-1, -m and -n. At the December 4th meeting, it was determined that the applicant had failed to submit information in time for the Planning Board's review as required by the Board's adopted Rules of Procedure. The Board continued its deliberations upon the environmental record to the December 18, 2019, meeting to enable time to complete the Parts 2 and 3 of the FEAF for these Actions.

The Planning Board, on December 18, 2019, completed Part 2 of the FEAF and based upon the information contained in this Part 2 of the FEAF finds that there is adequate documentation for the Planning Board to amend its original Determination of Non-Significance, made on August 7, 2019, based upon the following:

1. The Action still involves the construction of three (3) 2.388 megawatt AC solar facilities, for a total of 7 megawatts AC of electricity generation from a total of 21,000 solar panels to be located upon 43 acres of land involving three (3) proposed lots from the original tax map parcel number 010.00-01-037.110.
2. The total project acreage has decreased in size from 63 acres to 43 acres of land, thus resulting in less agricultural land being used for the proposed solar arrays and electric transfer system.
3. The anticipated disturbed area has increased from 1.1 acres to 2.6 acres. This is due to the following changes in design: a) the anti-

pated acreage of disturbance now included substantial vegetative screening. The proposed screening includes tree planting. Tree planting is recognized by the NYSDEC as a Green Infrastructure Practice; and b) the anticipated disturbance includes increases in access road area and construction staging area, and erosion and sediment controls such as silt fence. Proper planning of construction activities, such as designating staging areas and stabilized access roads, will reduce potential stormwater pollution by keeping materials away from sensitive receptors, and ensuring that major traffic routes within the site are on a stabilized surface.

4. Foundation Design P.C., the firm hired by the applicant to perform a geotechnical exploration and evaluation of the site, stated in their letter dated November 26, 2019, that they have reviewed the revised Preliminary Site Plan with the revised layout and that it is their opinion that the existing exploration adequately portrays the subsurface conditions on the site, and that they do not expect drastic changes in the subsurface conditions that would impact the conclusions and recommendations outlined in the July 9, 2019, Geotechnical Evaluation.

In addition to the above findings, the Planning Board has also made the following findings as they related to the Town's MS4 Stormwater Regulations contained in Chapter 138 of the Town Code.

1. Stormwater Pollution Prevention Plan review is an iterative process which is not finalized until after Final Site Plan approval has been granted. This is primarily due to the potential site plan changes which may occur during site plan review and may result in the need to modify stormwater management practices and adjust hydrology modeling. For any projects which require coverage under the Construction General Permit (NYS SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002), the Town of Farmington does not issue building or construction permits until after a SWPPP has been approved by the Town Engineer and Town MS4 Officer, issuance of an MS4 SWPPP Acceptance Form, and receives coverage under the Construction General Permit from NYSDEC.
2. The Town of Farmington is designated as a Municipal Separate Storm Sewer System (MS4) agency, and is an entity which requires coverage under the NYS SPDES General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s), GP-0-15-003 (MS4 Permit). As part of maintaining required coverage under the MS4 Permit, the Town was required to develop and enforce a Stormwater Management Program (SWMP),

including development of a SWMP Plan. The SWMP Plan describes how the MS4 agency will address pollutants of concern and reduce the discharge of pollutants from the MS4 to the maximum extent practicable, including, but not limited to, requirements for the MS4 to be more active in the review of SWPPPs and ensuring compliance with erosion and sediment control, and water quality and water quantity concerns; monitoring of construction sites; and monitoring of developed areas with stormwater management practices.

3. NYSDEC recently conducted an audit of the Town of Farmington's SWMP and SWMP Plan. Upon completion of the audit, NYSDEC provided a letter to the Town indicating that the Department found the Town's SWMP/MS4 Program to be in satisfactory compliance with the requirements. This is evidence of the Town's ability to evaluate and enforce the requirements of the Construction General Permit and MS4 Permit.

The Planning Board, as the designated Lead Agency, further finds that Part 617.7 of the State's Environmental Quality Review Regulations provides regulations for further amending a negative declaration at any time prior to its decision to approve the Actions, when substantive: 1) changes are proposed for the project; 2) new information is discovered; or 3) changes in circumstance related to the project arise; that were not previously considered and the Lead Agency determines that no significant adverse environmental impacts will occur.

The Planning Board, by separate resolution dated December 18, 2019 (a copy of which is attached hereto) has considered the criteria set forth in Part 617 of the State's Environmental Quality Review Regulations and has again made a reasoned elaboration of the impacts likely to result from the amended Preliminary Subdivision Plat and amended Preliminary Site Plan drawings associated with the above referenced applications, finding that based upon the additional information received in the environmental record now on file in the Town's Development Office and posted upon the Town's website, that the proposed Action will not have any significant adverse impact(s) upon the environmental setting in the Town of Farmington.

—Edward Hemminger, Chairperson  
Town of Farmington Planning Board

Amendments:

Amended Part 1 FEAF (Dated November 1, 2019)

Parts 2 and 3, FEAF (Dated December 18, 2019)

Abstract Summary of Project (last revised December 2019 including responses from Zoghlin Group dated December 11, 2019; and DRS dated November 27, 2019; among others.

Town Planning Board Resolution: Determination of Non-Significance, dated December 18, 2019, setting forth the criteria contained in Part 617 of the State Environmental Quality Review (SEQR) Regulations.

Following the reading, Mr. Viets said that the FEAF Part 2 and Part 3 well describe what we [the board] have gone through. He said that the revisions to the plans are not that major from what the board had previously voted upon [in August].

Ms. Neale and Mr. Bellis agreed with Mr. Viets.

Mr. Hemminger said that the key was the slight decrease in the size of the project. He said that things [the solar arrays] have been moved around but that the revised plan is basically the same application. He said that the board was very thoughtful in the preparation of the original FEAF Part 2 and that he did not think there have been significant changes.

