

Town of Farmington

1000 County Road 8
Farmington, New York 14425

AGRICULTURE ADVISORY COMMITTEE
Monday, October 18, 2018 • 6:30 p.m.

MINUTES—FILED WITH TOWN CLERK

The following minutes are written as a summary of the main points that were made and the actions taken at the Town of Farmington Agriculture Advisory Committee meeting.

Committee Members Present: Henry Adams, *Chairperson*
Don Jones
Denis Lepel
John Marvin
Peter Maslyn
Royal Purdy

Board Members Excused: Robert Gerlock
Doug Payne

Town Officials and Staff Present:
Dr. Michael Casale, Farmington Town Board Member
David Degear, Farmington Water and Sewer Superintendent
Edward Hemminger, Chairperson, Farmington Planning Board

Residents Present:
James Falanga, 395 Ellsworth Road, Palmyra, N.Y. 14522
Gordon Wilson, 427 State Route 21, Palmyra, N.Y. 14522
Terry and Gary Wright, 573 Yellow Mills Road, Palmyra, N.Y. 14522
Several others who did not sign in

1. MEETING OPENING, PUBLIC NOTICE AND NEWS MEDIA NOTIFICATION

Mr. Adams called the meeting to order at 6:30 p.m.

The Town Clerk was notified of the meeting on September 26, 2018. The meeting clerk notified the Committee members, Town staff, and the Canandaigua *Daily Messenger* newspaper on September 26, 2018, and October 15, 2018.

2. WELCOME AND MEETING AGENDA

Copies of the meeting agenda and materials were available for the Committee members and for those in attendance. Following introductions, Mr. Adams said that the purpose of the meeting is to discuss the proposed Delaware River Solar 7 Megawatt (MW) AC Community Solar Facility at 466 Yellow Mills Road and the proposed Empire Pipeline Natural Gas Compression Station on Hook Road.

3. DELAWARE RIVER SOLAR 7MW AC COMMUNITY SOLAR FACILITY

Mr. Adams displayed the Site Plan for the Delaware River Solar 7MW AC Community Solar Facility which has been proposed on 40 leased acres in the central portion of a 135-acre parcel at 466 Yellow Mills Road.

The following project description was provided by Peter Dolgos, Senior Vice President of Delaware River Solar LLC, and Project Engineer David Matt of Schultz Associates, at the Farmington Project Review Committee meeting on August 3, 2018:

Delaware River Solar (DRS) proposes to build the solar facility at 466 Yellow Mills Road in the Town of Farmington under New York State's Community Solar initiative. The solar facility is planned to have a name-plate capacity of approximately 7.0 megawatts (MW) alternating current (AC) and be built on private property owned by Robert and Carol Smith. The property owners own approximately 135 acres of which 30 to 35 acres will be leased by an affiliate of DRS to host the solar facility.

The project site has the following characteristics:

1. The project site is part of an active farmland parcel on the Town of Farmington Active Farmland Map, Number 8, Page 92, of the adopted Town of Farmington Farmland Protection Plan.
2. The soils on the project site are classified as Class 1 through Class 4 soils.

The solar facility is a large-scale ground mounted solar PV system under the Town of Farmington, Ontario County, New York, Local Law No. 6 of the Year 2017.

DRS understands the concern regarding the preservation of prime farmland soils and would like to note the following:

1. The racking on which the solar panels are to be mounted is pile driven into the ground (i.e., there are no concrete foundations or sleeves). As a result, the ground will remain largely undisturbed

and vegetation will continue to grow under and between the rows of panels. When the solar facility is decommissioned and removed, the ground/soil can easily be turned back to farmland and pastures (i.e., there are no parking lots or large foundations that will change the soil composition) with minimal impact to the soils.

