

# *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, June 4, 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.*

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### **Board Members Present:**

Edward Hemminger, *Chairperson*  
Adrian Bellis  
Timothy DeLucia  
Regina Sousa  
Douglas Viets

### **Staff Present:**

Ronald L. Brand, Town of Farmington Director of Development and Planning  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Paula Ruthven, Town of Farmington Zoning Officer  
Collin Sowinski, Town of Farmington Engineer, MRB Group D.P.C.

### **Attending:**

Georgiana Gerlock, 4941 Shortsville Road, Shortsville, N.Y. 14548  
Max Heagney, LeFrois Builders and Developers, 1020 Lehigh Station Road,  
Henrietta, N.Y. 14467  
Michael Lawless, T&M Properties of WNY, LLC (Villager Construction), 1 Capron Street,  
Unit 3C, Rochester, N.Y. 14607  
Tim Lawless, T&M Properties of WNY, LLC (Villager Construction), 1 Capron Street, Unit 3C,  
Rochester, N.Y. 14607  
Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548—**R**

J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Liftbridge Lane East,  
Fairport, N.Y. 14450

Kevin Tung, Greene Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513—**R**  
One person who did not sign in.

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## 1. APPROVAL OF MINUTES

### Minutes of May 21, 2025:

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the minutes of the May 21, 2025, meeting be approved.

Motion carried by voice vote. Mr. Hemminger abstained due to his absence from the meeting on May 21, 2025.

## 2. LEGAL NOTICE

None.

## 3. CONTINUED PUBLIC HEARING

### **PB #1002-24 Preliminary Six-Lot Preliminary Subdivision Application:**

**Applicant:** Jeff Shear, 229 Gallant Fox Lane, Webster, N.Y. 14580

**Location:** Tax Map #029.000-2-12.100, located along the south side of Collett Road and the west side of County Road #8, north of the Ontario Railroad land.

**Zoning District:** RS-25

**Request:** Preliminary Subdivision Plat for the Alexander–Shear Subdivision Tract: Continuation of the period of time for the Planning Board as the designated Lead Agency for making Findings and a Determination of Significance under the State’s Environmental Quality Review Act (SEQRA) for the proposed Preliminary Five-Lot Alexander-Shear Subdivision to be located at the southwest corner of County Road 8 and Collett Road.

On September 4, 2024, the applicant provided a concept presentation of this proposed subdivision to the Planning Board,

On September 5, 2024, the Project Review Committee also received the concept presentation.

On October 16, 2024, the Planning Board determined that the Six-Lot Preliminary Subdivision application was complete and scheduled the Public Hearing to begin at the meeting on November 20, 2024.

Also on October 16, 2024, the State Environmental Quality Review 30-day coordinated review period was scheduled from October 18, 2024, through November 18, 2024.

On November 20, 2024, the Planning Board approved the designation of the SEQR Lead Agency, and concurrently adjourned and continued the consideration of the SEQR Lead Agency designation and this application to the meeting on December 4, 2024.

On December 4, 2024, the Planning Board recalled the SEQR Lead Agency designation of November 20, 2024, re-designated itself as the SEQR Lead Agency as of December 4, 2024, and continued the Public Hearing to the meeting on December 18, 2024.

On December 18, 2024, the Planning Board extended the SEQR 20-day time period for making the required findings and a determination of significance for as long as an additional 90-day period from December 10, 2024, which ended at the close of business on February 10, 2025; and continued the Public Hearing to the meeting of February 19, 2025.

On February 19, 2025, the Planning Board extended the SEQR 20-day time period for making the required findings and a determination of significance for a 90-day period from February 20, 2025, to May 21, 2025.

On May 30, 2025, the draft resolution for the board's consideration this evening was sent via email to the applicant Jeff Shear, to his builder Mark Alexander, and to his engineer Larry Heininger, P.E.

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Delpriore said that he received an email from Mr. Heininger that he will not attend the Project Review Committee meeting tomorrow (June 5, 2025). Mr. Delpriore said that Mr. Heininger reported that they have had no additional communications from Empire Pipeline at this point and that they are still meeting with them.

Mr. Delpriore also said that Mr. Heininger reported that after 120 days they [the applicant and his engineer] have received information from the New York State Department of Environmental Conservation (DEC) that a delineation of the wetlands on the property is needed and that the Albany DEC Office has reached out to the Region 8 DEC Office in Avon, N.Y., to perform this delineation.

Mr. Delpriore said that the applicant is considering resubmitting an application to create only proposed Lot #3 leaving the balance of the parcel as one proposed lot. He also said that they

are working to obtain a road curb cut for proposed Lot #2 and are considering bringing in fill for other portions of the land.

Mr. Brand said that the Town staff knew that this property was going to be difficult to develop and that this is now being proven to be true.

Mr. Hemminger asked if anyone in the meeting room wished to comment or ask questions on this application. There were no comments or questions from those in the meeting room.

He then asked if anyone on the remote video conference wished to comment or ask questions on this application. There were no comments or questions from those on the remote video conference.

Ms. Sousa and Mr. Bellis asked about granting this second 90-day extension. Mr. Bellis said that at some point we have to draw a line in the sand. Mr. Delpriore said that the board could add a condition to the draft resolution [that this would be the last extension of time]. Mr. Bellis said that he agreed with Ms. Sousa that progress is needed to be shown at the conclusion of this proposed 90-day extension.