Mr. Hemminger then read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
DELAWARE RIVER SOLAR LLC  
ACCEPTANCE OF PARTS 2 AND 3, ALONG WITH SUPPLEMENTAL PAGES  
OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS**

**Actions:**

**PB #1003-18                    Revised Preliminary Subdivision Plat Application  
PB #1004-18                    Revised Preliminary Site Plan Application  
PB #1006-18                    Special Use Permit Application**

**APPLICANT:                    Delaware River Solar LLC, 33 Irving Place, New York, N.Y.  
10003, on behalf of Roger and Carol Smith, owners of property  
at 466 Yellow Mills Road**

**ACTIONS:                        Revised Preliminary Subdivision Plat, Revised Preliminary  
Site Plan and Special Use Permit applications for the  
development of a 7-megawatt solar farm on approximately 35  
acres of land at 466 Yellow Mills Road**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has reopened the continued Public Hearings upon the above identified Actions at to-night's meeting; and

**WHEREAS**, the Board has received documentation from Delaware River Solar, dated December 9, 2019; and the Zoghlin Group, dated December 11, 2019; and

**WHEREAS**, the Board also did not receive any additional responses from any of the involved agencies identified under the State Environmental Quality Review (SEQR) Regulations which were sent notices, on November 7, 2019 of the revisions to the proposed Actions; and

**WHEREAS**, the Board has received additional testimony and information at tonight’s Public Hearing, relating to the proposed Actions; and

**WHEREAS**, the Board has, at its November 6, 2019, meeting, completed its review of the amended Part 1 of the Full Environmental Assessment Form (FEAF), dated November 1, 2019, finding it to be complete; and

**WHEREAS**, the Board has reviewed the public record and filed abstracts to date upon the proposed Actions; and

**WHEREAS**, the Board has prepared and completed its review of the revised Parts 2 and Part 3 of the Full Environmental Assessment Form (FEAF) along with the Supplemental Pages, all of which are dated December 18, 2019, and which are hereby made part of the environmental record upon the amended preliminary subdivision plat and the amended preliminary site plan Actions.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby accept the above referenced Parts 2 and 3 of the FEAF, along with the Supplemental Pages, as being complete.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to provide certified copies of this resolution to: the applicant; the applicant’s engineer; the applicant’s attorney; the Town’s Special Legal Counsel; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Attorney to the Town; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C.

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger said that the following resolution entitled “Determination whether the previous Determination of Significance made for the above referenced files of record for the Delaware River Solar Project as revised—Preliminary Subdivision Plat, Preliminary Site Plan and Special Use Permit applications—is adequate or in need of amendment” was posted upon the Town website for public review. There were no amendments to the resolution offered by Planning Board members at the meeting.

■ A motion was made by MR. BELLIS, seconded by MS. NEALE, 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  
SEQR RESOLUTION**

**Actions:**

<b>PB #1003-18</b>	<b>Revised Preliminary Subdivision Plat Application</b>
<b>PB #1004-18</b>	<b>Revised Preliminary Site Plan Application</b>
<b>PB #1006-18</b>	<b>Special Use Permit Application</b>

**APPLICANT:** **Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003, on behalf of Roger and Carol Smith, owners of property at 466 Yellow Mills Road**

**ACTION:** **Determination whether the previous Determination of Significance made for the above reference files of record for the Delaware River Solar Project as revised is adequate or in need of amendment.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has been established as the designated Lead Agency on November 7, 2018, in accordance with the procedures established under Part 617 NYCRR, a part of Article 8 of the New York State Environmental Conservation Law, to make a determination of significance upon the above referenced Actions; and

**WHEREAS**, the Planning Board did on August 7, 2019, make a determination of non-significance upon the above referenced Actions; and

**WHEREAS**, the Zoning Board of Appeals did on August 26, 2019, deny the four area variance requests.

**WHEREAS**, on October 16, 2019, Mr. Daniel Compitello, on behalf of Delaware River Solar (hereinafter referred to as the Applicant), did submit a revised preliminary subdivision plat map and a revised preliminary site plan map for consideration by the Planning Board; and

**WHEREAS**, on October 16, 2019, the Town did direct the Applicant to submit to the Ontario County Planning Board a second referral based upon the revised information, to be reviewed at the November 13, 2019 meeting of the Ontario County Planning Board; and

**WHEREAS**, on October 31, 2019 the Applicant's revised preliminary subdivision plat map and the revised preliminary site plan map identifying the following changes:

- a. The new site plan design is a relocation of the solar panels from areas previously shown within the requested 20-foot setbacks to within the newly determined 40-foot setbacks.
- b. The original exterior footprint of each of the three (3) solar arrays largely stays the same based upon the setback comparison table provided by the applicant. Said table is hereby made a part of this resolution and is attached hereto.
- c. Setbacks for the solar arrays were increased by 20 feet between the three systems to 40 feet, thereby creating two 80-foot wide corridors, dividing the three systems east to west. Panels were removed from these two 80-foot-wide corridors to the eastern portion of the property by adding one rack of panels to the eastern side of the original project area, thereby extending the solar system 45 feet closer towards Yellow Mills Road.
- d. The majority of the panels were relocated within the originally proposed 160-foot setback behind the Smith's barn, which was reduced to 80 feet under the new setback determination. This new usable space created ample acreage for the relocation of panels to be sited within the original project footprint. The southern cattle pass-through corridor was retained from the barn to the western pasture fields, which is now five feet wider than originally proposed. Should Delaware River Solar (DRS) decide to herd sheep, the two 80-foot corridors will provide for new ideal pasture and space for a sheep shed. Landscaped screening was enhanced and realigned around the perimeter of visible area of the project from public roads.
- e. On October 31, 2019, Mr. Compitello also submitted written correspondence that indicated that each of the three solar systems requires its own Point of Interconnection (POI) to connect to existing Rochester Gas & Electric Corporation (RG&E) power lines. He said that RG&E conducted a site visit on October 10, 2019, and proposed that two new access roads were to be built to serve two of the POIs, and that the center POI would be served by the originally proposed access road.
- f. Mr. Compitello said that normally POI detail is only possible to be determined by RG&E after a final site plan is approved for a project. He said that in this case RG&E was able to conduct the site visit prior to final site plan approval, in part because they are required to schedule the design and ordering of the POI equipment within a certain time frame and because DRS requested this to be done

so that the full site plan details can be determined prior to SEQR being amended, if required by the Planning Board.

