

***Planning Board Meeting Agenda***

**August 20, 2025,**

**Meeting 7:00 p.m.**

**Revised agenda as of August 15, 2025**

**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=aGlsSkVySklVdTVldnBtWjNJbnlhZz09>

Meeting ID: 931 0532 5588

Passcode: 356169

One tap mobile

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+1 646 558 8656 US (New York)

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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. **APPROVALS OF** –**August 6, 2025, WORKSHOP MEETING MINUTES and August 6, 2025 PLANNING BOARD MEETING MINUTES.**

3. **LEGAL NOTICES PUBLISHED (3)** – Chairperson attests to the following legal notices being published for tonight’s meeting.

**PB # 2025-0702**, Donald J. Cheney, Esq., c/o Cheney Law Firm, PLLC, 336 North Main Street, Canandaigua, N.Y. 14424; representing Kathy Jo Rhyner and Kolby Rhyner, owners of property at 1118 County Road 8, Tax Map Account 30.00-1-59.100: Request a Special Use Permit for a Major Home Occupation and Preliminary Site Plan Approval to allow a Pet Grooming Business according to Chapter 165, Article VI, Section 72, of the Code of the Town of Farmington. There is one additional employee which classifies this use as a Major Home Occupation. The property is zoned RS-25 Residential Suburban District.

**PB # 2025-0703**, Krossber Enterprises, LLC, 5984 State Route 96, Farmington, NY 14425: Request for Preliminary Site Plan Approval. The project proposes an 11,361 square foot building and related site improvements on two Tax Map Accounts (29.11-1-19.10 and 29.11-1-18.10) that are proposed to be combined and addressed at 5984 State Route 96. The property is zoned GB - General Business District.

**PB # 2025-0704**, Laura Donaldson, c/o Bridges for Brain Injury, 5760 Duke of Gloucester Way, Farmington NY 14425: Request for Preliminary Site Plan Approval. The project proposes construction of a 16,000 square foot Day Programming building and an 11,400 square foot Wildlife Education Building with adjacent outdoor wildlife area and related site improvements on property at 1111 County Road 8, Tax Map Account 30.00-1-61.100. The property is zoned A-80 Agricultural District.

4. **ORDER OF BUSINESS** -

1. **CONTINUED PUBLIC HEARINGS (0):**
2. **NEW PUBLIC HEARINGS (3):**

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1. **PUBLIC MEETING ACTION ITEM (2):**

**PB #2025-0202** Recommendation to Town Board to establish a Letter of Credit for overall site improvements associated with T&M Properties of Western New York, LLC, for the Loomis Park (Villager Construction) Project located along the north side of Loomis Road.

**PB#2025-0701** Final Site Amendment, Auto Outlets USA (Electric Car Corner), for a proposed 1,980 square foot addition to the automobile maintenance building for the Electric Car Corner Principal Structure and related site improvements at 6162 State Route 96.

### 5. OTHER BOARD ACTIONS (2):

**PB#2025-0803** Special Use Permit Application, submitted by Terry Young, to operate a dog kennel in the basement of his existing dwelling, with a related outdoor private dog park and the sales of dog treats, accessories and decorations to the general public on property located at 4971 State Route 96, Shortsville, New York 14548 and located in the A-80 Agricultural District.

Determination whether application is complete for public review.

**PB#2025-0804** Final Site Plan Amendment Application, submitted by Victor Association of Cultural & Performing Arts, Inc., for the construction of a 2,312 square foot pole barn at their Cultural & Performing Arts Center, 1622 State Route 332.

Determination whether application is complete for public review.

6. **OPEN DISCUSSIONS:**

**Reports:** Director of Development

Code Enforcement Officer

Code Enforcement/Zoning Officer

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, September 3, 2025.**