2. Sheep grazing to maintain vegetation within the project site will be considered, thereby retaining some elements of agricultural/grazing of the project site.
3. The solar facility currently consists of three individual solar facilities. However, due to RG&E interconnection rules, the application will result in the need for subdivisions being created for each of the solar facilities. Under the current Town zoning laws, each subdivided parcel would require the solar panels to maintain a minimum 40' setback from the adjacent parcel (or 80' between arrays). DRS would suggest a zoning variance to eliminate the 40' setback requirement between the individual array parcels in order to minimize the footprint of the solar facility and leave as much of the 135 acres owned by the property owners available for continued grazing and farming.
 - Three solar facilities are proposed. Each facility would generate approximately 2.5 MW of electricity. Three separate lots are proposed with one solar facility on each lot.
 - The solar facilities will not encroach upon an identified wetland and pit.
 - The entrance road to the solar facilities will be off Fox Road. Several construction access roads are planned. These will be removed following installation. Only one entrance will remain off Fox Road.
 - An eight-foot-tall fence will surround the solar installation.
 - The solar arrays will not encroach upon farmland which is designated of Statewide Importance.
 - The solar arrays will not encroach upon the steep slope area of the property.
 - A four-lot subdivision application is expected to be submitted to the Planning Board. The existing farm will be on Proposed Lot #1.

Mr. Hemminger: Said that on September 24 2018, the Zoning Board of Appeals (ZBA) established the State Environmental Quality Review (SEQR) 30-day public review and comment period from September 28, 2018, to October 29, 2018.

The following are the SEQR Involved Agencies for this application:

New York State Energy Research and Development Authority
New York State Department of Environmental Conservation
U.S. Army Corps of Engineers
New York State Office of Parks, Recreation and Historic Preservation
Town of Farmington Planning Board
Town of Farmington Zoning Board of Appeals
Town of Farmington Highway and Parks Department

The following are the SEQR Interested Agencies for this application:

Ontario County Agricultural Enhancement Board
New York State Department of Agriculture and Markets
Town of Farmington Agriculture Advisory Committee
Town of Farmington Conservation Advisory Board
Town of Farmington Town Clerk Michelle Finley

Mr. Hemminger: Said that the Planning Board will open the Public Hearing upon the Preliminary Four-Lot Subdivision Plat, the Preliminary Site Plan and the Special Use Permit on Wednesday, November 7, 2018. The ZBA will reconvene the Public Hearings on the applicant's four Area Variance applications on November 26, 2018.

Mr. Hemminger: Said that the Planning Board may not act upon the Subdivision, Site Plan or Special Use Permit applications until the Area Variance applications have been decided by the ZBA. He said that the applicant may modify the plans if the ZBA does not approve any or all of the Area Variance applications.

Mr. Adams: Said that the Agriculture Advisory Committee's interest is in preserving farmland. He said that the application is a permitted use on farmland as determined by the Town Code. The application as currently submitted requires ZBA approval of four Area Variances and Planning Board approval of a Subdivision, a Site Plan and a Special Use Permit.

Mr. Adams: Said that the solar panel installation does not seem to disturb the ground to a great degree. He said that the solar panel racks are to be mounted on posts which would not be in concrete footers. He said that a width of grass will separate the rows of solar panels and that the impact would be minimal from the installation of a service road and electrical equipment.

Mr. Adams: Said that applicant would be required to set aside funds for the decommissioning of the facility and the restoration of the land to farmland.

Mr. Hemminger: Said that the solar panels will be fixed upon the posts as compared to a solar installation which has been proposed by another applicant for property on State Route 96 at Payne Road at which the solar panels would be moveable to follow the sun.

Mr. Adams: Discussed the initiatives of New York State to preserve farmland and the initiatives of New York State to encourage solar energy. He said that solar developers will gravitate toward open space such as farmland for their installations.

Mr. Maslyn: Asked about the number of years that the solar installation could be on the property. Mr. Hemminger and Mr. Adams said that the project summary indicates a 35-year timeframe for this project.

Resident: Said that the applicant's four applications for setback variances from the ZBA are minor. He said that the major variance is that the applicant proposes a commercial powerplant within an agricultural district. He asked how the application has advanced to this stage. Mr. Hemminger said that the Town Code Enforcement Officer has determined that the solar installation is a permitted use in this zoning district in accordance with the Town's Solar Law. Mr. Adams said that the applicant would not have advanced to this stage if the project was not a permitted use in the agricultural district.

