

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD

The first meeting of the Farmington Planning Board was held on January 21, 1959.

Wednesday, December 3, 2025 • 7:00 p.m.

MINUTES—APPROVED

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. Unless otherwise noted, 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. Video recordings of the meetings are posted on the Town of Farmington’s YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).

The meeting was conducted at the Farmington Town Hall and via remote video conference.

R = Attended via remote video conference.

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Timothy DeLucia
Regina Sousa
Douglas Viets

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group, D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Paula Ruthven, Town of Farmington Zoning Officer

Attending:
Alexander H. Amering, P.E., Costich Engineering, D.P.C., 217 Lake Avenue,
Rochester, N.Y. 14608—**R**
James Krossber, Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425—**R**
Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424
Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425
Michael Phillips—**R**

1. Minutes of November 19, 2025:

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the minutes of the Planning Board Meeting of November 19, 2025, meeting be approved.

Motion carried by voice vote.

2. LEGAL NOTICE

None.

3. BOARD ACTIONS

A. Determination of Complete Application: Krossber Enterprises, LLC, Final Site Plan:

PB #2025-1102 Krossber Enterprises, LLC, Final Site Plan Application

Name: Krossber Enterprises, LLC, c/o James Krossber,
5984 State Route 96, Farmington, N.Y. 14425

Location: 5984 State Route 96 and 5974 State Route 96

Zoning District: GB General Business and MTOD Major Thoroughfare
Overlay District

Request: Determination of complete application for formal review and the approval process of the Final Site Plan application for the construction of an 11,261-square-foot building and related site improvements on two Tax Map Accounts (29.11-1-19.10 and 29.11-1-18.10) at 5984 State Route 96.

On November 5, 2025, the Public Hearing on the Preliminary Site Plan for this application was closed and the Preliminary Site Plan was approved with conditions (PB #2025-0703).

On November 24, 2025, the Zoning Board of Appeals (ZBA) approved the applicant’s area variance to allow relief from the requirement that sidewalks are to be provided along all sites fronting along State and County highways and other Town highways within the mapped Major Thoroughfare Overlay District (MTOD) and the Main Street Overlay District (MSOD) that connect to, or contribute to, the completion of a pedestrian network in the area (ZB #2025-1001).

On November 26, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicants James and Michael Krossber, and to their consulting engineering office Marks Engineering (Brennan Marks, P.E., and Lindsey Tidd).

Mr. Hemminger disclosed that he is the Commander of the Farmington AMVETS Post #332 and that the applicants have made a donation to the AMVETS Post of a hot tub having an estimated value of over \$7,000, which will be raffled off as a fundraising project for the Post. To avoid any appearance of a conflict of interest with the Town Planning Board’s pending decision upon this application, Mr. Hemminger recused himself from participating in any discussion or the determination, and stepped down from the dais.

Mr. Viets, the Planning Board’s Vice Chairperson, then conducted this portion of the meeting.

See Planning Board minutes of August 20, 2025, for a description of this project.

Mr. Marks of Marks Engineering presented this application in the meeting room. James Krossber attended via remote video conference.

Mr. Brand said that a draft resolution was prepared by the Town staff for the board’s consideration this evening that the applicant’s Final Site Plan drawings are complete and ready for board review, that a formal Public Hearing is not needed, and that the board will consider the Final Site Plan application at the Planning Board meeting on December 17, 2025.

Mr. Viets asked Mr. Marks if he received the draft resolution prior to the meeting and if he agreed with the conditions. Mr. Marks said yes.

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

■ A motion was made by MS. SOUSA, 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:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-1102

**APPLICANT: Krossber Enterprises, LLC, 5984 State Route 96,
Farmington, N.Y. 14425**

**ACTIONS: Final Site Plan approval for construction of an 11,361-
square-foot building and related site improvements on**

tax map account 29.11-1-19.100, located at 5984 State Route 96:

Findings and determination whether to accept the application for a public meeting.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight received an application for the above referenced Actions, which includes:

- (a) A set of drawings prepared by Marks Engineering, P.C., for the Tax Map Account 29.11-1-19.100. and
- (b) A cover letter from Brennan Marks, P.E., to the Town Director of Planning and Development; and

WHEREAS the Planning Board has reviewed said information and a draft resolution prepared by the Town Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings:

- 1. The Planning Board finds the application for Final Site Plan Approval is subject to a public meeting being held; and
- 2. The Planning Board further finds that the application for Final Site Plan Approval is based in part upon the details shown on the recently signed Preliminary Site Plan drawings; and
- 3. The Planning Board further finds that the drawings for final site plan approval, that are prepared by Mark’s Engineering, may be accepted at this time.

