

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, March 19, 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
Tim Ford, Town of Farmington Highway Superintendent
Paula Ruthven, Town of Farmington Zoning Officer

Attending:

Henry and Kerry Adams, 4650 Kyte Road, Shortsville, N.Y. 14548
Alex Amering, P.E., Costich Engineering, 217 Lake Avenue, Rochester N.Y. 14608
David Degear, 6141 Hanover Road, Farmington, N.Y. 14425
Joseph DeGeorge, DECAL, LLC, 1067 Gateway Drive, Farmington, N.Y. 14425
Robert B. Hatch, L.S., Schultz Associates Engineers and Land Surveyors, 129 S. Union Street, Spencerport, N.Y. 14559—**R**
Max Heagney, LeFrois Builders and Developers, 1020 Lehigh Station Road, Henrietta, N.Y. 14467

Jonathan Jones, Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14425
Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450—**R**
Jared Palmer, Victor–Farmington Volunteer Ambulance Corps, 1321 East Victor Road,
Victor, N.Y. 14564
Andrew R. Spencer, R.L.A., Project Manager, BME Associates, 10 Liftbridge Lane East,
Fairport, N.Y. 14450
Jayne VerSchage, 427 County Road 8, Farmington, N.Y. 14425

1. APPROVAL OF MINUTES

Minutes of March 5, 2025:

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the minutes of the March 5, 2025, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on March 13, 2025:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 19th day of March 2025, commencing at 7:00 p.m. in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425 for the purpose of receiving testimony upon and giving consideration to the application of:

PB #2025-0104: JARED PALMER, 1321 EAST VICTOR ROAD, VICTOR, N.Y. 14564: Preliminary Site Plan approval for the proposed Victor–Farmington Ambulance Corps Station #2 building renovation and related site improvements. This action involves the Real Property Tax Map Account Number 30.00-1-32.100, containing 2.5 acres of land. The action is located along the south side of Route 96 and the west side of Ontario County Road 8 and proposes the re-use of the existing medical office and the development of a three-bay ambulance bay addition located at 5505 State Route 96. The proposal includes all associated improvements including but not limited to minor pavement improvements, minor utility improvements and exterior lighting. A proposed bay addition is a 2,060±-square-foot single story structure and will attach to the southwest corner of the existing structure.

ALL PARTIES IN INTEREST will be given an opportunity to be heard in respect to such application. Persons may appear in person, or by agent or via Zoom.

By order of:
Edward Hemminger, Chairperson
Town of Farmington Planning Board

4. NEW PUBLIC HEARING

PB #2025-0104 Preliminary Site Plan Application

Name: Alexander H. Amering, P.E., Costich Engineering, D.P.C., 217 Lake Avenue, Rocheser, N.Y. 14608; representing Victor–Farmington Volunteer Ambulance, c/o Chief Executive Officer Jared Palmer, 1321 East Victor Road, Victor, N.Y. 14564

Location: 5505 State Route 96 (southwest corner of State Route 96 and County Road 8)

Request: Preliminary Site Plan for the proposed Victor–Farmington Ambulance Station #2 building renovation and related site improvements located at the southwest corner of State Route 96 and County Road 8. This action involves the Real Property Tax Map Account Number 30.00-1-32.100, containing 2.5 acres of land. The action is located along the south side of Route 96 and the west side of Ontario County Road 8 and proposes the re-use of the existing medical office and the development of a three-bay ambulance bay addition located at 5505 State Route 96. The proposal includes all associated improvements including but not limited to minor pavement improvements, minor utility improvements and exterior lighting. A proposed bay addition is a 2,060±-square-foot single story structure and will attach to the southwest corner of the existing structure.

The Project Review Committee reviewed this application on December 5, 2024.

On February 5, 2025, the Planning Board established the State Environmental Quality Review (SEQR) coordinated review period from February 6, 2025, to March 3, 2025.

On February 24, 2025, the Zoning Board of Appeals approved the applicant's area variance to allow relief from the requirement that sidewalks are to be provided along the sites fronting along State and County highways, and other Town highways, within the Major Thoroughfare Overlay District (MTOD) that connect to, or contribute to, the completion of a pedestrian network in the area (*see* ZB #2025-001).

On March 5, 2025, the Planning Board declared itself as the SEQR Lead Agency for making the determination of significance on this application and scheduled the Public Hearing to begin this evening (March 19, 2025).

On March 13, 2025, the Planning Board's draft resolutions for this evening's consideration were sent via email to the applicant Chief Executive Officer Jared Palmer of the Victor–Farmington Ambulance Corps; and to his engineer Alex Amering, P.E., of Costich Engineering, D.P.C.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Amering presented this application. Mr. Palmer also attended.