Dr. Casale: Said that the objection would be if the property was prime farmland. Mr. Adams said that the Town Solar Law favors installations on less productive land if feasible. He said that this project removes a great share of farmland and that the project summary indicates that the landowner will continue to farm the remaining land with hay production and grazing.

Mr. Marvin: Said that he spoke with the property owner (Robert Smith) who indicated that the installation was originally proposed for about five or six acres, which then expanded to the current proposal. He said that Mr. Smith said that sheep would be brought in to graze on the land to control the vegetation.

Mr. Marvin: Said that he would rather see solar panels on the land, which can be removed, rather than \$200,000 homes which cannot be removed.

Mr. Adams: Said that there is plenty of interest in the agriculture community for these kinds of projects. He said that it is good income for those who own the land, especially during these difficult economic times for farm operators. He said that many areas are in an agricultural recession right now.

Dr. Casale: Said that there is no infrastructure in this portion of the Town at the present time to support a large-scale housing development.

Mr. Marvin: Said that Delaware River Solar has 20 solar projects in New York State and more than 70 projects nationwide.

Mr. Adams: Said that the State is encouraging solar projects and that the Governor has a stated goal for the production of renewable energy (i.e., the Clean Energy Standard is a mandate to achieve 50 percent of electricity from renewable sources by 2030 and a 40 percent reduction in greenhouse gas emissions by 2030 [using 1990 as a baseline],

thereby saving 185 trillion BTUs in end-use energy by 2030 through greater efficiency—*New York State Energy Research and Development Authority [NYSERDA]*).

Mr. Falanga (395 Ellsworth Road): Said that Delaware River Solar is a start-up company and that start-up companies in New York State typically last less than four years. He said that Mr. Brand [Farmington Director of Planning and Development Ronald L. Brand] indicated at a recent ZBA meeting that Town of Farmington would receive no revenue from this project except for the application fee. Mr. Falanga said that Delaware River Solar has discovered a loophole to install a 7MW system by subdividing the property into separate lots for 2MW installations per lot. He said that this is would be a power plant and not a farm.

Mr. Falanga: Reviewed several of the test questions which will be answered by the ZBA during the determination of the four Area Variance applications, i.e.:

- Question #1: Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby projects will be created by the granting of the Area Variance?
- Question #3: Whether the proposed variance will have an adverse effect or impact upon the physical environmental conditions in the neighborhood or district?

Mr. Falanga: Said that the SEQR process is to keep the “farm” in Farmington, and that in the opinion of folks living in the area the solar installation will be a detriment to the neighborhood.

Mr. Falanga: Said that this proposal would be one of the largest solar installations in New York State.

Mr. Falanga: Said that there is an active group of residents who are preparing responses to the SEQR review. He said that the residents want to see the neighborhood stay the way it is. Mr. Falanga said that he owns a cobblestone house on Ellsworth Road and that the owner of another cobblestone house would not have purchased the home if he had known about the solar project. Mr. Falanga said that another buyer is waiting to see if this power plant goes through. He said that a support letter from the residents to preserve agriculture will be submitted.

Dr. Casale: Said that a major question will be the adequate funding of the decommissioning fund. He said that he does not want the Town to be financially responsible for the removal of the solar panels.

Mr. Falanga: Said that the solar installation would be an ugly footprint on our farmland.

Mr. Adams: Said that the Ontario County Agricultural Enhancement Board reviewed the application and issued a comment letter on October 5, 2018. Mr. Adams read aloud a portion of the letter (*Attachment #1*).

Mr. Falanga: Said that current estimates indicate a cost of \$100,000 to decommission and remove a 10-acre solar farm. He said that the Delaware River Solar project is four times this size.

Mr. Hemminger: Said that having the posts in concrete would be a greater concern to him. He said that perhaps the cost of decommissioning the site would not be as great as the estimates because the posts will not be mounted in concrete.

