

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**April 2, 2025,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySk1VdTVldnBtWjNJbnlhZz09>

Meeting ID: 931 0532 5588

Passcode: 356169

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1. **OPEN MEETING** – Chairperson introduces members and Town staff present, identifies the emergency exits and informs that this meeting is to be conducted in accordance with the adopted 2025 Planning Board Rules of Procedure.
2. **APPROVAL OF** – March 19, 2025, MEETING MINUTES.
3. **LEGAL NOTICES PUBLISHED** – Chairperson attests to the publishing of legal notices in the Town’s Official Newspaper, the Daily Messenger, on March 25, 2025, for: **PB #2025-0202:** T&M Properties of WNY, LLC, (Villager Construction), Preliminary Site Plan Loomis Road Project; **PB #2025-0206:** Mattice Four Lot Preliminary Subdivision, Kyte Road and County Road 28; **PB #2025-0207:** Lot #2, Mattice Subdivision Tract, Special Use Permit and Final Site Plan; and **PB #2025-0208:** Meyer’s Finger Lakes RV, 6200 State Route 96, Final Site Plan Amendment.
4. **ORDER OF BUSINESS** -

A. CONTINUED PUBLIC HEARING (0)

B. NEW PUBLIC HEARINGS (4):

PB #2025-0202, T&M Properties of WNY, LLC (Villager Construction) 1 Capron Street, Unit 3C, Rochester, NY 14607: Requests preliminary site plan approval to construct a 47,680-square-foot one-story office and maintenance building and related site improvements to be located on a portion of the former Loomis Road Industrial Park site on the north side of Loomis Road. The site is zoned GI General Industrial District.

PB #2025-0206, Tim Mattice, 1014 Dominion Dr, Katy, Texas 77450: Requests preliminary four lot subdivision plat approval of the proposed Mattice Subdivision Tract. The project proposes to subdivide 28.28 acres of land having an existing residential structure on one lot, an existing personal wireless cellular tower on a second lot and creating two vacant residential lots along both sides of Kyte Road, east of County Road 28 and south of the Thruway (I-90). The land is zoned A-80 Agricultural District.

PB #2025-0207, Tim Mattice, 1014 Dominion Dr, Katy, Texas 77450: Requesting a Special Use Permit, the applicant wishes to renew a Special Use Permit for an existing personal wireless communications facility on proposed Lot 2 of the Mattice Subdivision Tract, located along the north side of Kyte Road and south of the Thruway (I-90). The land is zoned A-80 Agricultural District.

PB #2025-0208, MDM MAC Properties Farmington, LLC (Meyer's Finger Lakes RV), 6200 State Route 96, Farmington, N.Y. 14425: Requesting Final Site Plan Amendment for the Meyer's Finger Lakes RV site, located at 6200 State Route 96. The land is zoned GB General Business District.

C. PUBLIC MEETING ACTION ITEMS (2):

PB #2025-0303 Final Site Plan, Tax Map Account 9.03-1-7.000, DeHollander Design, Inc., 7346 Dryer Road, Victor, New York 14564, located at northeast corner of intersection of County Road 8 and Holtz Road. On March 19, 2025, the Planning Board determined that this application is complete and scheduled the public meeting for this evening (April 2, 2025).

PB #2025-0304 Final Site Plan, Tax Map Account 9.03-1-6.100, DeHollander Design, Inc., 7346 Dryer Road, Victor, New York 14564, located on Lot #R-3, Scout Plains Subdivision Tract, along the east side of County Road 8. On March 19, 2025, the Planning Board determined that this application is completed and scheduled the public meeting for this evening (April 2, 2025).

5. OTHER BOARD ACTIONS (1):

Reply to Town of Victor Planning Board's request for comments as part of a coordinated review under the State Environmental Quality Review (SEQR) Regulations and their declared intent to be Lead Agency for the Timberview Estates Preliminary Subdivision Action.

PB # 2025-0301 David N. and Julie S. Lowry, 230 Ellsworth Road, Palmyra, N.Y. 14522: Preliminary Two Lot Subdivision Plat, Tax Map Account 10.00-1-13.400, creating Lot #1 to be comprised of 5.050 acres and Lot #2 to be comprised of 1.609 acres, both lots to be located along the west side of Ellsworth Road: Determination of the application to be complete for scheduling a Public Hearing; classifying the Action as being a Type II Action under the State's Environmental Quality Review (SEQR) Regulations; determining whether the Action is subject to a referral to the Ontario County Planning Board for review under the General Municipal Law; and scheduling a Public Hearing upon this Action.

6. **OPEN DISCUSSIONS:**

Reports: Director of Development
Code Enforcement Officer
Code Enforcement/Zoning Officer
Town Highway/Parks Superintendent
Town Engineer
Environmental Conservation Board
Farmington Fire Department
Planning Board Members
Planning Board Chairperson

7. **PUBLIC COMMENTS:**

8. **ADJOURNMENT OF MEETING**

Next Meeting Date: Wednesday, April 16, 2025.