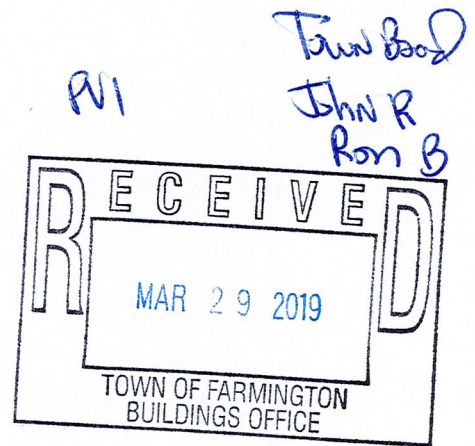


March 29, 2019



Farmington Town Board  
Farmington Planning Board  
Farmington Zoning Board of Appeals  
1000 County Rd 8  
Farmington, NY 14425

We are enclosing a copy of the appraisal report of Ruth Rowe, IFA Certified New York Appraiser. The report speaks for itself as to the severe damage that will happen to the Town of Farmington in the event that the Delaware River Solar project is approved. In our own way, we have been attempting to indicate to both the Town Board and the Planning Board the destructive impact of this application if approved. Our appearances at the various board meetings have produced mostly silence from the Board members. We have yet to hear any Town Board member express any argument why this drastic step of allowing a commercial industrial use in protected farmland is good for the Town or its residents. This is an unacceptable and tragic abdication of the responsibility that is vested in both our elected and appointed officials.

We respectfully also direct your attention to the opinion letter sent to the Planning Board by the Town attorney dated January 15, 2019, wherein he states, that a special use permit can be approved only when such use, "...will not adversely affect the neighborhood if such requirements are met." We seriously ask do any of you actually believe that the approval of a solar power plant will not have an adverse impact not only in this neighborhood but for the entire Town? If anyone does believe that please, again review the cold plain language and opinion of Ms. Rowe. If approved, not only will you be destroying the character of this neighborhood, but you will destroy the value that all of us have had a right to expect in the land that we love. Your own Farmington Farm Protection Plan warns of this danger and directs that you take steps to preserve the land and its value

Please stop this money grab by Delaware Solar at our expense and exercise your responsibility to protect the citizens of this Town.

Thank you  
Your neighbors;

Jim Foley, Ann Foley, Jim Falanga, Nancy Falanga, Al Baxter, Jennifer Baxter, Jim Redmond, Lisa Reed, Caroline Heberle, Linda Heberle, Edith Chapman, Eric Chapman, Gordon Wilson, Stacy Vandenburg, Arnold Vandenburg, Jim Dennie, Dan Geer, Matt Barnes, Terry Biek, Marilyn Fair, Jon Fair, Tammy Johnson, Ed Johnson, Linda Zurich, Jim Zurich, Petrina Case, Paul Case



**SALES and  
APPRAISAL**

4040 West Walworth Road • Macedon, New York 14502 • Phone (315)986-9600 • Fax: (315)986-0140

March 20, 2019

Mr. James F. Redmond  
4344 Fox Road  
Palmyra, NY 14522

Re: 466 Yellow Mills Road  
Town of Farmington, NY 14522

Dear Mr. Redmond:

Per your request we have completed a road-side inspection of 466 Yellow Mills Road in the Town of Farmington, currently owned by Roger and Carol Smith. The parcel, hereafter known as the "subject", includes an old-style residence, agricultural outbuildings and 135.4 acres of land. The subject is zoned A-80 Agricultural. The Class is 113, Cattle. The ID is: 010.000-01-037.11000. The full-market assessed value is \$275,200, of which \$205,700 is allotted to the land.

The purpose of the road-side inspection was to comment on the impact of division of the current 135.4 acres into a four-lot subdivision. Also, development of a 7-Megawatt PV Solar System with a total of 21,000 solar panels, utilizing approximately 35-40 acres of the four proposed subdivided lots. The subdivided lots are proposed to have setbacks of 20 feet from the north and south property lines of Lots 2, 3 and 4. Current Town of Farmington A-80 Agricultural zoning requires 160-180 foot setbacks.