BE IT FURTHER RESOLVED the Planning Board based upon the above findings makes the following determinations:

- 1. The Planning Board determines this application is complete for public review and consideration by the Board.
- 2. The Planning Board, based upon the Public Hearing record for the Preliminary Site Plan approval for this project, determines that there is no need to require a Public Hearing for Final Site Plan approval.
- 3. The Planning Board, therefore, does hereby schedule a public meeting for Wednesday December 17, 2025, to be held upon this application for final site plan approval.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant James Krossber, 5984 State Route 96, Farmington, N.Y. (jim@krossberpools.com); the Applicant’s Engineer Brennan Marks, P.E., Marks Engineering, P.C., 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (bmarks@markengineering.com); Matthew Oravec, P.E., Permit Administrator, Region 4 Office, New York State Department of Transportation, 1530 Jefferson Road, Rochester, N.Y. 14623 (Matthew.Oravec@dot.ny.gov); Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Recused
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

Following the voting, Mr. Hemminger returned to his place on the dais.

B. Determination of Complete Application: Preliminary Two-Lot Subdivision:

PB #2025-1103 Preliminary Two-Lot Subdivision Application

Name: Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425, on behalf of the Estate of George E. Payne, 1475 County Road 8, Farmington, N.Y. 14425, owner of property at 1523 County Road 8.

Location: 1523 County Road 8; Tax Account #42.00-1-41.000

Zoning District: A-80 Agricultural

Request: Determination of complete application for formal review and approval process of the Preliminary Two-Lot Subdivision for the subdivision of land at 1523 County Road 8. The purpose of this subdivision is to settle an estate. The house and 10 acres will be subdivided from the tillable farmland at 1523 County Road 8.

The discussion and consideration of the applications of Mr. Payne (PB #2025-1103 and PB #2025-1104) were held concurrently.

On November 24, 2025, the Zoning Board of Appeals (ZBA) approved the applicant's area variance to allow relief from the minimum front setback requirement of 60 feet in the A-80 Agricultural District (ZB #2025-1101). The applicant requested the area variance for a pre-existing building that is set back 45.5 feet from the Front Lot Line.

C. Determination of Complete Application: Preliminary Two-Lot Subdivision:

PB #2025-1104 Preliminary Two-Lot Subdivision Application

Name: Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425, on behalf of the Estate of George E. and Avis P. Payne, 1475 County Road 8, Farmington, N.Y. 14425, owners of property at 1576 County Road 8.

Location: 1576 County Road 8

Zoning District: A-80 Agricultural

Request: Determination of complete application for formal review and approval process of the Preliminary Two-Lot Subdivision for the subdivision of land at 1576 County Road 8. The purpose of this subdivision is to settle an estate. The house and 10 acres will be subdivided from the tillable farmland at 1576 County Road 8.

The discussion and consideration of the applications of Mr. Payne (PB #2025-1103 and PB #2025-1104) were held concurrently.

On November 24, 2025, the Zoning Board of Appeals (ZBA) approved the applicant's area variance to allow relief from the minimum front setback requirement of 60 feet in the RR-80 Rural Residential District (ZB #2025-1102). The applicant requested the area variance for a pre-existing building that is set back 51.9 feet from the Front Lot Line.

The discussion and consideration of the applications of Mr. Payne (PB #2025-1103 and PB #2025-1104) were held concurrently.

On November 26, 2025, the Planning Board's draft resolutions for this evening's consideration were sent via email to the applicants Douglas Payne and to his consulting engineer's office Marks Engineering (Brennan Marks, P.E., and Lindsey Tidd).

These applications were presented by Mr. Payne and Mr. Marks in the meeting room.