Mr. Adams: Said that from a farmer's standpoint it would be feasible to remove the solar installation and have the land restored to agriculture. He said that from a farmland preservation perspective it does not appear that the installation would ruin the land. He said that what it ruins is the environment in the eyes of the neighbors.

Mr. Falanga: Said that the solar panels would be installed near a designated wetland. He said that the installation of 21,000 solar panels (7,000 on each lot) is an industrial power plant, that all of the power would leave the area, and that not a penny benefits Farmington.

Mr. Adams: Said that a Community Solar project may reduce the rate of electricity for customers within the postal ZIP Code of the installation (which in this case is Palmyra, N.Y. 14522).

Mr. Hemminger: Said that the applicant is requesting a subdivision of the land to create three lots for the solar panels to comply with the Public Service Commission's limitation that only 2MW of electricity may be produced by a solar farm on an individual parcel of land.

Mr. Adams: Said that he did not know if the project may be stopped if it does not violate any existing laws currently on the books. He said that the project would not ruin the farmland forever. He said that those of us who are major landowners are protective of our property rights and that this application is an example of a landowner who is trying to exercise his property rights, which is not sitting well with his neighbors and which is becoming conflicting. But, he said, once the land is developed the farmland will never come back.

Mr. Purdy: Said that the applicant's proposal to subdivide the lots is an effort to consolidate the individual 2MW installations into one. He said that this would be massive and he is not of the opinion that it is good for the land. He said that he would be interested to view the property on a topographical map.

Mr. Adams: Said that it is the Committee's objective this evening to form an opinion on the application as part of the SEQR public review.

Mr. Hemminger: Asked the Committee to provide information to the Planning Board on the applicant's plans to use sheep to control the grass and vegetation. He asked about the ability of sheep to control the grass and vegetation for 35 years of the project's life. Mr.

Marvin discussed how several large farms bring in more than 2,000 sheep from ranchers every year. He said that the sheep are sold in the fall for meat and that another group of animals is brought in the following year. He said that feeding stations are needed. Mr. Marvin said that in one case goats were brought in to protect the sheep, but the goats were replaced with donkeys when it was found that the goats were eating the electrical wires. He said that the donkeys will protect the sheep.

Mr. Marvin: Said that a solar installation State Route 21 has not been maintained and seems to have been abandoned. He questioned the maintenance of the installation.

Mr. Adams: Said that the Committee could request more information on the use of sheep to maintain the vegetation. He said that some people may say that the use of sheep to maintain the vegetation is a long shot.

Mr. Purdy: Asked if the solar installation would remain viable in the future years. Mr. Hemminger said that he assumes that the operator of the installation would have to report upon the viability of the installation to the Public Service Commission.

Resident: Said that the area to be disturbed would be closer to 50 acres when the setbacks, service road and areas between the solar panels are considered. He said that the installation of the solar panels does not bother him and that the landowner can do what he desires to do. But he asked how the electrical power would be connected to the grid and asked if the company would condemn his land for the transmission of the power to the grid. He asked how will the company get the power off the land and into the grid.

Mr. Adams: Said that it appears from the application that Rochester Gas & Electric (RG&E) is on board and that it does not appear that the application would have advanced to this stage without RG&E. He said that the application indicates that the power would be transmitted through underground wires to the existing electrical grid poles along the road.

Mr. Hemminger: Said that the Town Engineer will address the applicant's electrical transmission from the solar panels and into the grid. He said that the engineer will report to the Planning Board if the applicant's plan will work.

Mr. Maslyn: Said that many of these questions should be asked during the Public Hearing with the applicant at the Planning Board meeting on November 7, 2018.

Mr. Falanga: Said that his research has indicated that many municipalities at the present time have enacted moratoria on solar installations which exceed 10 acres. He said that Mr. Smith originally indicated to him that the solar project would only encompass about 10 acres and that it was not intended to be this large. Mr. Adams said that obviously the landowner (Mr. Smith) is on board with the expansion of the project. Mr. Falanga said that this is an industry which will generate millions [of dollars] and that Farmington will not receive a penny.