The parcels surrounding Yellow Mills and Fox Road were visually inspected and noted to be parcels of undeveloped land. They were not studied in detail; however, the neighborhood appears agricultural or residential. The basic objection to the subject's subdivision and development of a 7-Megawatt PV Solar System that it is **out of character** for the neighborhood and that the subject's **likely alternative use is residential**.

Since the well-documented trend of land use, population and growth in the Town of Farmington has been from agricultural to residential, we can assume that the development of a 7-Megawatt PV Solar System is an interruption of current land use trends. Developments in defiance of current land use trends are **out of character** and become an **external obsolescence**; defined as follows:

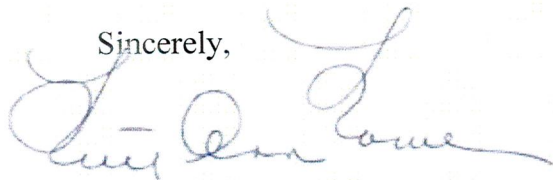


**External obsolescence** is a factor that reduces the value of neighborhood properties because of something **external** to them. It is something outside of the neighboring properties that is causing a lower value. It's usually cannot be cured.

My 30+ year experience as a NYS Certified Residential Appraisal and Broker practicing in Monroe, Wayne and Ontario Counties leaves no doubt that the development of the 7-Megawatt PV Solar System on the subject site will pose **an external obsolescence** to the neighborhood, thereby **reducing neighborhood values**. The amount of damage caused by the external obsolescence is the object of further study.

However, no doubt also exists that the logical alternative use for the subject's 135.4 acres, based on decades of Town of Farmington land use patterns, would be **residential**.

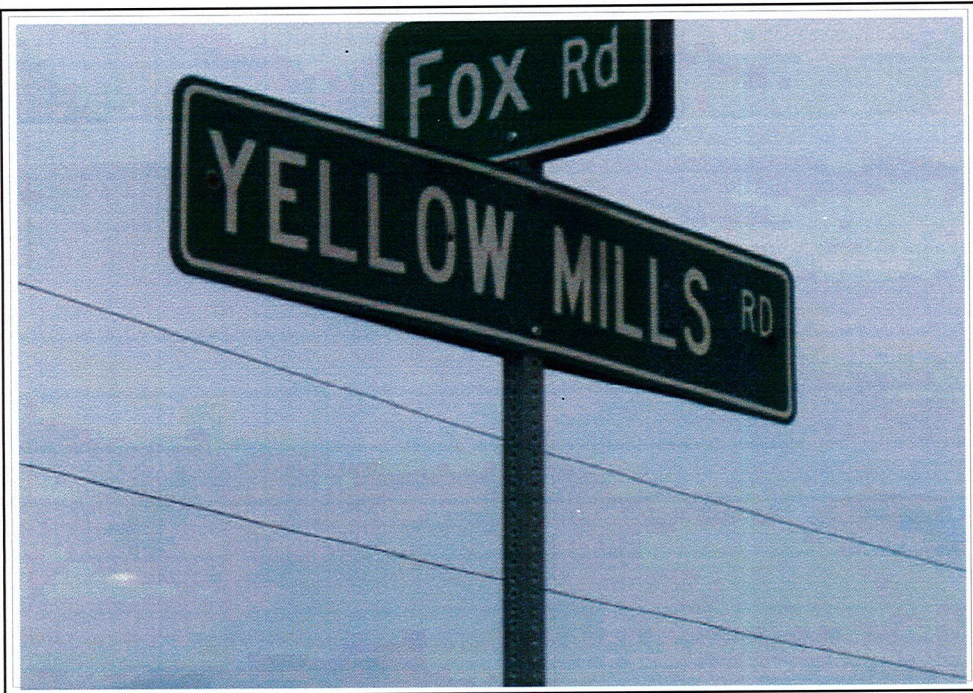
Sincerely,

A handwritten signature in blue ink, appearing to read "Ruth Ann Rowe". The signature is fluid and cursive, with a large initial "R" and "A".