Mr. Hemminger said that typically the board has granted extensions if the delay is created by something which is not under the control of the applicants. But he also said that we still have to look hard [at the progress after this 90-day extension].

Mr. Delpriore said that the applicant now has a determination by the DEC that there are wetlands on the property but that the applicant now must wait for the Region 8 DEC Office staff to make the wetland delineations.

Mr. Hemminger said that to date the raised fill on-site septic system issues have not been discussed in detail.

Mr. Delpriore said that they have one lot which percs, but that further development would be affected by the delineation of the wetlands. Mr. Hemminger said that this is a huge issue which has not yet been addressed.

Mr. Hemminger also brought up the issue of moving the National Fuel Gas anodes, and whether or not the applicant will pay for this work. He said that there are a number of issues which make this a complicated application.

Mr. Brand said that the New York State Department of Health (DOH) has notified the Town that the DOH is not going to approve raised fill on-site septic systems on a realty subdivision (which is five or more lots), so the applicant may very well, at some point, have to submit a new application to create fewer than five lots.

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

■ A motion was made by MR. VIETS, 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 #1002-24                      Preliminary Subdivision Plat, Five Lot Alexander-Shear  
Subdivision Tract Application**

**APPLICANT:                      Jeff Shear, 229 Gallant Fox Lane, Webster, N.Y. 14580**

**ACTION:                              Preliminary Subdivision Plat: Five-Lot Alexander–Shear  
Subdivision Tract Application: Continuation of the period of  
time for the Planning Board, as the designated Lead Agency, to  
make Findings and a Determination of Significance under the  
State’s Environmental Quality Review Act (SEQRA) for the  
proposed Preliminary Five Lot Alexander-Shear Subdivision  
(to be located at the southwest corner of County Road 8 and  
Collett Road).**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight continued the Public Hearing on the above referenced Action from the February 19, 2025, meeting; and

**WHEREAS** the time period for extending the Planning Board’s Findings and Determination of Significance was agreed-to by the Applicant at said meeting; and

**WHEREAS** the time period for the Planning Board, as the designated Lead Agency under SEQR for making Findings and a Determination of Significance was previously requested to be extended to tonight, by the applicant’s engineer to receive information from the U.S. Army Corps of Engineers, the New York State Department of Environmental Conservation and Natural Fuel Gas Company (NFG), regarding the proposed Preliminary Subdivision Plat drawing for a five- (5-) lot subdivision of Tax Map Account # 29.00-2-12.100, containing a total of approximately 15.5 acres of land located along the south side of Collett Road and the west side of County Road 8; and

**WHEREAS** the applicant’s engineer, in an email dated May 30, 2025, to Ronald Brand, Town Director of Planning and Development, informed the Town that the Applicant is requesting a 90-day extension for their above referenced Action at Collett Road and County Road 8, citing that they have not received any response from the Empire Pipeline [Natural Fuel Gas] regarding proposed Lot No. 4; and

**WHEREAS** the project file identifies the applicant's engineer, on Friday, January 31, 2025, submitted additional information to Natural Fuel Gas (NFG) in response to their earlier request regarding the Empire Pipeline relocation; and

**WHEREAS** the Planning Board tonight has received public testimony on the above referenced Action, which included an update on the status of the wetland issues located on the site.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board finds that the State's SEQR Regulations, [6NYCRR, Part 617.3 (i)] a part of Article 8 of the New York State Environmental Conservation Law, allows for the Lead Agency, upon request from the applicant for additional time, to extend the time period for making findings and a determination of significance upon a proposed Action.

**BE IT FURTHER RESOLVED** that based upon the 90-day timeline identified by the applicant's engineer for the Empire Pipeline [Natural Fuel Gas] determination, the Planning Board approves of a 90-day time extension, starting on Thursday, June 5, 2025, and ending on Tuesday, September 2, 2025, for the Applicant to provide a response from Empire Pipeline to their expressed concerns with this Action and to then enable the Planning Board time for making the findings and determination of significance.

**BE IT FURTHER RESOLVED** that the Planning Board continues its deliberations and this public hearing to September 3, 2025, at which time the Planning Board will consider making its findings and a determination upon the proposed Action.

**BE IT FURTHER RESOLVED** that the Clerk of the Board is to provide electronic certified copies of this resolution to the Involved and Interested Agencies.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to file: certified copies of this resolution with the applicant and the applicant's engineer/surveyor; and certified electronic copies of this resolution with the following NFG Staff, Patrick McNerney (McNerneyP@natfuel.com), Jason Abram (AbramJ@natfuel.com), Matthew Hoenes (HoenesM@natfuel.com) and Cameron Nichols (NicholsC@natfuel.com); and certified electronic copies with the Town Staff, the Town Engineer and the project file in 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. CONTINUED PUBLIC HEARING

**PB #2025-0402      Continued Preliminary Two-Lot Subdivision Plat**

**Name:** Georgianna Gerlock, 1673 Sand Hill Road, Shortsville, N.Y. 14548

**Location:** Tax Map #43.00-1-34.000, a total of 60 acres and located along the east side of Sand Hill Road, between Shortsville Road and Latting Road.

**Zoning District:** A-80 Agricultural

**Request:** Preliminary Two-Lot Subdivision Plat approval. The project proposes to subdivide Tax Map Account 43.00-1-34.000, creating Lot #1 to be comprised of 6.038 acres (with an existing single-family dwelling and accessory buildings) and Lot #2 to be comprised of 55.601 acres (to remain in agricultural production), both lots to be located along the east side of Sand Hill Road.