Mr. Hemminger: Said that the Town Code Enforcement Officer has determined that this installation is a permitted use on agricultural land. He said that this application was submitted in accordance with the Town's existing Solar Law and that the enactment of a moratorium at this time would not affect this application. He said that a moratorium would only affect future applications.

Dr. Casale: Said that what is being brought up tonight [the size of the solar installation] was not discussed when the Town's Solar Law was written. He said that the law may need to be reviewed to be more specific about the size of the installations.

Mr. Falanga: Said that the Town's *Comprehensive Plan* indicates that the northeast portion of the Town is an agricultural area for open space and farming. He said that no one envisioned such a large solar installation when the law was written.

Mr. Hemminger: Said that the current Solar Law indicates that a solar installation in an agricultural zone is a permitted use. He said that it is difficult to deny an application for a permitted use and that the SEQR process is where the teeth lie.

Mr. Adams: Said that he has received a proposal for installation of a solar farm on his property. He said that a number of landowners have also received these proposals and that many landowners are not going to accept these offers. He said that landowners were aware that these proposals were being made and that he knew that some landowners would accept them. He said that he had a proposal for the lease of 70 acres of his land.

Mr. Adams: Said that all the landowners had an inkling that these proposals were coming, especially because solar and renewable energy have become State government initiatives.

Mr. Jones: Said that the magnitude and size of this solar installation is the major issue. He said that it appears that the company has found a loophole in the law by subdividing the property for each installation unit to go big, and the Town is not going to benefit. He said that something sustainable and feasible is necessary to restore the integrity of the agricultural community.

Mr. Jones: Asked if the landowner had been approached with farmland protection alternatives. He said that if we do not provide alternatives to farmers, what do we do?

Mr. Jones: Said that the biggest dilemma is the size and magnitude of this application. He said that someone should have had the foresight to limit the size of solar installations [in the Town Solar Law]. Dr. Casale said that once the regulations are written into the Town Code, legal advice is required to change the Town Code.

Mr. Jones: Said that this is not about solar panels. He said that this is about the magnitude and size of the installation.

Mr. Casale: Said that it is too late to enact a moratorium for this application. Mr. Hemminger said that a moratorium at this stage only would affect future applications.

Mr. Jones: Said that he does not need an attorney to tell him that this does not fit into an agricultural area.

Mr. Adams: Asked if it is the sense of this Committee that the group is uncomfortable with the scale of the installation. He said that the County Agricultural Enhancement Board said in so many words that it did not like the application but that it cannot stop it.

Mr. Marvin: Said that it seems as if the Committee is in favor of solar *per se*, but that the size of this is too big. He said that once a house is built on the land, there is no way to take the house down and plow the land. He said that the Committee can't say to Mr. Smith (the landowner) that he cannot do this. Mr. Marvin said that solar is one of the better uses for the property, but it [the installation] is huge.

Mr. Adams: Said that the Committee will continue to use the Town's Farmland Protection Plan initiatives to protect farmland. He said that in this case the landowner does not have many alternatives, that the offer from the solar company creates cash flow, and that the offer is attractive.

Mr. Hemminger: Said that the subdivision application may be approved but that he is not sure that the ZBA will approve the four Area Variance applications for reduced setbacks between the lots.

Mr. Hemminger: Said that the applicant may modify the plans to disturb additional acreage to meet the Town Code setbacks if the ZBA does not approve the Area Variances.

Mr. Maslyn: Said that the Committee understands both sides and is in the middle of this issue. He said that he can understand the concerns of the neighbors who would be affected.

Resident: Asked about public notices of the application and the meetings. Mr. Hemminger said that the property is posted with two signs; that legal notices are published in the newspaper in advance of public hearings; that the Town Board, Planning Board and ZBA agendas are posted on the Town website; and that notices are mailed to property owners living within established distances from the property.

Mr. Falanga: Said that he always seeks to determine a successful resolution, which in this case would be for the applicant to go back to the original smaller plan.

Mr. Wright: Asked about the effect of stormwater runoff flowing off the solar panels and infiltrating into the ground and groundwater. He said that many residents in the area are on wells and are not on public water.