Ruth Ann Rowe, IFA  
NYS Certified Appraiser  
NYS Principal Broker



Borrower:	File No.: 466 Yellow Mills Road
Property Address: 466 Yellow Mills Road	Case No.: 466 Yellow Mills Road
City: Palmyra	State: New York
Lender: Not Applicable	Zip: 14522



Corner of Yellow Mills and Fox Roads



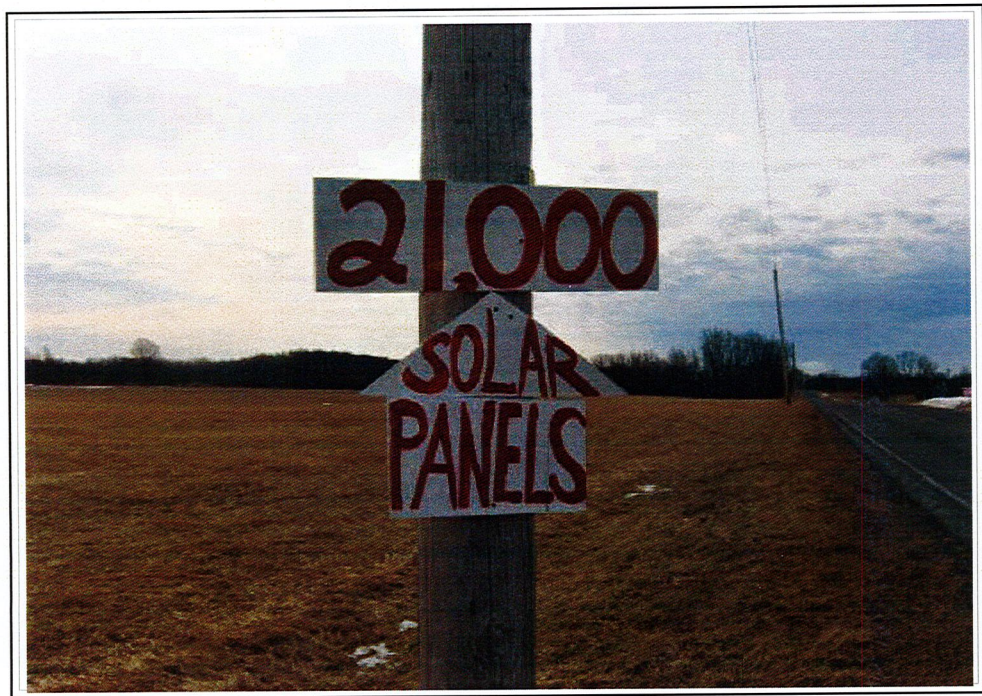
Fox Road



Yellow Mills Road



Borrower:	File No.: 466 Yellow Mills Road
Property Address: 466 Yellow Mills Road	Case No.: 466 Yellow Mills Road
City: Palmyra	State: New York Zip: 14522
Lender: Not Applicable	



Neighboring Parcel



Subject Parcel



Subject Parcel



Borrower:	File No.: 466 Yellow Mills Road
Property Address: 466 Yellow Mills Road	Case No.: 466 Yellow Mills Road
City: Palmyra	State: New York
Lender: Not Applicable	Zip: 14522