On May 21, 2025, the Planning Board opened the Public Hearing on this application and continued it to the meeting this evening (June 4, 2025) because neither the applicant or her representative attended the Public Hearing, either in person or via remote video conference, to present the application on that date.

On May 30, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Georgina Gerlock; to her surveyor David Parrinello of Marks Engineering; and to Brennan Marks, P.E., and Lindsay Tidd, also of Marks Engineering.

Mr. Hemminger reconvened the Public Hearing on this application.

Ms. Gerlock presented this application. She said that she owns the entire parcel of land and would like to subdivide the property to create proposed Lot #1 to be transferred to her daughter and her husband. Ms. Gerlock said that she will retain proposed Lot #2.

Mr. Brand said that notice of the subdivision application and the Public Hearing was sent to the neighboring town clerk of Canandaigua, and that no comments were received. Thus, the Farmington Town Planning Board is good to go. He also said that this application was exempt from a referral to the Ontario County Planning Board.

Mr. Hemminger asked about the subsequent procedure for subdivision approval. Mr. Delpriore explained Preliminary Subdivision process and the following Final Subdivision application procedure.

Ms. Gerlock asked when the Final Subdivision application would be considered by the board. Mr. Delpriore said that she or her engineer would submit a Final Subdivision application following the signing of the Preliminary Subdivision Plat by the Town staff, and that the Town

staff will inform her and her engineer of the date when the Final Subdivision application would be placed on the Planning Board agenda.

Mr. Hemminger said that upon approval by the Planning Board of the Final Subdivision Plat, Ms. Gerlock's engineer could then file the approved subdivision plat in the Ontario County Clerk's Office and the process would be complete. He suggested that Ms. Gerlock contact town staff any time with questions regarding the procedure.

Mr. Brand said that he had also spoken with Ms. Gerlock's surveyor from Marks Engineering regarding the wording of the flood insurance General Note on the Preliminary Plat draft resolution. He said that wording shown on the Preliminary Plat is acceptable and will not need to be changed.

Mr. Hemminger asked if anyone in the meeting room wished to comment or ask questions on this application. There were no comments or questions from those in the meeting room.

He then asked if anyone on the remote video conference wished to comment or ask questions on this application. There were no comments or questions from those on the remote video conference.

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

■ A motion was made by MR. BELLIS, seconded by MS. SOUSA, that the Public Hearing be closed.

Motion carried by voice vote. The Public Hearing on PB #2025-0402 was closed.

Mr. Hemminger asked Ms. Gerlock if she received the draft Preliminary Subdivision Plat approval resolution prior to the meeting, and if she agreed with the conditions. Ms. Gerlock said yes to both questions.

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, 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 #2025-0402**

**APPLICANT:** Georgiana Gerlock, 4941 Shortsville Road,  
Shortsville, N.Y. 14548

**ACTION:** Preliminary Subdivision Plat Approval with conditions, Tax  
Map Account 43.00-1-34.000, for a proposed two-lot  
preliminary subdivision plat, Lots #1 and #2, Georgiana C.



**Gerlock Subdivision of Land, located along the east side of  
Sand Hill Road, between Shortsville Road and Latting Road.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a Part 1 Short Environmental Assessment Form (SEAF) and a preliminary plat drawing, dated April 9, 2025, prepared by David M. Parrinello, New York State Professional Licensed Land Surveyor, Freeland-Parrinello Land Surveyors, entitled “Preliminary Two Lot Subdivision Plat, Lots No. 1 & Lot No. 2, Georgiana C. Gerlock Subdivision of Land,” and identified as Job No. 25-085; and

**WHEREAS** the Town did provide notice to the Town of Canandaigua Town Clerk of this public hearing tonight as provided for under the provisions of Section 239-nn of the New York State General Municipal; and

**WHEREAS** notices were provided notices of tonight’s Public Hearing to property owners within 500 feet of the subject property, in both the towns of Farmington and Canandaigua; 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 grants Preliminary Subdivision Plat Approval with the following Conditions:

1. The Planning Board, April 16, 2025, classified the proposed Action, under 6NYCRR Part 617.5 (9), (11) and (13) as a Type II Action, noting that Type II Actions are not subject to review under this Part as these actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Article 8 of the New York State Environmental Conservation Law; and
2. The plat drawing is to be amended by adding a General Note that reads . . . “The site lies entirely within a mapped Zone C Area of Minimal Flooding, as shown on the Flood Insurance Rate Map, Panel 0020B, Community Number 361299, effective September 30, 1983.”
3. There is to be a general note added to the Preliminary Subdivision Plat drawing that reads . . . “Prior to the issuance of a Building Permit for this property, the owner shall provide payment to the Town Clerk’s Office for the prevailing Park and Recreation Fee established by the Town Board and shown on the most recent Town of Farmington Fee Schedule.
4. A Public Safety Sign is to be provided at the driveway to Lot #1 and the sign location is to be shown on the Preliminary Subdivision Plat drawings. The 2025,

Appendix G-9.0, detail design contained in the adopted Town of Farmington Site Design and Development Criteria Manual is to be attached to the drawings.