Mr. Brand confirmed that the ZBA approved the applicant's two area variances (*see above*). He also said that draft resolutions have been prepared for the board's con-

sideration this evening to schedule the required Public Hearings on Wednesday, December 17, 2025.

Mr. Marks asked if both the Preliminary Subdivision and the Final Subdivision applications could be approved at the same meeting (on December 17, 2025). Mr. Brand said that the difficulty would be that the board would not have the assurance that the Final Subdivision draft resolutions would not change [from the Preliminary Subdivision approvals].

Mr. Hemminger said that the board has rarely done this [giving Preliminary and Final Subdivision approvals at the same meeting] but that usually the time is pretty quick [for Final Subdivision approval] as long as the engineer submits the updated Preliminary Subdivision drawings promptly.

Mr. Hemminger asked Mr. Marks and Mr. Payne if they received the draft resolutions for these applications prior to the meeting and if they agreed with the conditions. Mr. Marks and Mr. Payne said yes.

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

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-1103

APPLICANT: Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425; on behalf of The Estate of George E. Payne, owner of property at 1523 County Road 8.

ACTIONS: Preliminary Two-Lot Subdivision Plat approval of tax map account 42.00-1-41.000, located at 1523 County Road 8.

Findings and determination whether to accept the application for a scheduling a Public Hearing.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight received an application for the above referenced Action, which includes:

- (a) A Preliminary Two Lot Subdivision Plat, Lots No. 1 & No. 2, George E. Payne, prepared by David M. Parrinello, Licensed Land Surveyor, Marks Engineering, P.C., for the Tax Map Account 42.00-1-41.000. and
- (b) A cover letter from Brennan Marks, P.E., to the Town Director of Planning and Development; and

WHEREAS the Planning Board has reviewed said information and a draft resolution prepared by the Town Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings:

1. The application for Preliminary Subdivision Plat Approval is subject to a Public Hearing being held; and
2. The Application is not subject to a referral to the Ontario County Planning Board finding the subdivision of land into two lots that meet all applicable local municipal code requirements is exempted under the County Planning Board's By-laws; and
3. The Planning Board further finds that the Preliminary Plat drawings, prepared by a licensed land surveyor at Mark's Engineering, may be accepted at this time.

BE IT FURTHER RESOLVED the Planning Board based upon the above findings makes the following determinations:

1. The Planning Board determines this application is complete for public review and consideration by the Board.
2. The Planning Board, finds that a Public Hearing is required for the Preliminary Subdivision Plat approval for this project.
3. The Planning Board, therefore, does hereby schedule a public hearing be held on Wednesday evening December 17, 2025, commencing at 7:00 p.m., in the main meeting room at the Town Hall, upon this Action.
4. The Planning Board further directs a Legal Notice be published in the Town's Official Newspaper, a Legal Notice is to be posted on the Town's Website and on the Town Hall Bulletin Board, in accordance with established procedures, and Legal Notices are to be sent to all owners of property owners within 500 feet of the boundaries of the subject parcel, and the posting of the property with the Town's Public Notification sign.

- 4. The Planning Board further finds the proposed Action involves only the mapping of land ownership patterns as delineated in 6NYCRR Part 617.5 (23) of Article 8 of the New York State Environmental Conservation Law, as being a Type II Action. The Board in making this classification further finds that Type II Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under the ECL.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Douglas Payne, 1523 County Road 8, Farmington, N.Y. (dspayne@countrymax.com); the Applicant’s Engineer Brennan Marks, P.E., Marks Engineering, P.C., 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (bmarks@markengineering.com); Garrett Beisheim, Jr., Engineer, Ontario County Department of Public Works, (Garrett.Beisheim@ontariocountyny.gov); Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-1104

APPLICANT: Douglas Payne, 1523 County Road 8, Farmington, N.Y. 14425; on behalf of The Estate of George E. and Avis P. Payne, owner of property at 1576 County Road 8.

ACTIONS: Preliminary Two-Lot Subdivision Plat approval of tax map account 42.00-1-39.000, located at 1576 County Road 8.