Subject Parcel



Subject Parcel

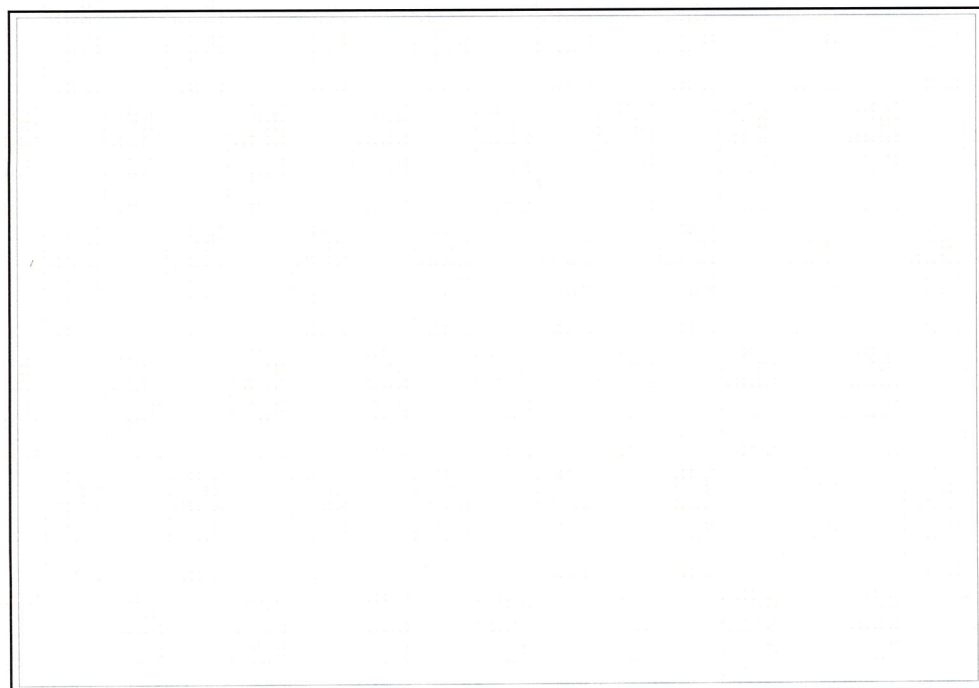
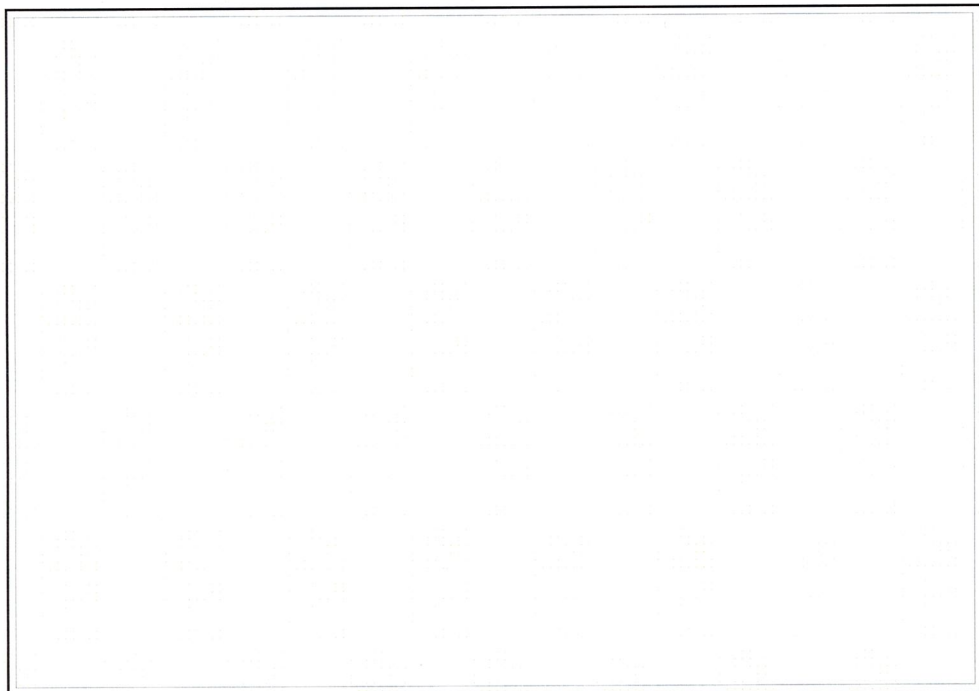