Prior to the meeting, Mr. Amering provided the following information:

The project represents the proposed re-use of the existing medical office, and the development of a three-bay ambulance bay addition located at 5505 State Route 96 in The Town of Farmington N.Y. (Tax Map #30.00-1-32.100). The parcel is approximately 2.5 acres and will remain as it currently exists. The proposal will include all associated improvements, including, but not limited to minor pavement improvements, minor utility improvements, and exterior lighting.

The proposed ambulance bay addition is a 2,060 +/- square-foot, single-story structure and will attach to the southwest corner of the existing structure. Proposed schematic architectural materials are currently being prepared and will be provided for review once completed.

Business operations are consistent with their location in Farmington N.Y. The existing medical office will be renovated and re-used as an office and temporary living quarters for crew members. A maximum of two volunteer members will be on-site during a given shift.

We have interpreted the proposal as allowed use in the underlying “GB” General Business District and “MTOD” Main Thoroughfare Overlay District. A review of the bulk area requirements indicate conformance with applicable setbacks and parking requirements for the district, as identified in the Site Data. Note: It is the intent of the applicant to request an area variance for relief from the MTOD requirement for sidewalk installation along the road frontages.

An existing paved drive services the property from County Road 8 and will remain the sole form of ingress/egress. There are no planned changes to the existing entrance/exit.

Utility requirements for the facility would utilize existing onsite infrastructure, with a proposed upgrade to the existing water service (to accommodate sprinkler requirements). Review and approvals will be coordinated with all respective utility providers and/ or agencies having jurisdiction.

It is anticipated that construction would begin with interior renovations in February of 2025, and new construction would be completed in late summer/fall of 2025 (approximately six-month duration for expansion).

We believe the proposed redevelopment is consistent with the objectives of the underlying zoning district, and that the proposed design is conceptually sound.

—*Alexander H. Amering, P.E., Costich Engineering, DPC,*
January 9, 2025

Mr. Amering said that the application materials which have been submitted to the Town include the full site plan, architectural renderings and elevations. He said that the expansion area will have an asphalt roof with siding and brick along the lower portion. Mr. Amering also said that the applicant has applied for building permits for the renovation of the existing interior space, that minor exterior lighting improvements will be made, and that the water service is being upgraded as required by the Farmington Town Code for the installation of sprinklers in the building.

Mr. Brand said that two draft resolutions have been prepared for the board's consideration this evening: the first for the State Environmental Quality Review (SEQR) determination of non-significance, and the second for the Preliminary Site Plan approval with conditions.

Mr. Hemminger asked if anyone in the meeting room wished to speak for or against this application, or to ask questions.

There were no comments or questions from those in the meeting room.

Mr. Hemminger then asked if anyone on the remote video conference wished to speak for or against this application, or to ask questions.

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. VIETS, seconded by MS. SOUSA, that the Public Hearing on this application be closed.

Motion carried by voice vote. The Public Hearing on PB #2025-0104 was closed.

■ A motion was made by MR. BELLIS, 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
SEQR DETERMINATION OF NON-SIGNIFICANCE**

PB#2025-0104

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

ACTION: Preliminary Site Plan, Station #2: Determination of Non-Significance, under the provisions of the State Environmental Quality Review (SEQR) Regulations, for the Preliminary Site Plan approval for Ambulance Station No. 2, Tax Map Account Number 309.00-1-32.100, located at the southwest corner of the intersection of State Route 96 and County Road 8.

WHEREAS, the Town of Farmington Town Planning Board (hereinafter referred to as Board) has determined the proposed Action referenced above to be classified as an Unlisted Action (hereinafter referred to as Action) under 6NYCRR, Part 617 of the State Environmental Conservation Law (ECL); and

WHEREAS, the Board, at its March 5, 2025, meeting was designated as the Lead Agency with said Action and, therefore, is responsible under the ECL for making the required determination of significance upon said Action; and

WHEREAS, the Board, has reviewed, the drafts for Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action, that are dated March 19, 2025, which were prepared for the Board's consideration, by the Town Director of Planning and Development; and

WHEREAS, the Board has given consideration to the public comments provided during tonight's public hearing upon said Action; and

WHEREAS, the Board has considered the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQRA Regulations; and the information contained within Parts 1, 2 and 3 of the FEAF, along with supporting documentation and maps submitted with this application.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby accept Parts 2 and 3 of the FEAFs, for the above referenced Action.