Findings and determination whether to accept the application for a scheduling a Public Hearing.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight received an application for the above referenced Action, which includes:

- (a) A Preliminary Two Lot Subdivision Plat, Lots No. 1 & No. 2, George E. & Avis P. Payne, prepared by David M. Parrinello, Licensed Land Surveyor, Marks Engineering, P.C., for the Tax Map Account 42.00-1-39.000. and

- (b) A cover letter from Brennan Marks, P.E., to the Town Director of Planning and Development; and

WHEREAS the Planning Board has reviewed said information and a draft resolution prepared by the Town Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings:

1. The application for Preliminary Subdivision Plat Approval is subject to a Public Hearing being held; and
2. The Application is not subject to a referral to the Ontario County Planning Board finding the subdivision of land into two lots that meet all applicable local municipal code requirements is exempted under the County Planning Board's By-laws; and
3. The Planning Board further finds that the Preliminary Plat drawings, prepared by a licensed land surveyor at Mark's Engineering, may be accepted at this time.

BE IT FURTHER RESOLVED the Planning Board based upon the above findings makes the following determinations:

1. The Planning Board determines this application is complete for public review and consideration by the Board.
2. The Planning Board, finds that a Public Hearing is required for the Preliminary Subdivision Plat approval for this project.
3. The Planning Board, therefore, does hereby schedule a Public Hearing be held on Wednesday evening December 17, 2025, commencing at 7:01 p.m., in the main meeting room at the Town Hall, upon this Action.
4. The Planning Board further directs a Legal Notice be published in the Town's Official Newspaper, a Legal Notice is to be posted on the Town's Website and on the Town Hall Bulletin Board, in accordance with established procedures, and Legal Notices are to be sent to all owners of property owners within 500 feet of the boundaries of the subject parcel, and the posting of the property with the Town's Public Notification sign.
4. The Planning Board further finds the proposed Action involves only the mapping of land ownership patterns as delineated in 6NYCRR Part 617.5 (23) of Article 8 of the New York State Environmental Conservation Law, as being a Type II Action. The Board in making this classification further finds that Type II Actions have been determined not to have a significant

impact on the environment or are otherwise precluded from environmental review under the ECL.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Douglas Payne, 1523 County Road 8, Farmington, N.Y. (dspayne@countrymax.com); the Applicant’s Engineer Brennan Marks, P.E., Marks Engineering, P.C., 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (bmarks@markengineering.com); Garrett Beisheim, Jr. Eng., Ontario County Department of Public Works (Garrett.Beisheim@ontariocountyny.gov); Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

D. Extension of Final Site Plan Approval:

PB #0401 Extension of Final Site Plan Approval and Authorization for Signing Revised Drawings Application

Name: Alexander H. Amering, P.E., Costich Engineering, D.P.C., 217 Lake Avenue, Rochester, N.Y. 14608; representing Victor–Farmington Volunteer Ambulance Corps, c/o Chief Executive Officer Jared Palmer, 132 East Victor Road, Victor, N.Y. 14564

Location: 1300 County Road 8 (southwest corner of State Route 96 and County Road 8)

Request: Extension of Final Site Plan approval, and extension of time and authorization for signing revised drawings for the proposed expansion to an existing medical building and related improvements for Victor–Farmington Ambulance Station #2.

On May 7, 2025, the Planning Board approved the Final Site Plan with conditions for this application (PB #2025-0401).

On November 25, 2025, the New York State Department of Environmental Conservation issued a Permit under the Environmental Conservation Law for the applicant

to construct an approximately 1,767-square-foot ambulance bay and appurtenances, involving approximately 0.19 acre of disturbance within the regulated 100-foot adjacent area of a freshwater wetland (*see* Attachment #04 to the project abstract).

On December 2, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Chief Executive Officer Jared Palmer of the Victor–Farmington Volunteer Ambulance Corps; and to his engineer Alex Amering, P.E., of Costich Engineering, D.P.C.

On December 3, 2025, a second draft of the Planning Board's resolution for this evening's consideration was sent via email to Mr. Palmer and Mr. Amering.

Mr. Amering of Costich Engineering presented this application via remote video conference.

Mr. Brand said that Draft #1 of this evening's resolution was submitted to the Town Attorney for review, and that the attorney submitted an edited draft which was sent to board members, the Town staff, the applicant and to Mr. Amering prior to the meeting.