Subject Parcel



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Property Address: 466 Yellow Mills Road	Case No.: 466 Yellow Mills Road
City: Palmyra	State: New York Zip: 14522
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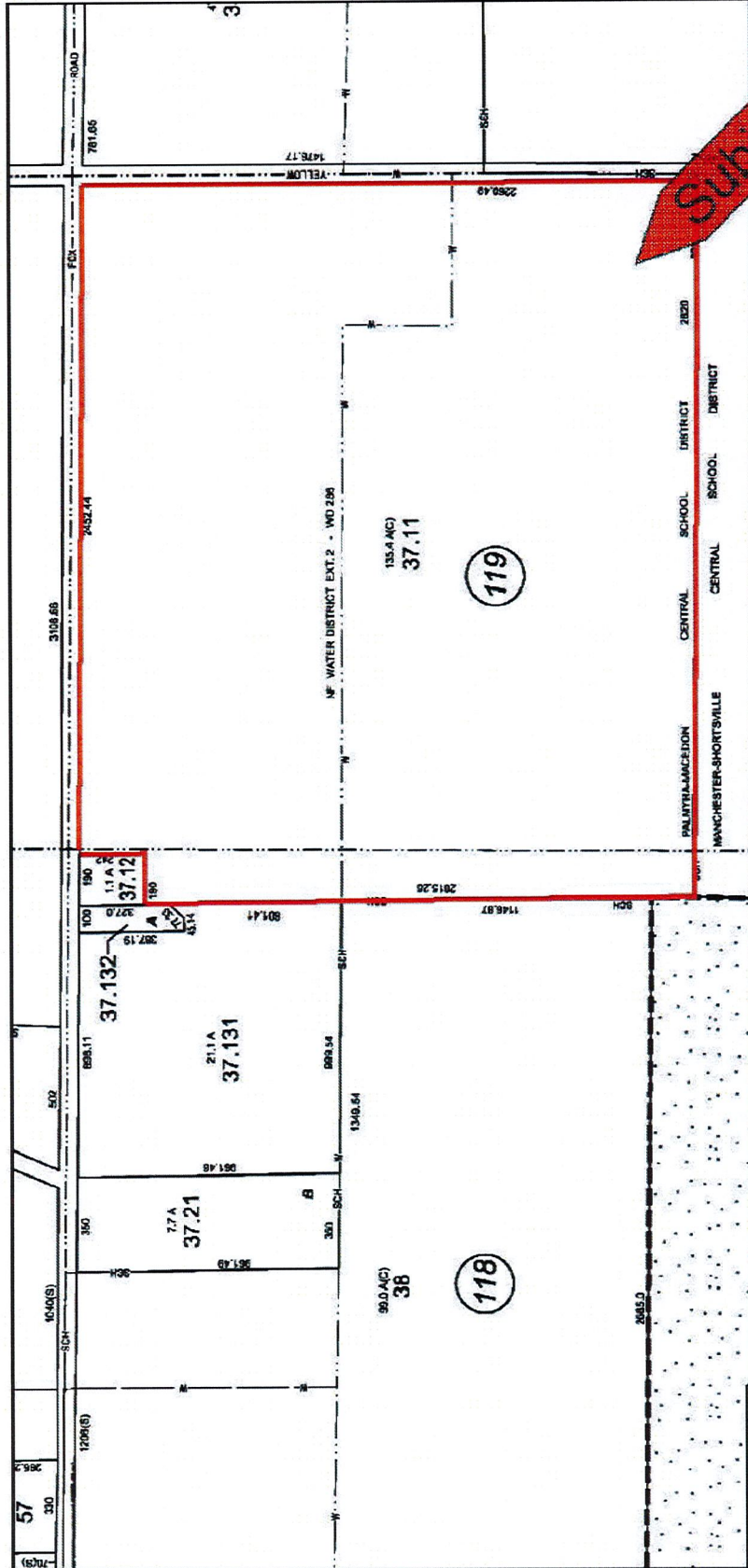
Subject Parcel





PLAT MAP

Borrower:	File No.: 466 Yellow Mills Road
Property Address: 466 Yellow Mills Road	Case No.: 466 Yellow Mills Road
City: Palmyra	State: New York Zip: 14522
Lender: Not Applicable	



Landmax Data Systems, Inc. www.landmaxdata.com - Map ID: maps/ONT/322800/010\_00.tif