**BE IT FURTHER RESOLVED** that once all the above amendments have been made to the Preliminary Subdivision Plat drawings, an electronic copy and one (1) paper print thereof is to be submitted to the Town Code Enforcement Officer (CEO) for review and acceptance. Upon acceptance, the CEO shall then notify the Town Planning Board Chairperson to sign the preliminary plat drawings.

**BE IT FURTHER RESOLVED** that the Planning Board Chairperson is not to sign the Preliminary Subdivision Plat drawings until the Town Official identified above has signed the drawings.

**BE IT FURTHER RESOLVED** that Preliminary Subdivision Plat Approval with Conditions is valid for a period of 180 days from today and shall automatically expire unless the drawings have been signed or the Planning Board has received a written request for and has granted a time extension to this conditional approval.

**BE IT FURTHER RESOLVED** that once the Preliminary Subdivision Plat drawings have been signed, then the Town Code Enforcement Officer may accept an application for Final Subdivision Plat Approval for the Planning Board's determination whether to accept for formal consideration and scheduling of a public meeting thereon.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant Georgiana Gerlock, 4941 Shortsville Road, Shortsville, N.Y. 14548 and via email to geegerlock@icloud.com; the Applicant's Land Surveyor David M. Parrinello at Freeland-Parrinello, Land Surveyors, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424; Town staff; 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.

## 5. CONTINUED FINAL SITE PLAN

### **PB #2025-0503 Continued Final Site Plan Application**

**Name:** T&M Properties of WNY, LLC, (Villager Construction), c/o Michael Lawless, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607

**Location:** Former site of Loomis Road Industrial Park, north side of Loomis Road

**Zoning District:** GI General Industrial District

**Request:** Final Site Plan approval to construct a 47,680-square-foot one-story office and maintenance building, and related site improvements, located on Lot #1 of the Loomis Road Subdivision Tract, along the north side of Loomis Road, east of the intersection with Plastermill Road and south of Interstate Route I-90 (New York State Thruway).

On April 2, 2025, the Planning Board approved the Preliminary Site Plan with conditions for this project (PB #2025-0202).

On May 7, 2025, the Planning Board approved with conditions the Grading Permit for the Loomis Road Industrial Park Site, Lot #1 (PB #2025-0202).

On May 21, 2025, the Planning Board determined that the Final Site Plan application was complete and scheduled the public meeting for consideration of the application for this evening's meeting (June 4, 2025).

On May 30, 2025, the Planning Board's draft resolutions for this evening's consideration were sent via email to the applicants Michael and Tim Lawless of T&M Properties of WNY, LLC; to their engineer J. Lincoln Swedrock, P.E.; and to Project Manager Andrew R. Spencer, R.L.A., both of BME Associates; and to Max Heagney of LeFrois Builders & Developers.

Mr. Swedrock presented this application. Michael and Tim Lawless of Villager Construction and Mr. Heagney of LeFrois Builders & Developers also attended.

Mr. Swedrock said that they are working to address all staff comments which will be resolved prior to their request for plan signatures. He said that the proposed structure has been changed slightly to include a breezeway between the office and maintenance areas.

Mr. Swedrock said that a set of improved building elevations, artist renderings and floor plans of the proposed structure have been provided as requested by the board. He said that written responses to the most recent engineering comments from MRB Group will be provided and that they are seeking Final Site Plan approval this evening to keep the project moving along.

Regarding the reference to a security fence as mentioned in draft Condition #1, Mr. Swedrock said that right now there is no intent to install security fencing in the area of the property which is now being used for the Outdoor Contractor's Storage Yard. He said that access to this area is off from Loomis Road and that he will coordinate that location with the Town Highway Superintendent. Mr. Swedrock said that this storage area is being used as per the Grading Permit which was issued on May 7, 2025.

Mr. Brand said that draft Condition #1 has been included in the resolution for delineating the contractor's storage area on the site. He noted that the wording of the Condition #1 requests that it be shown on the drawings whether there will be "any security fencing and landscaping buffering of this [contractor's storage] area." Mr. Swedrock said that he will clarify this on the Final Site Plan drawing.

Mr. Delpriore said that the Town Highway Superintendent requests that Loomis Road be kept clean and clear of mud. He said that there have been tracking issues and that the applicants need to do their due diligence regarding these issues. Mr. Swedrock said that the extended rainy weather has contributed to this, and that they have no control over the weather. Mr. Delpriore said that the Town staff has control of the requirement to keep the road clean.

Mr. Sowinski said that MRB Group issued the most recent engineering comment letter on May 28, 2025.

Mr. Bellis asked for additional clarification on the use of the contractor's storage yard. Mr. Swedrock said that the use of this yard is temporary for the staging of equipment and materials for a Villager Construction project on the New York State Thruway. Tim Lawless said that a great deal of construction material has been taken off the site already. He also confirmed that this will be temporary until the completion of the Thruway project.

Mr. Brand said that a contractor's storage yard is a permitted use in the General Industrial Zoning District, and that if identified on the Final Site Plan, it could be used for other (future) Villager Construction projects if they wish, following the completion of the current Thruway project between Exits 44 and 45.

Mr. Viets asked about the driveway to the storage yard. Mr. Swedrock said that this temporary grading is being used for the Thruway project. Mr. Viets asked what would happen if they wanted to use this driveway in the future. Mr. Brand said that is why the condition of approval is worded to allow for this, thereby avoiding further delay when the applicant would make subsequent site plan applications for future uses of the property.