- g. On November 1, 2019, Mr. Compitello, at the Town Project Review Committee (PRC) meeting provided a third set of revised subdivision and site plan drawings, a draft Stormwater Pollution Prevention Plan (SWPPP) based upon the latest revised drawings and a cover letter explaining the changes that had been made. In the November 1, 2019, cover letter, Mr. Compitello said that DRS has, since October 31, 2019, completed coordination with RG&E to revise the POI design so that all three POI locations can be sited at the central access road. He said that this change avoids building two additional access roads from Fox Road and also minimizes visual impacts to the greatest extent possible. He said that these changes do not impact the SWPPP scope and that the SWPPP will be updated after comments are received from the Town Engineer.
- h. On November 1, 2019, Mr. Delpriore received electronically from Mr. Compitello the above referenced revised drawings, SWPPP and cover letter, which was sent onto the members of the Town Planning Board for their review prior to the scheduled public hearing that continued on Wednesday, November 6, 2019.
- i. On November 1, 2019, Mr. Delpriore delivered a revised referral of the above items to Linda Phillips at Ontario County Planning Department.
- j. On November 6, 2019, Mr. Delpriore sent electronically a packet of revised drawings, SWPPP and cover letter as part of a request for a later referral submission to Linda Phillips at the Ontario County Department of Planning for the November 13th Ontario County Planning Board meeting.
- k. On November 6, 2019, the Planning Board accepted the revised State Environmental Quality Review (SEQR) Full Environmental Assessment Form Part 1 (as corrected at the meeting) and referred the second revised materials to the SEQR Involved Agencies and to the Ontario County Planning Board with the request that the materials be returned with comments by this evening's meeting (November 20, 2019) or that the agencies request additional time to review the second revised materials, if needed. The agencies were notified that if no response was received by November 20, 2019, then the agencies would be deemed to have no additional comments for the Farmington Planning Board to consider in making any amended SEQR Determination of Significance upon the applications.
- l. On Friday, November 15, 2019 the Town received from the Ontario County Planning Board the draft meeting minutes of their November 13, 2019, meeting and comments on County Planning referral # 226-2019.
- m. On November 19, 2019, Frances Kabat, Esquire, The Zoghlin Group, sent a letter to the Planning Board containing her reasons for rescinding the August 7, 2019, Negative Declaration of Environmental Significance and instead issue a Positive

Declaration of Environmental Significance for the Project, or, in the alternative, deny Delaware's applications for subdivision plat approval, site plan approval and a special use permit.

- n. On November 20, 2019, the Planning Board was informed by the Director of Planning and Development that only one (1) involved agency, the New York State Energy Research Development Agency (NYSERDA) had responded.
- o. In a letter dated November 20, 2019 Rod Prosser, P.E., President, Lakeside Engineering, P.C., sent a letter to The Zoghlin Group, PLLC, that was submitted to the Planning Board at the public hearing that evening which set forth his review of the Preliminary SWPPP report, the Full Environmental Assessment Form, Part 1, (FEAF), Preliminary Site Plan, correspondence and other information provided by DRS, the project developer.
- p. On November 20, 2019, James Falanga, on behalf of the Concerned Citizens submitted a position paper which identified one or more moderate to large impacts may occur because the Proposed Project will disturb a significant portion of land, changing the affected area from 1.1 acres to 2.6 acres; requesting further review by New York State Department of Agriculture and Markets to determine if adverse impacts to agricultural lands will be minimized or avoided; one or more moderate to large impacts to surface water and groundwater may occur; and that the solar arrays will likely increase stormwater runoff because of soil compaction resulting from construction and maintenance activities.
- q. In a letter dated November 26, 2019, Lance S. Brabant, CPESC, Director of Planning Services for MRB Group, D.P.C., the Town's Engineers identifies items contained in the Lakeside Engineering, P.C., November 20, 2019 report to France Kabat, at The Zoghlin Group, PLLC, which some are agreed with and which are not agreed with; and

**WHEREAS** the Planning Board has conducted a number of Public Hearings upon said amended Actions giving consideration to all of the comments provided; and

**WHEREAS**, the Planning Board has given consideration to the reports received from various state, county and town officials and consultants; and

**WHEREAS**, the Planning Board has reviewed and accepted the revised Part 1 of the Full Environmental Assessment Form, dated November 1, 2019; and has completed and accepted the revised Parts 2 and 3 of the Full Environmental Assessment Forms that were prepared by the Board upon the potential environmental impacts upon the above referenced revised Actions; and

**WHEREAS**, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQR Regulations and the information contained in Parts 1, 2 and 3 of the Short Environmental Assessment Form, along with supporting documentation and maps submitted with this application.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board has reasonably concluded the following impacts may be reasonably expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and

the Planning Board, based upon its review of the public abstract and documents established for these Actions finds: that the Geo-Technical Study previously prepared and reviewed publicly continues to reasonably addresses identified concerns about the potential impacts upon the environment related to ground or surface water quality and quantity, and that appropriate mitigation measures have been identified in the last submission of this information; that the Applicant and RG&E have now agreed-to a revised Point of Interconnect (POI) design so that all three previously identified POI locations can be sited at one central access road instead of three thereby further reducing the impact on the amount of land area to be used for this revised Action. Also as part of this review the Planning Board notes that the New York State Department of Environmental Conservation has determined that solar arrays have been determined to not contribute to potentially moderate to large impacts upon storm water pollution or ground water conditions.

- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site that cannot be mitigated; and the Planning Board finds that the Applicant (Delaware River Solar) is aware of and is committed to the least practical disturbance of large quantities of vegetation from the site or those quantities being destroyed by requiring the construction of drilled anchors to support the solar arrays, the maintaining of vast amounts of ground cover on the site, and minimal disturbance of related site improvements associated with the proposed revised Project and reducing the number of access roads to POI locations previously proposed.
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations in that the Action involves a temporary use of farmland intended to be reclaimed at the end of life cycle for the solar arrays, while also providing income to an existing farm operation thereby sustaining a component of the Town's farming operations; and the Planning Board finds that the Lot Coverage for the solar arrays upon the proposed lots is consistent with the

regulations contained in Chapter 165, Section 65.3 of the Town Code for the siting of large-scale ground-mounted solar PV systems within the A-80 Agricultural District. The Planning Board also finds that the proposed Action complies with the provisions in Chapter 165, Section 65.3. F. [3] of the Town Code for the siting of large-scale ground-mounted solar PV systems to be located upon farmland located within the delineated Town of Farmington Active Farmland Map, Number 8, page 92 of the adopted Town of Farmington Farmland Protection Plan and that based upon the documented soils classifications maps that have been accepted by both the Ontario County Soil and Water Conservation District and the Town Assessor such PV systems shall be allowed on soil groups 1 through 4, and, therefore are determined to be consistent with the Town's Comprehensive Plan (hereinafter referred to as the Plan) land use recommendations [page 3-23 d. 1) for allowing non-farming agribusiness in agricultural zones that avoid negative impacts on traffic, farming, soils and housing. In this instance the Planning Board further finds the proposed Action does meet the Plan's objective in that solar arrays are deemed to be similar to opportunities for on-site wind energy systems used in the reduction of energy consumption from the utility's grid. Finally, the Planning Board finds that the proposed Action helps to sustain the agricultural viability of the site's farming operations, as has been documented by the land owners, while providing addition farm income; and preserving to the extent practical the preservation of the site's agricultural land resources that are intended to be returned to continued farming operations upon the decommissioning of the large scale ground-mounted solar PV system.

- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site according to the State Office of Parks, Recreation and Historic Preservation (SHPO) Letter dated August 29, 2018;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action; On the contrary, the Planning Board finds that the proposed Action will not have a major effect upon this element of the environment by not contributing to further energy consumption but instead by contributing solar energy amounts agreed-to by RG&E for the utility grid and, therefore, creating a positive effect upon this element of the environment.
- (vii) there will not be any hazard created to human health;

the Planning Board finds that the Applicant has provided documentation that identifies the composition of the solar panels to be used in conjunction with the proposed Action which meets industry standards and, does not have concentration levels of hazardous materials which if damaged would create any hazard to human health either on the site or in the neighborhood.

the Planning Board also finds that the Town Code requires that an environmental manager be retained by the Applicant for the construction of the solar arrays and the on-going monitoring of the solar operations that include documenting site

conditions including the identification of any potentially hazard to human health that may occur.

- (viii) there will not be a change in the use of current active agricultural land;

the Planning Board finds that there will be a reduction in the use of current active agricultural land associated with the site's farming operations, however, the land owner has identified that this reduction will be in land area only and that it does not change the current level of farming operations.

the Planning Board further finds that the State Commissioner of Agriculture and Markets has completed his review provided for under the New York State Agriculture and Markets Law and in a letter dated April 12, 2019 determined that the project would not have an unreasonably adverse effect on the continuing viability for farm enterprises with the agricultural district or State environmental plans, policies and objectives which is due, in part, to NYSERDA's commitment to the mitigation outlined in its letter dated April 9, 2019, provided that, if NYSERDA or the involved Project Companies determine the standards found in the Department's Guidelines for Agricultural Mitigation for Solar Energy Projects cannot be met, the Department will be contacted for acceptable alternatives. The Planning Board further finds that the standards referenced by the Department are those contained in Chapter 165 of the Town Code for regulation of large-scale ground-mounted PV solar arrays.

- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action;

the Planning Board finds that in the short term, during the construction of the large-scale ground-mounted solar PV system to be located upon farmland there will be additional persons on the site for more than a few days when compared to the number of persons who would come to such a place absent the Action, however, the Board further finds that the presence of these additional persons will not create any significant adverse impact upon the site, adjacent lands, or the neighborhood.

the Planning Board also finds that in the long term, during the operation of the large-scale ground-mounted solar PV system that there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action.

- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;

the Planning Board finds that based upon the extensive documentation provided to the Town, as part of the environmental record for this Action, that no large

scale material demands have been identified for other Actions that would result in one of the above consequences.

- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and

the Planning Board finds that based upon the extensive documentation provided to the Town, as part of the environmental record for this Action, that no large scale material demands have been identified for other Actions that would result in one of the above consequences.

- (xii) there are not two or more related Actions which would have a significant impact on the environment.

the Planning Board finds that based upon their review of the extensive documentation provided to the Town, as part of the environmental record for this Action, that there are not two or more related Actions which would have a significant impact upon the environment.

**BE IT FURTHER RESOLVED** that based upon the information and analysis above and the supporting documentation referenced above, the proposed revised Action WILL NOT result in any significant adverse environmental impacts that were not identified and adequately mitigated in the original Determination of Non-Significance issued.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby affirm its previous Determination of Non-Significance upon said Action and directs the Planning Board Chairperson to sign and date the revised Part 3 of the Full Environmental Assessment Form and the Negative Declaration Form.

**BE IT FURTHER RESOLVED** that a copy of this resolution and findings upon the Negative Declaration Form originally determined is to be provided to the Applicant, the Involved and Interested Agencies and the Town Clerk.

**BE IT FURTHER RESOLVED** that no new notice of a Determination of Non-Significance upon said revised Action is to be given to the New York State Department of Environmental Conservation’s Environmental Notice Bulletin for publishing in accordance with State regulations in as much as there has been no change in the determination of significance.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to file copies of the revised environmental record, Parts 1, 2 & 3 of the Full Environmental Assessment Form, and this Determination not to amend the previous Determination on Non-Significance Resolution with the Applicant, the Town Clerk and the Project File in the Town Development Office.

Adrian Bellis	Aye
Edward Hemminger	Aye

Shauncy Maloy	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
 DELAWARE RIVER SOLAR LLC  
 CONTINUATION OF PUBLIC HEARINGS**

**Actions:**

<b>PB #1003-18</b>	<b>Revised Preliminary Subdivision Plat Application</b>
<b>PB #1004-18</b>	<b>Revised Preliminary Site Plan Application</b>
<b>PB #1006-18</b>	<b>Special Use Permit Application</b>

**APPLICANT:** Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003, on behalf of Roger and Carol Smith, owners of property at 466 Yellow Mills Road.

**ACTIONS:** Revised Preliminary Subdivision Plat, Revised Preliminary Site Plan and Special Use Permit applications for the development of a 7-megawatt solar farm on approximately 35 acres of land at 466 Yellow Mills Road.

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has reopened the continued Public Hearings upon the above identified Actions at to-night’s meeting; and

**WHEREAS**, the Board has completed its’ review of the amended Environmental Record that has been created in fulfillment with the provisions in Part 617.7 (e) of the New York State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Board has made an amended Determination of Non-Significance upon said revised Actions, dated December 18, 2019.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby move to table any further discussion upon the revised Preliminary Subdivision Plat, the revised Preliminary Site Plan and the Special Use Permit Applications to the January 15, 2020, meeting to allow time for for a complete full board to be established to begin the Public Hearing records upon these three (3) applications.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to provide certified copies of this resolution to: the applicant; the applicant’s engineer; the applicant’s attorney; the Town’s Special Legal Counsel the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Attorney to the Town; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Compitello then asked for Privilege of the Floor. He expressed appreciation to Ms. Neale upon her retirement from the Planning Board for her many years of service.