Mr. Falanga: Asked about the method of cleaning the solar panels, if chemicals would be used, and if the chemicals would be flowing into the ground.

Mr. Hemminger: Said that these were good questions which should be asked at the Public Hearing on November 7, 2018, when the applicant and the applicant's engineer will be present.

Clerk's Note: Prior to the meeting, Mr. Brand distributed his comments in response to the applicant's project summary to the Committee. Hard copies of Mr. Brand's comments were available at the meeting (*Attachment #2*).

Mr. Adams: Asked for a consensus of the Committee to be transmitted to Mr. Brand in response to the SEQR 30-day public review period. Following discussion, Mr. Adams then read aloud the following consensus:

**Consensus of the Farmington Agriculture Advisory Committee
Delaware River Solar 7MW AC Community Solar Facility
466 Yellow Mills Road**

It is the consensus of the Farmington Agriculture Advisory Committee that the Committee understands the benefits of solar-generated electricity, that the Committee understands the long-standing concept of the property rights of landowners, and that the Committee supports the general intent of solar installations of 2MW or less. Following discussion and consideration of the Delaware River Solar application at a public meeting held on October 18, 2018, the Committee does not support the magnitude and impact that an installation of this size would have upon the neighboring open space and agricultural lands. Every effort should be made to ensure that the productive capacity of this land is not permanently lost with careful consideration given to minimally disruptive construction techniques; monitoring of safety, groundwater and environmental issues; and adequate funding set aside for eventual decommissioning.

4. EMPIRE PIPELINE FARMINGTON COMPRESSOR STATION

Written material was available for Committee reference regarding the Empire Pipeline Compressor Station proposed for a 92.4-acre parcel east of Hook Road and north of the New York State Thruway.

Mr. Hemminger: Said that the Special Use Permit and the Preliminary Site Plan were approved by the Planning Board on May 16, 2018. An amendment to the Preliminary Site Plan was approved on September 19, 2018. The applicant is expected to submit the Final Site Plan for consideration by the Planning Board in November.

Following is a summary of this project:

National Fuel Gas Company (National Fuel) is a large, diversified public energy company with headquarters in western New York (2,080 full-time employees, \$5.5 billion

investments in New York and Pennsylvania since 2008), 742,000 utility accounts served (1.2 million people in New York, 0.5 million in Pennsylvania), utility and midstream footprint in 18 New York counties and 23 Pennsylvania counties.

Empire North Project:

System: Empire Pipeline

Estimated Cost: \$135 million, natural gas delivery for New York and northeast utilities as well as the North American Pipeline Grid. The project involves affiliated and non-affiliated companies.

Facilities: 32,000 HP electric-driven Compressor Station in Farmington, N.Y.; minor Regulator Station upgrade (new meter station in Victor, N.Y.); existing facility improvement (Empire Connector Pipeline in New York); 22,214 HP turbine-driven Compressor Station in Jackson, Pennsylvania).

Farmington Compressor Station:

92.4-acre parcel.

Compressor Station to take up less than 10 acres and will be located more than 1,660 feet off Hook Road adjacent to Rochester Gas & Electric substation/utility power lines and rights of way (New York State Thruway).

Proposed site zoned General Industrial.

Description of Farmington Compressor Station:

Two (2) 16,000 horsepower electric motor drive compressor packages housed in buildings.

Substation, medium voltage, e-house power distribution and generator buildings.

Vent gas recovery, air compressor, storage and office buildings.

Ancillary equipment.

Minimizing Impacts:

Commitment to low noise: Minimal to no increase over ambient noise levels at the closest residences, i.e., low-noise electric motor-driven compressor packages; acoustically designed compressor buildings with sound suppression; low-noise auxiliary equipment; extensive utilization of below-grade piping; low-noise station and gas vent silencing.

Commitment to low emissions: Electric motor drives, vent gas recovery system, no-stack emissions.

Commitment to develop landscaping during the Site Plan process.

Commitment to no perceived increase in vibration.

Commitment to minimal functional facility lighting.

Empire North Project Investment:

\$135 million overall expected cost (\$79 million in New York State).