Mr. Delpriore said that this driveway was discussed as part of the Grading Permit, and that right now its use is allowed in this zoning district and on this property, and that the applicant will have a two-year period to continue its use from the current access point as part of the Grading Permit approval.

Mr. Bellis discussed the screening of the site from neighboring residential properties. He also said that Loomis Road was covered with mud when he recently inspected the site for tonight's meeting. Mr. Bellis said that there is a problem, and that the applicant should arrange to have the road kept clean.

Mr. Hemminger asked about the hours of operation of the business during which noise would be generated. Michael Lawless said that the hours of operation will be from 8:00 a.m. to 5:00 p.m. Mr. Hemminger said that even though this property is zoned General Industrial there are residential homes adjacent to it.

Mr. Brand referred to draft Condition #13 regarding landscape improvements in response to the residential neighbors' previously expressed concerns about the installation of a visual buffer between their properties and the proposed project. He said that the resolution requires installation of the landscaping by October 31, 2025, to allow for this area to be established early in the construction of the site.

Mr. Swedrock said that no security fencing is proposed [around the contractor's storage area]. Mr. Hemminger said that this will be okay as is.

Mr. Swedrock asked for clarification on draft Condition #2 regarding the location of a 10-foot sidewalk easement. Following discussion, Condition #2 was amended, as follows:

2. There is to be a ten- (10)-foot-wide sidewalk easement across the frontage of the site along Loomis Road shown on the drawings, and a five- (5)-foot-wide concrete sidewalk installed across the frontage of the site along Loomis Road; and

Mr. Swedrock asked about draft Condition #7 which requires the extension of a proposed water main to the end of the proposed driveway. Following discussion, Condition #7 was amended, as follows:

7. The proposed watermain is to be extended to the end of the proposed driveway, ending either at approximate STA 11+20 or as may be required by the Town of Farmington Water and Sewer Superintendent and as shown on the final site plan drawing; and

Mr. Swedrock asked if the installation date of October 31, 2025, in draft Condition #13, could be amended to spring of 2026. Mr. Brand suggested that the October 2025 date be kept as is and that the applicant could apply for a date adjustment later this year, if needed. Following discussion, there were no changes to Condition #13.

Prior to the meeting, Mr. Brabant of MRB Group had submitted an proposed amendment to draft Condition #15 regarding the date of compliance with the MRB Group engineering comments. Following discussion, Condition #15 was further amended, as follows:

15. The two (2) Conditions identified in the Town Engineer's Letter to the Town Director of Planning and Development, dated May 28, 2025, are to be complied with prior to the Pre-Construction Meeting which will be held for this project.

Referring to draft Condition #1, Mr. Brand said that the applicant is not required to install security fencing but that they would have to depict this fencing on an Amended Final Site Plan if they later decided to install it.

Mr. Brand also discussed the timing of the submission, depiction, and filing of the 10-foot-wide sidewalk easement along the frontage of Loomis Road. He said that the applicant could

submit and record the easement now, and show it on the Final Site Plan drawing, or submit and file the easement at a later date as a condition of the issuing of the Certificate of Occupancy. He said that he would like to be on the same page regarding this easement as Mr. Swedrock. Mr. Swedrock said that he will tie the submission of this easement, along with an Amended Final Site Plan drawing, with the issuing of a Certificate of Occupancy.

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

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

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION**

**PB #2025-0503**

**APPLICANT:** T&M Properties of WNY, LLC, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607

**ACTION:** Final Site Plan approval for the proposed construction of a 38,900-square-foot one-story office and maintenance building, including a 9,000-square-foot building addition and related site improvements on a 32.8-acre site located along the north side of Loomis Road, east of Plastermill Road intersection and along the south side of I-90 (the New York State Thruway).

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action; and

**WHEREAS** the Planning Board has reviewed the packet of information contained with the application and has received public input at tonight's meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board approves the Final Site Plan for the above referenced project with the following conditions:

1. Final Site Plan Approval is based upon the filing of the plat map prepared by BME Associates, entitled "Lot Line Adjustment, Being a Consolidation of Lots 1- 10 into one Lot R-1," identified as Project Number 2966, Drawing No. 02F, date issued May 08, 2025, prepared by Gregory D. Bell, Licensed Land Surveyor; and
2. Final Site Plan Approval is further based upon the set of drawings prepared by BME Associates, prepared for Loomis Park, LLC, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607, entitled "Loomis Road Industrial Park," comprised of drawings 2966-01F through 2966-14F, Project Number 2966, dated May 08, 2025, with the following conditions set forth below herein; and

3. Final Site Plan Approval is further based upon the set of drawings prepared by LeFrois Builders & Developers, entitled “Villager Construction, Floor Plan,” Sheet No. A-1, dated August 2024; and “Elevations,” Sheet No. A-2, dated August 2024; “Reflected Ceiling Plan,” Sheet No. A-3, dated August 2024; and “Schedules and Millwork,” Sheet No. A-4, dated August 2024; and eight (8) untitled photos of the Villager Construction, Inc., buildings, with the following conditions set forth below herein.

**BE IT FURTHER RESOLVED** that the above referenced Lot Line Adjustment Plat Map is to be filed in in the office of the Ontario County Clerk, and a copy of the plat filing document with the County is to be filed with the Town Code Enforcement Officer (CEO), in the Town Development Office, prior to scheduling a pre-construction meeting by for this project.