**4a. NEW PRELIMINARY SIGN SITE PLAN**

**PB #1201-19 New Preliminary Sign Site Plan**

**Name:** American Equipment LLC, 6122 Collett Road, Farmington, N.Y. 14425

**Location:** 6122 Collett Road

**Zoning District:** GI General Industrial

**Request:** Preliminary Sign Site Plan approval to erect three (3) on-site directional speech signs.

**4b. NEW FINAL SIGN SITE PLAN**

**PB #1202-19 New Final Sign Site Plan**

**Name:** American Equipment LLC, 6122 Collett Road, Farmington, N.Y. 14425

**Location:** 6122 Collett Road

**Zoning District:** GI General Industrial

**Request:** Final Sign Site Plan approval to erect three (3) on-site directional speech signs.

Mr. Hemminger concurrently opened the discussion on PB #1201-19 and PB #1202-19, Preliminary Sign Site Plan and Final Sign Site Plan for American Equipment LLC, respectively.

Mr. Lawless (American Equipment LLC) presented this application on behalf of Harry Wells.

Mr. Lawless said that they would like to install three directional signs on the property to aid automobile and truck drivers.

Mr. Hemminger said that the discussion this evening on these applications refers only to the three proposed directional signs. He said that the discussion will not concern the use of the 18,500-square-foot maintenance building that was approved in 2018, i.e., Preliminary Site Plan approval (PB #0601-18.1, June 20, 2018; and Final Site Plan approval (PB #0803-18, August 15, 2018).

Mr. Delpriore said that the applicant proposes three signs. One will replace an existing speed limit sign. The other two are signs to direct automobiles and trucks on the site.

Mr. Viets asked about the existing signs on the property. Mr. Hemminger said that each proposed sign meets the Town size criteria. He said that the issue is that the applicant seeks approval for three on-site directional signs. Mr. Delpriore also said that the issue is the number of signs being proposed.

Mr. Brand said that the existing signs on the property comply with the Town Code. He said that these three additional signs require Planning Board review and approval to determine if there are any issues to be created by their installation. He said that the Town's intent is to prohibit sign pollution by allowing unnecessary signage.

Mr. Delpriore said that in his opinion the applicant is trying to direct motorists in the right direction on the property with two of the signs, and to replace an existing speed limit sign with the third new sign.

Mr. Viets said that the Planning Board was told by the applicant in 2018 that the new maintenance building would be used only by employees. He said that it now appears that the new building is being used for public sales and service, which was not part of the original site plan approval. He said that this change in use opens up new issues.

Mr. Viets said that a parking area has been added to the site without Planning Board review and approval. He said that this parking area eliminates some screening and has now created a sea of asphalt. Mr. Viets said that a change of use was not brought before the board and that the parking area has removed some screening, which was a major concern of the Planning Board when the site plan application was originally presented.

Mr. Viets said that the signs are advertising signs with the company logo and are not solely directional signs. He said that the American Equipment logo should be removed at a minimum to truly have directional signs. He said that he understands the need for providing vehicle direction on the site but that the entire project has morphed over what the board originally approved.

Ms. Neale said that at first she had not thought about the company logo as advertising but that she can understand Mr. Viets's point. She said that she cannot speak to Mr. Viets's point [about the use of the building] because she has not driven through the property since the new building was completed, but that she is interested to learn more about the use of the building.

Mr. Hemminger said that the company staff may have made changes in the interior use of the building. He said that the board is looking at the proposed signs this evening. He said that the size of the company logo on Sign #2 seems excessive.

Mr. Bellis asked about the number of signs. Mr. Delpriore said the double-sided sign counts as two signs and that the speed limit sign counts as one sign.

Mr. Bellis asked about lighting. Mr. Delpriore said that the signs would not be lighted.

Mr. Hemminger asked if anyone in attendance wished to speak on these applications. There were no comments from those in attendance this evening.

Mr. Viets expressed concern that the signs seem like advertising signs. He said that the company already advertises with signs on the buildings and with company logo on the equipment that is displayed near the road.

Mr. Hemminger asked if the board approved the use of the new building for sales. Mr. Delpriore said that businesses often change the use of buildings. He said that these changes of use are handled by the Building Department if they comply with the zoning. He said that the use of a building can change if it complies with the zoning.

Mr. Delpriore said that everything that the board asked for [regarding landscaping] when the site plan was approved in 2018 is on the property, but possibly not in the same location as shown on the original plans.

Mr. Viets said that the building is a big disappointment with the lack of architectural features and absolutely no screening. He asked if there was anything that could be done to soften the building. Mr. Bellis said that he thought that employee parking would be in a different location on the property. Mr. Viets asked if there was an opportunity to add the proposed trees back in. He expressed concern about setting a precedent for other companies to add logos to signs [if these signs are approved].

Mr. Brand suggested that board members take a look at the company logos on the signs at the Federal Express Distribution Facility and Leonard's Express trucking company on

Collett Road. He said that the board will see the same kind of directional signs with logos as the applicant is proposing here. Mr. Brand said that we must make sure that we are not treating this applicant any different from other applicants in the same area.

Mr. Delpriore said that the applicant’s proposed signs would match almost every business on Collett Road with the company logo. He said that he understands the board’s concern about not setting a precedent with advertising, but that the board would be setting a precedent [by not having a company logo on the signs].

Mr. Hemminger summarized the board’s discussion:

- The company logos on all three signs should be reduced in size.
- The company logo on the “No Semi Trucks” sign should be removed and the “No Semi Trucks” text should be larger.
- Landscaping is needed around each of the signs.

It was the consensus of the Planning Board that this application be continued to the meeting on January 15, 2020, to provide time for the board and the Town staff to review the existing signs at other companies in the vicinity of American Equipment.

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

■ A motion was made MR. VIETS, seconded by MR. BELLIS, that the following resolution be approved:

**FARMINGTON PLANNING BOARD RESOLUTION  
 AMERICAN EQUIPMENT  
 PRELIMINARY AND FINAL SIGN SITE PLAN CONTINUATION**

**Actions:**

**PB #1201-19                      Preliminary Sign Site Plan**  
**PB #1202-19                      Final Sign Site Plan**

**APPLICANT:                      American Equipment LLC, 6122 Collett Road,  
 Farmington, N.Y. 14425**

**ACTION:                              Preliminary and Final Sign Site Plan Approval to erect one (1)  
 double-sided freestanding commercial speech directional sign  
 and one (1) single-sided freestanding commercial speech  
 directional sign to be placed upon the mixed use site located at  
 the above address.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has received applications for Preliminary Site Plan Approval and Final Site Plan approval for the above referenced Action; and

**WHEREAS**, the Board has given consideration to the Ontario County Planning Board referral #232-2019.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby move to continue the consideration of these applications and table further discussion until Wednesday, January 15, 2020, to provide time for the Planning Board to further consider the commercial speech messages and logos that have been proposed on the directional signs, and to determine the consistency of the proposed directional signs with commercial speech signage in the Town of Farmington.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**5. NEW PRELIMINARY SITE PLAN**

**PB #1203-19 New Preliminary Site Plan**

**Name:** Bruce Strojny, 7 Honeysuckle Drive, Rochester, N.Y. 14625

**Location:** North of the intersection of State Route 96 and west of Sand Hill Road

**Zoning District:** A-80 Agricultural

**Request:** Preliminary Site Plan approval to erect a single-family 1,220-square-foot single-story modular home to be laced on a permanent foundation.