Expected electric transmission upgrades will enhance reliability for local utility customers.

The Farmington Compressor Station will provide an estimated total property tax revenue of \$25 million over 10 years, i.e.:

Town of Farmington	\$ 107,700 annually
Ontario County	\$ 616,900 annually
Victor School District	\$1,590,000 annually
Library Tax	\$ 17,700 annually

The project is regulated by the Federal Energy Regulatory Commission (FERC).

Haley & Aldrich Inc. (corporate office in Burlington, Mass.; Rochester office at 200 Town Centre Drive, Suite 2, Rochester, N.Y. 14623) has been retained for the environmental study, the 7-C Federal Energy Regulatory Commission filing, civil site work and the Stormwater Pollution Protection Plan (SWPPP).

The Farmington Compressor Station would be staffed during regular business hours. It would not be staffed 24 hours a day. There will be no vibrations from the equipment. The structures would be designed to blend with the rural character of the area. A photograph was presented for illustrative purposes only of a station that was designed to respect the agricultural heritage of the location in which it was to be constructed.

There will be no stationary emissions from the proposed compressor station due to the use of electric motor driven compressor units. An air permit is not required.

The site is surrounded by an existing road and utility infrastructure. About 10 acres would be used during construction. The finished construction area would comprise about five acres. The facility would be visible only from the New York State Thruway.

Empire will own the property.

Each of the two compressors would be located in a separate structure on the site. Safety is the highest priority. When the units are not operating, there would be no gas pressure in the building. The facility will use vent gas recycling, in which gas which is normally vented to the atmosphere for maintenance activities is instead routed through a small compressor and returned into the pipeline, further reducing potential air emissions.

5. NEXT MEETING and ADJOURNMENT

Mr. Adams: Announced that the next meeting of the Agriculture Advisory Committee will be held on **Thursday, November 15, 2018, at 6:30 p.m.**, at the Farmington Town Hall, 1000 County Road 8.

Respectfully submitted,

John M. Robortella L.S.

Attachment #1: Ontario County Agricultural Enhancement Board comment letter, October 5, 2018

Attachment #2: Comments from Ronald L. Brand, re: Delaware River Solar application.

Additional information from Mr. Brand submitted after the meeting, as follows:

Currently, it is our understanding that only property owners living within the zip code where the solar farm is being installed are the only ones to benefit by potential reduced electrical rates. In this instance, it is the Palmyra Zip Code area, which does include a portion of the Town of Farmington. As for other benefits, beyond the application fees, the Town Assessor will be reviewing the conversion of farmland and assess any penalties for conversion. There will also likely be a new assessment created based upon the improvements made once the project is approved. As for limiting the size of a solar farm, that gets into a very slippery slope as the Town does not place a maximum size on other structures, only a minimum requirement for open space. The minimum amount of open space is 40% for other permitted and special permitted uses in the zoning districts. This operation is proposing to use approximately 30 to 35 acres out of a 137 acre site. If it is 35 acres, then that would be 25% of the land with 75% remaining in open space.

Agriculture Advisory Committee Board Members:

Hal Adams, *Chairperson* (January 1, 2018 to December 31, 2018)

Term expires December 31, 2021

Robert Gerlock

Term expires December 31, 2019

Don Jones

Term expires December 31, 2021

Denis Lepel

Term expires December 31, 2021

Peter Maslyn

Term expires December 31, 2021

John Marvin

Term expires December 31, 2020

Doug Payne

Term expires December 31, 2021

Royal Purdy

Appointed January 3, 2018

Term expires December 31, 2022

E-mail Distribution:

Henry (Hal) Adams

Robert Gerlock (via mail, 1702 County Road 28, Shortsville, N.Y. 14548)

Donald Jones

John Marvin

Peter Maslyn

Doug Payne

Royal Purdy

Bowerman, Nate

Brand, Ron

Casale, Michael

Degear, David

Finley, Michelle

Herendeen, Ron

Ingalsbe, Peter

Holtz, Steven

Lepel, Denis

Seth Pritchard (Canandaigua landowner)