**BE IT FURTHER RESOLVED** that the above referenced set of Final Site Plan drawings is to be amended as follows:

1. The Outdoor Contractor’s Storage Yard Area that has been identified as part of this project is to be shown along with access, any security fencing and landscape buffering of this area; and
2. There is to be a ten- (10)-foot-wide sidewalk easement across the frontage of the site along Loomis Road shown on the drawings, and a five- (5)-foot-wide concrete sidewalk installed across the frontage of the site along Loomis Road; and
3. Said Sidewalk Easement is to be filed in the office of the Ontario County Clerk and identified, with the Liber and Page of filing, on an amended Final Site Plan drawing, and signed by the Planning Board Chairperson, prior to the Certificate of Occupancy being issued by the Code Enforcement Officer for this Project; and
4. Drawing 03, Site Plan, easement TAUE-1 should reference a 66-foot-wide Right-of-Way and Utility Easement for purposes of simplifying the process should the applicant decide to dedicate the driveway to the Town as a future Town road; and
5. Drawing 03, Site Plan, easement DE-1 should reference a Stormwater Management Facility Easement which is to be part of the Stormwater Maintenance Agreement to be filed for this Project; and
6. Drawing 04, Site Plan, is to identify a 66-foot-wide Right-of-Way and Utility Easement identified in Condition No. 3 above; and
7. The proposed watermain is to be extended to the end of the proposed driveway, ending either at approximate STA 11+20 or as may be required by the Town of Farmington Water and Sewer Superintendent and as shown on the final site plan drawing; and



8. The existing watermain along Loomis Road is AC and not DIP as shown. This is to be corrected on the drawing; and
9. The drawing is to confirm the number of water/sewer services to the proposed office building as the building's interior drawings show multiple restrooms and a breakroom in this space; and
10. There is to be a location shown on the Final Site Plan drawing 02F-2966 for the Public Safety Sign; and
11. There is to be a Sidewalk Detail (Appendix H-6.0) shown on one of the two Detail Sheets; and
12. There is to be a concrete sidewalk connection installed between the Courtyard Area and the sidewalk along the front parking lot, and shown on the Final Site Plan drawing 03F-2966; and
13. The landscape improvements shown on Drawing 11F-2966 and located along the property lines with the adjacent residential sites is to be installed prior to October 31, 2025; and
14. Prior to issuing a Certificate of Occupancy for this Project, the existing storm pipe from this site which crosses Loomis Road and continues south towards the fresh-water wetland area is to be located and all drainage concerns previously identified by the Town Highway Superintendent is to be resolved; and
15. The two (2) Conditions identified in the Town Engineer's Letter to the Town Director of Planning and Development, dated May 28, 2025, are to be complied with prior to the Pre-Construction Meeting which will be held for this project.

**BE IT FURTHER RESOLVED** that the LeFrois drawings are to be amended as follows:

1. There is to be a cover sheet added identifying each of the drawings and the photos attached to this Project; and
2. Each drawing and photo attached is to be identified as an attachment to Farmington Planning Board File #PB 2025-0503; and
3. There is to be a signature line added to the LeFrois cover sheet drawing for the Town Planning Board Chairperson; and
4. These amended drawings and photographs are to be submitted with the above amendments to the Final Site Plan drawings for Town review, acceptance and signing.



**BE IT FURTHER RESOLVED** that one electronic copy of all revised drawings/photos and one paper print of all revised drawings/photos is to be submitted to the Town Development Office for review and acceptance by the Town Code Enforcement Officer prior to signing.

**BE IT FURTHER RESOLVED** that once all the above conditions of approval have been made to the set of Final Site Plan drawings and the LeFrois Attachment drawings, then the Applicant is to complete Appendix Form G-10.0, Pre-Construction Checklist Form for submitting to the Town Development Office. Then upon acceptance of this document, a pre-construction meeting may be scheduled with the Applicant, the Applicant's Engineers and sub-contractors.

**BE IT FURTHER RESOLVED** that this Final Site Plan Approval with Conditions shall be valid for a period of 180 days from today and shall automatically expire unless all conditions have been met and revised drawings signed and filed in the Town Development Office.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicants; the Applicants' Engineer Linc Swedrock, P.E., at BME Associates; M. Heagney, LeFrois Builders, mheagney@lefrois.com, 1020 Lehigh Station Road, Henrietta, N.Y. 14467; Town staff; the 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.

## 6. CONTINUED FINAL SUBDIVISION PLAT

### **PB #2025-0504      Continued Two-Lot Subdivision Application**

**Name:** David N. and Julie S. Lowry, 230 Ellsworth Road,  
Palmyra, N.Y. 14522

**Location:** Tax Map #10.00-1-13.400

**Zoning District:** A-80 Agricultural District

**Request:** Final Two-Lot Subdivision Plat approval. The project proposes to subdivide 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.

On April 16, 2025, the Planning Board approved the Preliminary Two-Lot Subdivision application with conditions for this project.

On May 21, 2025, the Planning Board determined that the Final Two-Lot Subdivision Plat application was complete and scheduled the public meeting for consideration of the application for this evening's meeting (June 4, 2025).

On May 30, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants David and Julie Lowry; to their surveyor Michael S. Greene of Greene Land Surveying, PLLC; and to their contractor John Graziose of Gerber Homes and Additions.