Mr. Gefell (Costich Engineering) presented this application. Mr. Arrington (Costich Engineering) and Mr. Strojny also attended.

Mr. Gefell said that Mr. Strojny plans to construct a two-story home with a detached garage on the property north of State Route 96 and west of Sand Hill Road. He said that he has communicated with the New York State Department of Transportation (DOT) for placement of the driveway off State Route 96, and that the placement will comply with

DOT standards. Mr. Gefell said that an on-site wastewater treatment system will be installed and that no variances are required.

Mr. Brand said that draft resolutions have been prepared for the board's consideration for the State Environmental Quality Review (SEQR) classification (Type II Action) and for Preliminary Site Plan approval with conditions.

He requested that the title of the subdivision of the property (WC Premier Properties) be shown on the site plan to provide consistency with the filed subdivision map. Mr. Gefell said that he would do so.

Mr. Brand also requested that documentation be provided to confirm that Greg Trost, Assistant Resident Engineer of the DOT Ontario County Office, has reviewed the drawings and accepts the applicant's proposed solution for connecting the private driveway to the pavement along State Route 96. Mr. Brand noted that the drawing as submitted does not show a blacktopped driveway connection to the travel lane of State Route 96. Mr. Gefell said that he would do so.

Mr. Delpriore also requested that the drawings must reference the title of the subdivision of the property. He said that all other required information has been provided to the Building Department.

Ms. Neale expressed interest in the long driveway that will lead from State Route 96 to the location of the new home on the property.

Mr. Hemminger requested that the applicant assure that the driveway will be constructed to support the weight and maneuverability of fire equipment. He suggested that the curve in the driveway be widened to accommodate large fire equipment and that the applicant keep the fire department access in mind. Mr. Gefell acknowledged these concerns

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

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

**FARMINGTON PLANNING BOARD RESOLUTION  
SEQR RESOLUTION—TYPE II ACTION**

**PB #1203-19**

**APPLICANT: Bruce Strojny, 7 Honeysuckle Drive, Rochester, N.Y. 14625**

**ACTION: Preliminary Site Plan Approval, SEQR Classification, to erect single-family dwelling, containing a total of 1,220 square feet in area, upon an approved Lot located north side of State**

**Route 96 and west of the intersection with Sand Hill Road.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board finds that the Action is classified a Type II Action under Section 617.5 (c) (9) of the SEQR Regulations in that it involves construction of a single-family residence on an approved lot including provision of necessary utility connections as provided for further in paragraph (11) of this section and the installation of public water supply and an on-site waste water treatment system.

**BE IT FURTHER RESOLVED THAT** Type II Actions are not subject to further review under Part 617.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger then asked Mr. Gefell if he received the draft Preliminary Site Plan approval resolution prior to the meeting, if he understood the resolution, and if he agreed with the conditions. Mr. Gefell said that he received the resolution prior to the meeting, that he understood the resolution and that he agreed with the conditions.

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

**FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN**

**PB #1203-19**

**APPLICANT: Bruce Strojny, 7 Honeysuckle Drive, Rochester, N.Y. 14625**

**ACTION: Preliminary Site Plan Approval with Conditions to erect a single-family dwelling, containing a total of 1,220 square feet in**

**area, upon an approved Lot located north side of State Route 96 and west of the intersection with Sand Hill Road.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, determined the Classification associated with the above referenced Action to be a Type II Action, thereby satisfying the SEQR requirements; and,

**WHEREAS**, the Board has given consideration to the Ontario County Planning Board referral #230-2019; and

**WHEREAS**, the Board has received testimony at tonight’s public meeting upon said Action.

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

1. Drawing #7433, prepared by Costich Engineering, identified as CA 100, is to be entitled “Preliminary Site Plan, Lot #2, WC Premier Properties, LLC, Four Lot Subdivision.”
2. Prior to the Planning Board Chairperson signing the Preliminary Site Plan Drawing referenced above herein, there is to be signature lines and date lines added to the drawing for the Water and Sewer Superintendent’s signature and the Planning Board Chairperson’s signature.
3. Prior to the Planning Board Chairperson signing the above amended drawing, there is to be documentation in the Town File that Greg Trost, Assistant Resident Engineer, New York State Department of Transportation, Ontario County Office, has reviewed these drawings and accepts the proposed solution for connecting the private driveway to the pavement along State Route 96.
4. Prior to the issuance of a Building Permit to erect this dwelling, the applicant must obtain Final Site Plan Approval from the Planning Board and the Town receives payment of the prevailing Park and Recreation Fee.
5. Once all conditions of this Preliminary Site Plan Approval have been made to the revised drawings, then the applicant is to submit four (4) paper prints for signing. One (1) copy of the signed drawings is to be provided to: the Town Water and Sewer Department; the Town Development Office; Greg Trost, at the above NYSDOT Office; and the final copy returned to the Applicant. If additional copies are required by the Applicant then they are to be provided at the time of signing.
6. Once the Preliminary Site Plan has been signed, then the applicant may submit Final Site Plan Drawings for consideration by the Planning Board at a future meeting.