Mr. Brand said that the Town Code Final Site Plan approval is valid for a period of two years, and that the Planning Board may condition a period to time for having signatures added to the plans. The board typically specifies in approval resolutions that applicants have 180 days from approval to have signed plans. He said that in this application the 180-day time period ended on November 3, 2025, but that this deadline passed without the Planning Board having provided a 90-day extension due to the many recent staff changes in the Building Department.

He said that the Planning Board could not amend the original conditions of Final Site Plan approval which were established on May 7, 2025. Mr. Brand said that the additional time extension in the draft resolution tonight will enable the applicant to address those additional conditions which included the acceptance by the Town Board and the submission to Ontario County of the easements for the sidewalks, and the receipt of the updated property address from Ontario County. In addition, the revised resolution provides for the receipt of the New York State Department of Environmental Conservation (DEC) wetland permit which was issued after the November 3, 2025, date.

Mr. Brand said that everything which occurred since the original May 7th Final Site Plan approval was a blessing now that the Town has Final Site Plan drawings which require no further amendment. He said that upon approval of the draft resolution this evening, the applicant will be able to attend the Project Review Committee meeting tomorrow (December 4, 2025) for the Pre-Construction Meeting for this project. Mr. Brand said that some interior work is planned to begin as soon as building permits are issued.

Mr. Amering said that the final site plans have been reviewed by the Town Code Enforcement Officer and that they are ready for the Pre-Construction Meeting tomorrow.

Mr. Hemminger acknowledged receipt of paper and electronic copies of the Town Attorney’s requested edits to the draft resolution which were distributed to the board prior to the meeting.

Mr. Brand said that the board may wish to consider a review of the two-year time period and the 180-day time limits in either an update to its Rules of Procedure or with a Town Code amendment.

Mr. Amering said that the delay from May to November was a procedural step to work with the DEC on the wetland permit. He said that he appreciates the time and effort of the Town staff in working with him on the revised Final Site Plan drawings that will enable a Pre-Construction Meeting at tomorrow’s PRC meeting.

Mr. Brand extended thanks to Town Attorney Jeffrey Graff, Esq., for giving this revised resolution his priority today to enable the board to keep the project moving toward the Pre-Construction Meeting tomorrow.

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

■ A motion was made by MR. VIETS, seconded by MS. SOUSA, 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**

PB #2025-0401

**APPLICANT: Jared Palmer, Victor–Farmington Volunteer
Ambulance Corps, 1321 East Victor Road, Victor, N.Y.
14564**

**ACTION: Finding that the conditions of Final Site Plan Approval
have all been satisfied and authorizing the signing of the
revised drawings for the proposed expansion to an
existing medical building and related site improvements
for Station #2 Victor Farmington Ambulance, to be
located at the southwest corner of the intersection of
State Route 96 and County Road 8.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) did on May 7, 2025, grant final site plan approval with conditions; and

WHEREAS §100-65 I. of the Zoning Law of the Town of Farmington provides that such site plan approval is effective for two years after the same is granted; and

WHEREAS the Planning Board has since received notification from Robert B. Call, Regional Permit Administrator, at the New York State Department of Environmental Conservation Region 8 Headquarters, of their conditional approval of a Freshwater Wetlands Permit, issued on November 25, 2025, under Article 24 of the New York State Environmental Conservation Law, to construct approximately 1,767 square foot ambulance bay addition to an existing building located at 1300 County Road 8, involving 0.19 acres of site disturbance within a state regulated 100-foot buffer area adjacent to a freshwater wetland; and

WHEREAS upon all of the conditions of final site plan approval being satisfied, the Town of Farmington Water and Sewer Superintendent and the Planning Board Chairperson will need to sign the revised set of Final Site Plan drawings for this project; and

WHEREAS the Planning Board has reviewed said information and this draft resolution prepared by the Town Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following determinations:

1. That the final site plan approval required that all references to the property address that are shown on the set of final site plan drawings and the Exterior Elevation drawings referenced above herein are to be amended from 5505 State Route 96 to 1300 County Road 8, in accordance with the information provided by the Ontario County Real Property Tax Service, before signing by Town Staff and the Planning Board Chairperson, and all such amendments were made within 180 days from May 7, 2025; and
2. That the final site plan approval required that the applicant's engineer was to prepare a legal description and map for the proposed sidewalk/pedestrian easement shown on the Final Site Plan drawing across the frontages of State Route 96 and County Road 8 and then submit the formal offering to the Town Board for its acceptance within thirty (30) days from May 7, 2025 and that, once accepted by the Town Board, the easement is to be filed in the office of the Ontario County Clerk within thirty (30) days and that the Final Site Plan drawing is to then be amended with a note identifying the liber and page of the filing of such sidewalk/pedestrian easement, and such requirements were all fulfilled within 180 days from May 7, 2025; and

3. That the final site plan approval required that the above referenced drawings are to include notations of all of the respective Revision Boxes shown on the drawings to reflect compliance with the Planning Board conditions of approval dated May 7, 2025, and all such notations were shown within 180 days from May 7, 2025; and
4. That the final site plan approval contained no other conditions or requirements; and
5. Although the final site plan approval was made valid for a period of 180 days from May 7, 2025 and was said to automatically expire if the revised drawings have not been signed by the Town Water and Sewer Superintendent and the Planning Board Chairperson, the intention was for all stated conditions to be fulfilled within such 180 day period, which the applicant did so fulfill; and
6. Although the revised drawings were not signed by the Town Water and Sewer Superintendent and the Planning Board Chairperson within such 180-day period, such lack of signing was not due to any fault of the applicant; and
7. That the Applicant's Engineer has additionally provided necessary references on the revised final site plan drawings to the DEC's Freshwater Wetland Permit; and
8. That there is no required site improvement to be dedicated to the Town and, therefore, there is no need for a Letter of Credit or other form of Surety.

BE IT FURTHER RESOLVED that the Planning Board makes the following findings:

1. Final Site Plan Approval continues to be based upon the set of revised final drawings prepared by Costich Engineers, which reflect the State DEC's comments received after the May 7th conditional approval by the Town Planning Board.
2. The Final Site Plan drawing is to contain a General Note identifying the above referenced DEC Article 24 Permit issued on November 25, 2025, and Expiring on Sunday, February 1, 2026.
3. Final Site Plan Approval continues to be based upon the set of Exterior Elevation drawings prepared by Rozzi Architects, dated January 29, 2025, Sheet Numbers A200 and A201, Project Number 24-130.

- 4. The Final Site Plan Drawing is to contain reference to the sidewalk/pedestrian easement recorded on 06/04/2025, in the office of the Ontario County Clerk, including the Liber and Page of the filing.

BE IT FURTHER RESOLVED that the Planning Board’s conditional approval is valid for a period of 90 additional days commencing retroactively on Monday, November 3, 2025, and shall automatically expire on Sunday, February 1, 2026, if the revised drawings have not been signed by the Town Water and Sewer Superintendent and the Planning Board Chairperson.

BE IT FURTHER RESOLVED that the Town Water and Sewer Superintendent and the Planning Board Chairperson are hereby authorized to sign the amended sets of drawings referenced above herein.

BE IT FURTHER RESOLVED that once said drawings have been signed and a copy filed in the Town Development Office, then the Applicant and the Applicant’s Engineer are to complete Appendix G-10.0, 2025, of the Town of Farmington Pre-Construction Checklist Form for signing by the Town Development Office/CEO and scheduling a Pre-Construction Meeting.

BE IT FURTHER RESOLVED that no site development shall occur until a Pre-Construction Meeting for this Project has been held and the minutes of said meeting placed in the Project File.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Jared Palmer, Victor Farmington Ambulance, 1321 East Victor Road, Victor, New York 14564, via email to jpalmer@victorfarmingtonambulance.org; the Applicant’s Engineer, Alex Amering, P.E., Costich Engineering, 217 Lake Avenue, Rochester, New York 14608, via email to Alex@costich.com; Nathan Rozzi, Registered Architect, Rozzi Architects, 1 Woodbury Boulevard, Rochester, New York 14604, via email to Arozzi@rozziarchitects.com; Jon Merle, Genesee Construction, P.O. Box 37, Dansville, New York 14437, via email to jon@geneseeconstruction.com; Town staff; the Town Engineer; Garrett Beisheim, Jr., Engineer, Ontario County Department of Public Works, Garrett.Beisheim@ontariocountyny.gov and filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

4. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- On December 9, 2025, the Town Board will receive public comments on the Environmental Conservation Board update to the Town's Open Space Index. Mr. Brand encouraged members of the Planning Board to review the document, prior to the meeting, which is posted on the Town's website and is available in hard-copy format in the Town Clerk's Office for review. He also said that he hopes that the Planning Board will be represented at the Town Board meeting next week for this presentation.
- Two proposed solar projects will be discussed at the Project Review Committee meeting tomorrow (December 4, 2025). Mr. Brand said that the applicant for a solar project on State Route 96 is seeking a waiver from the Town Code requirement that the access road off from State Route 96 to the solar arrays must be constructed to industrial standards. He said that the applicant is trying to avoid having to apply to the New York State Department of Environmental Conservation (DEC) for a freshwater wetland permit to construct a bridge over a classified DEC stream. Mr. Brand said that the fire department may not be able to send fire equipment down a driveway and go over a bridge which were not built to Town Code criteria to accommodate heavy fire equipment. Mr. Viets said that ambulance access could also be adversely affected [if the access road were not constructed to standards].
- Mr. Viets said that he will distribute initial findings from a recent study regarding concentrated and increased stormwater runoff from solar panels.
- Mr. Brand also said that the permitting manager of New Energy Equity (PB #2025-0501 and PB #2025-0502: Ontario CSG 1, LLC Solar Project, New Energy Equity, Lynn T. Fish Farm, 4494 Mt. Payne Road) expressed an interest in appearing before the Planning Board tonight to ask for the board's determination upon the need for a conservation easement to be established on comparable production land for the installation of the solar panels on the Class 1–4 soils on the Fish Farm property. Mr. Brand said that he informed the applicant that the application has not been determined complete at this time and that the determination of a conservation easement on an adjacent parcel could not be considered at this time. He said that such a finding by the Planning Board would also require review and recommendations from the Town Environmental Conservation Board and the Town Agricultural Advisory Committee. He said that this solar project would be a test case for the Town of Farmington's Solar Regulations and that the applicant is willing to find another location [if the conservation easement were to be denied]. Mr. Hemminger asked how many acres would be involved. Mr. Brand said this would involve approximately 13 acres.

- The manager of the Fairdale Glen Apartments (1155 Fairdale Glen) has a waiting list of tenants who wish to move in. These apartments would be adjacent to the proposed Fairdale Meadows Subdivision of 40 single-family lots and one common Homeowners' Association lot which are proposed at 5890 State Route 96 along the north side of State Route 96 between Glen Carlyn Drive and Fairdale Glen, opposite Finger Lakes Racing & Gaming (PB #2025-1101). A Public Hearing on the Fairdale Meadows Preliminary Subdivision Application is scheduled for January 7, 2026. Mr. Hemminger said that he heard that the Farmington on the Creek Apartments, and several other apartment developments in the Town, also have long waiting lists.
- The conditions for the Farmington Meadows Incentive Zoning Project on the east side of State Route 332, south of County Road 41, will be drafted next week. Mr. Brand said that the applicant may have differing views of what is an Incentive Zoning Amenity. He said that the applicant is aware that a traffic signal on State Route 332 cannot be installed unless there is a connecting interior Town Road. He said that the proposed east–west interior road has been recommended by the Town Highway Superintendent to be a dedicated Town road. He also said that walking trails and oversized utility lines are also being considered as Incentive Zoning amenities.
- Mr. Brand said that he recently spoke with Diane Mehlenbacher (35 Gannett Road) regarding the installation of an eight-foot tall solid wood fence to serve as a buffer between her property and the proposed Krossber Enterprises construction project on the north side of State Route 96 (PB #2025-1102). Ms. Mehlenbacher initially spoke to the Planning Board at the meeting on October 1, 2025, regarding her request for a fence. Mr. Brand said that after he and a Town Construction Inspector visited both sites, he informed Ms. Mehlenbacher that an eight-foot fence would not block the view of the new building from her deck as much as a berm with trees because of the height of her deck. Mr. Brand said he believes that Ms. Mehlenbacher understands that the decision of the Planning Board [regarding the berm with trees] is in the best interest of everyone.
- Members of the Farmington Volunteer Fire Association are expected to appear before the Planning Board in January 2026 for Preliminary Site Plan review and approval of Fire Station #2 at 1225 Hook Road. Fire department representatives initially met with the Project Review Committee on December 4, 2020; January 8, 2021; and February 5, 2021, regarding the redevelopment of their five-acre site. Mr. Brand said that Town staff recently met with fire department representatives to inform them that the Hook Road site is within the Main Street Overlay District (MSOD) which will require the installation of streetlights and benches. He also said that several area variances from the Zoning Board of Appeals will be required. Mr. Hemminger requested that the fire department representatives be made aware of the Planning Board process. Mr. Brand said that they understand the process.