Mr. Tung of Greene Land Surveying presented this application via remote video conference.

Mr. Hemminger asked if there were any changes to the application from the Preliminary Two-Lot Preliminary Subdivision Plat. Mr. Tung said that there were no changes. He confirmed receipt of the draft Final Subdivision Plat approval resolution and that he was okay with the conditions of approval.

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

■ A motion was made by MR. DELUCIA, 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 #2025-0504**

**APPLICANTS:** David N. and Julie S. Lowry, 230 Ellsworth Road,  
Palmyra, N.Y. 14522

**ACTION:** Final Two-Lot Subdivision Plat, approval with conditions: Tax Map Account 10.00-1-13.400, creating two lots, Lot #1 comprised of 5.050 acres and Lot #2 comprised of 1.609 acres, both lots located along the west side of Ellsworth Road.

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the subdivision of land into two lots, which

includes a Part 1 Short Environmental Assessment Form (SEAF) and a proposed final plat map drawing prepared by Greene Land Surveying, PLLC, entitled “Final Subdivision Plat, Lots No. 1 & 2, David N & Julie S. Lowry,” dated 5/08/25, and Job No. 24-7313; and

**WHEREAS** the Planning Board, at their April 2, 2025, meeting accepted the application, classified the Action under the State Environmental Quality Review Act as a Type II Action and scheduled a public meeting for tonight; 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 approves with conditions the above referenced Action:

1. Final Subdivision Plat Approval is granted for the drawing prepared by Greene Land Surveying, PLLC., entitled “Final Subdivision Plat, Lots No. 1 & 2, David N. & Julie S. Lowry,” having a revised date of 5/08/25, and identified as Job No. 24-7313.
2. Final Subdivision Plat Approval is valid for a period of 180 days from today and shall automatically expire unless the plat has been signed and filed in the office of the Ontario County Clerk, or an extension of time thereto has been granted by the Planning Board at a future meeting.
3. The Applicant’s surveyor is to provide an electronic copy and one paper print for review and acceptance by the Town Code Enforcement Officer and then signing.
4. Once signed by the Planning Board Chairperson, the plat mylar and two paper copies are to be filed in the office of the Ontario County Clerk within 62 days.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicants David N. and Julie S. Lowry via email to Dave2877@hotmail.com; the Applicant’s Surveyor Michael S. Greene, Licensed Land Surveyor, Greene Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513; the Applicant’s Contractor Gerber Homes, 1260 Ridge Road, Ontario, N.Y. 14519; Town staff; the Town Engineer 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.

**7. CONTINUED FINAL SITE PLAN****PB #2025-0505 Continued Final Site Plan Application**

**Name:** Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548

**Location:** 4484 State Street

**Request:** Final Site Plan approval for the operation of a commercial drainage excavation service at the above street address.

On November 20, 2024, the Planning Board approved the Preliminary Site Plan application with conditions for this project (PB #1004-24).

On May 21, 2025, the Planning Board determined that the Final Site Plan application was complete and scheduled the public meeting for consideration of the application for this evening's meeting (June 4, 2025).

On May 30, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Noelle Porretta; and to her surveyor David Parrinello of Marks Engineering.

Ms. Porretta presented this application via remote video conference.

Mr. Hemminger asked if there were any changes to the application from the Preliminary Site Plan. Ms. Porretta said that there were no changes. She confirmed receipt of the draft Final Site Plan approval resolution and that she was okay with the conditions of approval.

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 #2025-0505**

**APPLICANT:** Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548

**ACTION:** Final Site Plan Approval with conditions for the operation of a commercial drainage excavation service at the above street address.

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight reviewed the above referenced application (hereinafter referred to as Action); and

**WHEREAS** the Planning Board's review includes the Final Site Plan drawing prepared by David M. Parrinello, Land Surveyor, Marks Engineering, entitled "Final Site Plan, Mark J. & Noelle Porretta," dated 05/14/2025.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board grants Final Site Plan Approval with the following conditions:

1. Final Site Plan Approval is granted for the above referenced drawing and any changes that are made to the site, that are not shown on the filed drawing, will need to be approved by the Planning Board as an amendment to this site plan; and
2. With the granting of Final Site Plan Approval with Conditions, the Temporary Use Permit (File #ZB #0801-24) will take effect and shall continue in effect for a period of two (2) years from today and it will automatically terminate upon June 5, 2027. Therefore, on or before said date, the Applicant is to renew the Temporary Use Permit unless there have been amendments made to Chapter 165 of the Town Code providing for this use as a special permitted use in the A-80 (or the proposed RA-80) zoning district; and
3. This Final Site Plan Approval is valid for a period of 180 days and shall automatically expire unless the Applicant has provided an electronic copy and one (1) paper print to the Town Code Enforcement Officer in the Town Development Office, or the Planning Board has granted an extension of time thereto at a public meeting.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant, the Applicant's Land Surveyor/Engineer, Town Staff and filed with the Town Clerk's Office and 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.