- 7. Preliminary Site Plan Approval is valid for a period of 180 days from today and shall expire unless revised drawings have been signed and filed in the Town Development Office.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**6. PLANNING BOARD ACTION ITEMS**

■ A motion was made by MR. VIETS, seconded by MS. NEALE, that the following two resolutions be blocked for concurrent action, that the readings of the resolutions be waived, and that the resolutions be approved as submitted by Town staff:

**Redfield Grove Incentive Zoning Project, Phase 1—Final Letter of Credit Release:**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
 LETTER OF CREDIT RELEASE #11—FINAL  
 REDFIELD GROVE SUBDIVISION, PHASE 1—SITE IMPROVEMENTS**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated December 13, 2019, from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineers, to approve the final release (Release # 11) from the above referenced letter of credit for site improvements within Section 1 of the Redfield Grove Subdivision; and

**WHEREAS**, the Planning Board has also received and reviewed the Letter of Credit Release Forms, G-1.0 and G-2.0, signed by all Department Heads and the Town Engineers, along with the applicant’s Engineer Estimates of Value attachment thereto; and

**WHEREAS**, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested release from the letter of credit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this subdivision and the recommendations from the Town Department Heads and Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to release a total of \$46,394.66 (Release #11) from this Letter of Credit. The total amount in the letter of credit is \$870,840.15, with a zero balance remaining after the eleventh release of funds from the letter of credit.

**Hathaway’s Corners—Partial Letter of Credit Release #2 (Earthwork):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PARTIAL LETTER OF CREDIT RELEASE #2 (EARTHWORK)  
HATHAWAY’S CORNERS PROJECT**

**PB #0202-19 Final Site Plan Phase 1A**

**PB #0204-19 Final Site Plan Phase 1B**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated December 13, 2019, from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineer, to approve a partial release of funds from the established Letter of Credit for earthwork site improvements to be completed as part of the above referenced project; and

**WHEREAS**, the Planning Board has also received and reviewed the Letter of Credit release letter along with the completed Town Surety Release Forms G-1.0 and G-2.0; and

**WHEREAS**, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested establishment of the Letter of Credit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request for a partial release of funds from the established letter of credit in the total amount of \$151,300.53.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Excused
Mary Neale	Aye
Douglas Viets	Aye

Motion to approve the above two resolutions carried.

**7. OPEN DISCUSSION**

***RG&E AVANGRID Station 127—115 KV Rebuild Concept Plan Discussion:***

This discussion was presented by Mr. Shearer (Contractor to AVANGRID). Ms. Bartl, Mr. Coburn, Mr. Cronin and Mr. Hill also attended.

Mr. Shearer said that he works for the engineering firm of LaBella Associates and is assigned to Rochester Gas & Electric Corporation (RG&E) projects.

He provided the following information:

- RG&E Station 127 is located at 961 Hook Road. North parcel = 17.29 acres. South parcel = 3.96 acres. The property is located west of the Empire Pipeline site and south of the New York State Thruway.
- The project requires a stormwater permit for the near term and will likely require a building permit in autumn 2020 for the control house expansion.
- The project will provide power to the Canandaigua District Grid—Greater Farmington Area and to the new customer (National Fuelgas/Empire Pipelines). The project also will reduce loading at RG&E sister Station 121.
- The project adds three 34,500-volt transmission lines (two to Empire Pipeline and one cross-connection to Canandaigua District via Lines 782 North/South and Line 787.
- The project adds a second 75MVA 115kV–34.5kV transformer as a back-up to the existing transformer and Station 121 for redundancy and system reliability, and to maintain power quality. The project will reduce local outages, brownouts and flickering lights.

**Phase One:**

Schedule: January 2020–July 2020

- Perform grading and drainage for control of stormwater runoff (Stormwater Pollution Prevention Plan [SWPPP] ).
- Install duct bank and Line 815 to Empire Pipeline.
- Modify existing yard to add Line 815 breaker to the existing transformer.
- Test new equipment and Line 815; energize Line 815.

**Phase Two:**

Schedule: June 2020–December 2021

- Perform grading and drainage for 115kv–34.5kV switch yard expansion to control stormwater runoff (SWPPP).
- Expand yard; install new transformer, breakers and second 34.5kV bus; control house addition.

- Complete duct bank for 34.5kV cross connection to Lower 127 yard and Lines 782 North/South and Line 787.
- Complete duct bank for Line 816 to Empire Pipeline.
- Test new equipment and Line 816; energize Line 816.
- Test new cross connection to Lower 127 yard and Lines 782 North and South, and Line 787.

**Close Out:**

Schedule: October 2021–March 2022

- Complete station property restoration; reseed and plantings as needed; fencing and gate.

Mr. Shearer said that the second transformer will be lightly loaded and would serve as a stand-by arrangement. He said that this project hardens the grid itself to the south and to the west. The district extends from Farmington to Manchester.

Mr. Brand asked about the location on the site of the storage of recently approved and constructed lithium storage batteries. Mr. Shearer said that they will be stored south of the upper yard. Mr. Brand requested that this storage area and any interconnections be shown on the plans.

Mr. Brand said that Farmington Supervisor Peter Ingalsbe requested that the chain link fence along Hook Road be moved farther back from the road. Mr. Shearer said that this revision is already in process.

Mr. Brand requested that the applicant be aware that the proposed cell phone tower shown on the concept drawing may have to be illuminated with aviation lighting because of the tower's proximity to the New York State Thruway and day/night operations of the Mercy Flight air ambulance service. He said that other cell phone towers in the Town that are located along the New York State Thruway are illuminated.

Mr. Brand encouraged the applicant's attendance at the monthly Project Review Committee (PRC) meetings that are held on the first Friday of the month at the Farmington Town Hall. He said that these meetings are attended by the Town staff and by representatives of the New York State Department of Transportation and by the Ontario County Planning Board. The PRC meetings provide an opportunity for applicants to discuss the details of projects, receive comments, and allow time for issues to be addressed prior to presentation of applications to the County and Town Planning Boards. He invited Mr. Shearer and others to attend the next PRC meeting on Friday, January 3, 2020.

Mr. Delpriore said that the application will require a referral to the Ontario County Planning Board (OCPB). He said that the application will be referred to the County when it is submitted to the Building Department. Mr. Brand said that the OCPB will require submission of the State Environmental Quality Review (SEQR) Full Environmental Assessment Form Part 1 to assure that the applicant has given thought to the stormwater measures for the site. He noted that the more details provided with the submission lessens the chances for the County to return the referral as being incomplete.

Mr. Brand also requested that the applicant provide plans to National Fuel Gas (Empire Pipeline) as a courtesy. He said that Empire Pipeline representatives attend the monthly PRC meetings to provide updates to the Town staff and that he will try to schedule both projects close together on the meeting agenda.

Mr. Delpriore agreed with Mr. Brand that attendance at the monthly PRC meetings is a good place to start the application and the review the process with the entire Town staff in attendance.