Code Enforcement Officer:

Ms. Ruthven said that six area variances—mostly because of setbacks—will be required by the developer of the proposed Fairdale Meadows Subdivision (PB #2025-1101). Mr. Brand said that one lot will require a variance to accommodate a side-loaded garage to provide more usable yard space. Ms. Ruthven said that the subdivision application has been referred to the Ontario County Planning Board and will be considered by the Zoning Board of Appeals (ZBA) on December 22, 2025. Mr. Brand said that the ZBA has no objections to the Planning Board's intent to be named Lead Agency for making the State Environmental Quality Review (SEQR) determination for the Fairdale Meadows application.

Ms. Ruthven also said that Cadin Lloyd is doing a great job serving as acting leader in the Building Department since the departures of Mr. Delpriore and Mr. Gordner. He said that the department has been collaborating with the Town of Victor and with Ontario County for fire inspections during this period.

Town Engineer:

Mr. Brabant said that MRB Group is working with the Town on updating the water and sewer district master plans. A final version is now being written. He also said that the Town's sidewalk master plan has been updated and will be available if the Town decides to submit another Transportation Alternatives Program (TAP) Sidewalk, Trail Connections and Bike Lanes grant which is administered by the New York State Department of Transportation.

Mr. Brabant also said that MRB Group is working on the Town's Site Design Criteria Manual which is usually updated twice a year. Data has been collected from the Town staff for the next update which is scheduled for January 2026.

Mr. Brabant said that a Farmington MS4 Officer for the New York State Department of Environmental Conservation (DEC) Municipal Separate Storm Sewer Systems program must be designated by the Town for compliance with the DEC criteria and reporting in April 2026. Mr. Hemminger said that Highway Superintendent Tim Ford previously was involved with the MS4 program. Mr. Brabant said that usually the Code Enforcement Officer or the Highway Superintendent serves as the MS4 Officer. He said that the Town Supervisor would serve in this capacity if no other staff member were to be appointed.

Board Members:

Mr. Bellis said that it was good to see that the light poles have been installed and are working at the CountryMax facility on the southwest corner of Collett Road and Hook Road.

Mr. Hemminger asked the Town staff to monitor the CountryMax site regarding the long-term parking of trailers up against the loading docks. He said that the board's original approval does not include long-term parking of trailers on the property.

5. PUBLIC COMMENTS

None.

6. TRAINING OPPORTUNITIES

■ MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings

For information: (800) 701-8746 or info@mrbgroup.com

For registration: <https://register.gotowebinar.com/register/489008240140821343>

Session 10: December 18, 2025

Santa's Naughty and Nice List: The Best and Worst of 2025

6:00 p.m.–7:00 p.m.

■ New York Planning Federation Recorded Webinars:

For information: (518) 512-5270 or nypf@nypf.org

■ General Code e-Code

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.

Information: <https://www.generalcode.com/training/>

■ Future Training Opportunities Online:

Ontario County Planning Department website now lists upcoming training:

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

7. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:40 p.m.

The next regular meeting of the Planning Board will be held on December 17, 2025, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

This meeting will also be available via remote video conference.

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

Respectfully submitted,

John M. Robortella L.S.
Farmington Planning Board Clerk