## 8. OPEN DISCUSSION

### *Director of Planning and Development:*

Mr. Brand provided the following information:

- The Town Environmental Conservation Board (ECB) has not yet submitted the update to the Open Space Index to the Town Board. It had been scheduled for presentation to the board on May 28, 2025. The document is required by the State's General Municipal Law for maintaining the Board's status. GIS mapping updates have also been prepared as part of this process. Mr. Brand said that the update may be submitted to the Town Board later this month.
- The Town Board conducted a Public Hearing on the update to the Park and Recreation Master Plan on May 28, 2025. Mr. Brand said that there were no comments in opposition to the update. He extended thanks to Mr. Bellis and to MRB Group for their expertise in the preparation of the document and its presentation, and he said that the update is ready to go for adoption by the Town Board at the next meeting on June 10, 2025.
- A Freedom of Information Law (FOIL) request has been received from the attorney representing American Tower Corporation in Boston, Mass., regarding the recent Special Use Permit and Site Plan which were approved by the board on April 2, 2025, for a site on Kyte Road (PB #2025-0207: Mattice Special Use Permit Renewal and Site Plan). Mr. Brand said that American Tower Corporation objects to having the engineering firm of Schultz Associates of Spencerport, N.Y., having made application for the Special Use Permit for this cellular tower. He said that he informed the attorney that the Special Use Permit was issued to the property owner, not to the engineering firm, and that Special Use Permits run with the land and its owner, not with a company leasing the land. Mr. Brand is preparing a response to the FOIL request. He said that he hopes to avoid a litigation issue.
- The Town staff is continuing to work on updates to Town Code Chapter 144 Subdivision of Land and Chapter 159 Water Rules and Regulations. Mr. Brand said that the rules and regulations in Chapter 159 were submitted today to MRB Group for review.
- Fisher Associates of Rochester, N.Y., is working with Marrano Homes to acquire easements along the backs of three lots in the Hathaway's Corners subdivision for completion of a portion of the stone dust trail and connection to the Auburn Trail. Mr. Brand said that upon receipt of the easements, the contractor will then complete the trail and the remaining sidewalks on Mertensia Road, following which the sidewalk grant can be closed and the Town would be able to apply for a new grant for the funding of the installation of additional sidewalks in the Town.

- A public meeting will be held on June 10, 2025, at 7:00 p.m. at the Town Hall regarding the Wood Drive Bridge Replacement Project. For those unable to attend in person, the meeting will be available for viewing on Zoom.
- No additional information has been received from the applicant of the Ontario CSG 1, LLC Solar Project (New Energy Equity, Lynn T. Fish Farm, 4494 Mt. Payne Road). On May 21, 2025, the Planning Board determined that the Special Use Permit and Preliminary Site Plan for this solar project were incomplete (PB #2025-0501 and PB #2025-0502). Mr. Delpriore said that a project update is expected at tomorrow's Project Review Committee meeting (June 5, 2025).
- The applicant for the Cook Properties Incentive Zoning Project (formerly known as "Whitestone Incentive Zoning Project, State Route 332 and County Road 41") has submitted a revised concept plan which will be presented to the Town Board at the next meeting on June 10, 2025. Mr. Brand said that the revised plan reduces the number of small sized single-family lots and includes a traffic study update and an analysis of the need for amending the State Environmental Quality Review (SEQR). The Planning Board previously received a presentation of the initial concept plan for the Whitestone Incentive Zoning Project, on November 1, 2023, and approved a report and recommendation to the Town Board on the initial concept by a vote of 3 to 1 on December 6, 2023. Mr. Hemminger said that he hopes that the revised concept plan will be something that the Town Board can accept, but that if the density of the project is not reduced then we are just spinning our wheels. Mr. Brand said that the Town Board may refer the revised concept plan to the Planning Board for a report and recommendation.
- There has been a concept drawing submitted to Town staff for their initial review and comments on the proposed tear-down and reconstruction of the McDonald's Restaurant and related site improvements located at 6092 State Route 96. Mr. Brand said that previous highway pavement markings on State Route 96 were changed for the Generations Bank location, which could allow for a redesign for the access to McDonald's Restaurant. Mr. Delpriore said that a submittal has been received for the demolition of the current McDonald's and construction of a new building. Mr. Brand said that Town staff is concerned with the existing driveway access and lighting at State Route 332. Mr. Delpriore said that McDonald's was offered an opportunity to present the plans to the Project Review Committee tomorrow but that the company is not that close to being ready. He said that the Town staff has communicated their concerns to the company.

### ***Code Enforcement Officer:***

Mr. Delpriore said that the Town staff has started uploading Planning and Zoning materials into the new software and will be working with Mr. Hemminger to work out details prior to having a workshop on the new system with the Planning Board around the end of July.

## 9. PUBLIC COMMENTS

None.

## 10. TRAINING OPPORTUNITIES

### ■ MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings

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

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

#### Session 6: June 26, 2025

Zoning Board Basics: Roles of the Zoning Board in Community Development  
6:00 p.m.–7:00 p.m.

#### Session 7: July 24, 2025

Soaking Up the Sun: Solar and Battery Storage and the Local Review Process  
6:00 p.m.–7:00 p.m.

#### Session 8: September 25, 2025

Putting the Home in Hometown: Strategies for Attracting Housing Investment to Your Community  
6:00 p.m.–7:00 p.m.

#### Session 9: October 23, 2025

Short, But Not Too Short: How Short Term Rentals Are Changing the Development and  
Regulatory Landscape  
6:00 p.m.–7:00 p.m.

#### 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](mailto: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>

## 11. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:55 p.m.



The next regular meeting of the Planning Board will be held on Wednesday, June 18, 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 front doors to the Town Hall were locked.

Respectfully submitted,

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