Mr. Giroux requested that the applicant keep in mind that Farmington is an MS4 community. He said that a Stormwater Maintenance Agreement will be required for the bioretention areas and that easements also may be required to provide Town MS4 staff with access to the stormwater ponds for inspection.

Mr. Sowinski said that MRB Group will provide engineering comments following the submission of the application to the Town. He suggested that the full build-out of the project (foundation for the proposed cell phone tower and other proposed construction) be included on the plans and accounted for in the first submission for stormwater design and calculations.

Mr. Viets asked about the gravel driveway. Mr. Shearer said that this road will remain in place to provide access to the site for maintenance.

Mr. Viets asked about the purpose of the proposed cell phone tower. Mr. Shearer said that the tower was initially to be used for RG&E communications but recently other parties—include Verizon—have shown an interest in using the tower. Mr. Hemminger noted that the Town has an application process for cell tower installations. He suggested that Mr. Shearer begin this application early in the process.

Mr. Bellis asked about the gravel driveway across the back of the property. Mr. Shearer said that the road will curve to the east toward the Empire Pipeline property for access to the transfer station.

Mr. Hemminger asked if this expansion project will provide the station or the grid with additional capacity for any future solar-generated electricity. He said that the Town has been advised that the solar project that is now under consideration by the board “taps out” the grid north of the Thruway in the Town.

Mr. Brand encouraged Mr. Shearer to review the current Town cell tower regulations. He said that the OCPB will require details if a proposed cell phone tower is depicted upon the site plan to be submitted. Mr. Hemminger said that adding a cell tower pad will change the review of the application.

There were no further comments or questions on this project this evening.

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

Mr. Brand said that the Article 78 proceeding that has been filed by the Concerned Citizens of Farmington group regarding the Delaware River Solar project has been scheduled to be heard in New York State Supreme Court in Canandaigua, N.Y., on February 14, 2020. He said that the Town's legal counsel has advised that there is nothing in the current litigation to stay the board's continued consideration of the project at this time. Mr. Hemminger noted that the board has the opportunity to reopen the SEQR review if the board determines that new information has been received that may affect the environmental record.

Reporting for Mr. Maloy—who is a member of the 2020 Comprehensive Plan Update Committee—Mr. Brand said that the Committee has reviewed Chapter 1 of the Plan and has started the review of Chapter 2 with a listing of findings (i.e., changes in population, housing unit demographics, and industrial growth since 2011 [13 new industries have opened in Farmington since 2011] ). Mr. Brand said that the Town has a strong and well balanced economy that is growing in this community. He also noted that each of the four school districts serving Farmington has experienced minor to major reductions in student enrollment during the period, as follows:

<b>District</b>	<b>2010</b>	<b>2019</b>	<b>Change</b>
Victor	4,293	4,274	– 19
Canandaigua	4,074	3,481	–593
Palmyra–Macedon	2,137	1,927	–210
Manchester–Shortsville	931	803	–128

(See minutes of the 2020 Comprehensive Plan Update Committee, December 17, 2019, that have been posted upon the Town website.)

Mr. Brand also said that the Committee is preparing a survey that will be designed to seek feedback from Town residents about the issues and concerns most important to them, and to identify their desired visions for the future of the Town. He said that the survey would encourage comments on their values and goals rather than on positions on a particular project. To encourage a good response, Mr. Brand suggested that the survey be brief. He noted that there were only 333 completed responses (and 192 partial responses) to the recently-completed Town of Canandaigua 2020 Comprehensive Plan Survey out of a total of 1,552 survey visits.

***Code Enforcement Officer:***

Mr. Delpriore said that there will be one regular meeting of the Planning Board next month (Wednesday, January 15, 2020) and the Organizational Meeting (to be scheduled). He said that a concept plan for a new industrial building of approximately 30,000 square feet proposed to be located next to Home Power Systems on East Corporate Drive will be on the January 15th agenda.

***Highway and Parks Superintendent:***

Mr. Giroux reported that the concrete has been installed for the fuel island on the Highway Department site off Hook Road. He said that the communications software programs link with the Highway Garage is now in progress and that the light poles have been installed.

***Planning Board Members' Comments:***

Mr. Hemminger said that the Planning Board Organizational Meeting is tentatively scheduled for Wednesday, January 8, 2020, at 7:00 p.m. at the Town Hall. He will confirm the date with Supervisor Ingalsbe and advise board members and Town staff.

**7. PUBLIC COMMENTS**

William Allen (5988 County Road 41) said that the installation of the berm and the retention ponds at the American Equipment property on Collett Road have improved the look of the property. He also said that he was a truck driver for more than 40 years and that almost all the businesses he visited have directional signage that have the legend “Thank You for Your Business” and/or “Please Drive Carefully.”

**8. TRAINING OPPORTUNITIES****Conservation Easement Workshops for Farmland Owners**

Tuesdays, January 6 and 13, 2020

6:30 p.m. to 8:30 p.m.

Ontario County Safety Training Facility

2914 County Road 48, Canandaigua, N.Y. 14424

Registration link: <https://tinyurl.com/y6wadcg>

or Ontario County Planning Department, (585) 396-4455

**New York State Department of State 2019–2020 Winter Webinar Series**

January 8, 2020: Planning Board Overview

January 15, 2020: Zoning Board of Appeals Overview

Attend from wherever you are. A computer with speakers or a mobile device is needed.  
For information: <http://www.dos.ny.gov/lg/lut/index.html>

### **82nd Annual New York Planning Federation Conference**

April 19–April 21, 2019

The Sagamore Resort, Bolton Landing, N.Y.

For information and updates: [www.nypf.org](http://www.nypf.org), (585) 512-5270

### **Future Training Opportunities Online**

Ontario County Planning Department website now lists upcoming training:

<https://www.co.ontario.ny.us/192/Training>

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*Prior to adjournment, board members and Town staff recognized Mary Neale upon her retirement for her many years of service to the Town of Farmington Planning Board and to the Ontario County Planning Board. Ms. Neale's dedication, experience, foresight and professionalism resulted in hundreds of sound and consistent planning decisions which maintained a balance of the needs of the developers and the Town's residents. Her study and insight into the applications which have come before the Board during her tenure have provided others with an exemplary record of public service at its highest level.*

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## **9. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 8:40 p.m.

The next regular meeting of the Planning Board will be held at Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Wednesday, January 15, 2020, at 7:00 p.m.

Following the meeting, the clerk locked the front doors to the Town Hall.

Respectfully submitted,

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John M. Robortella, Clerk of the Farmington Planning Board L.S.