BE IT FURTHER RESOLVED that the Board, having reviewed the public record upon the above referenced Action, does hereby determine the following impacts are likely to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity; traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and
- (iv) the overall density of the three proposed sites is consistent with the Town's Comprehensive Plan land use recommendations; and
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed Action impair the existing community or neighborhood character; and
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action; and
- (vii) there will not be any hazard created to human health resulting from the proposed Action; and
- (viii) there will be no change in the use of any active agricultural land resulting from the proposed Action; and
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action; and
- (x) there will not be created a material demand for other Action that would result in one of the above consequences; and
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and

- (xii) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation referenced above, the Board determines the proposed Action WILL NOT result in any significant [Moderate to Large] adverse environmental impacts.

BE IT FURTHER RESOLVED that the Board does hereby make a Determination of Non-Significance upon said Action and directs the Planning Board Chairperson to sign and date Part 3 of the Full Environmental Assessment Form, the State's Negative Declaration Form.

BE IT FINALLY RESOLVED that the Clerk of the Board is to file certified copies of the environmental record, Parts 1, 2 and 3 of the Full Environmental Assessment Forms, and this Determination of Non-Significance Resolution, with the other Involved Agencies (New York State Department of Environmental Conservation, Ontario County Department of Public Works and the Town of Farmington Zoning Board of Appeals), the Applicant, the Applicant's Engineer, the Town Supervisor and Town Development Staff; and to place of copy of this determination of non-significance in the files upon the above referenced Action.

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.

■ 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 #2025-0104

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

ACTION: Preliminary Site Plan Approval for the proposed Victor–
Farmington Ambulance Corps Station 2 building renovation,
building addition and related site improvements on land

located at the southwest corner of State Route 96 and County Road 8.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight conducted a public hearing upon the above referenced Action; and

WHEREAS, the Planning Board has considered the public record on this application which includes the Planning Board determination made on Wednesday, February 5, 2025, that the application was determined to be complete for public review and citing the need for the applicant to make application to the Town of Farmington Zoning Board of Appeals (hereinafter referred to as Zoning Board) for an area variance to the provisions contained in Chapter 165, Article IV, Section 34 J. [6] of the Farmington Town Code; and

WHEREAS, the Planning Board now understands that an area variance application has been granted, by the Town Zoning Board of Appeals, on Monday, February 24, 2025, and is known as ZB #2025-0101; and

WHEREAS, the Planning Board further understands that said Preliminary Site Plan application was reviewed at the Ontario County Planning Board's February 12, 2025, meeting; and

WHEREAS, the Planning Board has reviewed the OCPB's referral recommendations 16.0 and 16.1-2025, dated February 12, 2025, both Class 1 Referrals with only comments; and

WHEREAS, the Planning Board, as the designated lead agency for this Action has, under separate resolution acted upon earlier tonight, made findings and a Determination of Non-Significance upon said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does grant preliminary site plan approval of this proposed Action with the following conditions:

1. Preliminary Site Plan Approval is granted upon the following set of drawings:
 - a. Drawings, for Project #9465, listed on Sheet No. GA001, Sheets 01 through 07. prepared by Costich Engineering, entitled "Existing Features/Demolition and Site Plan, Victor–Farmington Ambulance, 5505 State Route 96," dated 1/09/25; and
 - b. Drawings Sheet Numbers A200 and A201, prepared by ROZZI Architects, Project Number 24-130, entitled "Project Info, Victor Farmington Ambulance, 5505 NY-96 Farmington, NY 14425," and dated September 18, 2024.
2. The title of the drawing on Sheet 03 of 07 is to be amended to read . . . "Preliminary Site Plan instead of Site Plan.

3. Drawing LA 100, Landscaping & Lighting Plan, is to be revised to show a light pole with an illumination pattern of 0.50 at the driveway entrance to County Road 8. As shown, this driveway entrance is identified as a dark area. This drawing also is to be revised to show light fixtures and illumination patterns at both the front and rear entrance/exits to the building.
4. Drawing CA 100 is to be revised to reflect the current signage that replaced the sign identified as “UR Thompson.”
5. The signature blocks are to be amended to remove the Town Highway and Parks Superintendent’s signature line, as there are no permits required from that department.
6. A Public Safety Sign and Sign Detail are to be shown on respective drawings. The Public Safety Sign Detail is to be based upon the 2025 edition, Appendix G-9.0, of the adopted Town of Farmington Site Design and Development Criteria.
7. The signature blocks are to be amended to remove the Town Engineer’s signature line, as the Town Engineer was not notified or requested to review this application.

BE IT FURTHER RESOLVED that signature lines are to be added to the drawings prepared by ROZZI Architects that are identified above for signing by the Town Planning Board Chairperson at the time of submission of Final Drawings.

BE IT FURTHER RESOLVED that once these changes have been made to the set of drawings listed above, an electronic copy and a paper copy of all drawings are to be submitted for review and acceptance by the Town Code Enforcement Officer and signing by Town Water and Sewer Department Superintendent.

BE IT FURTHER RESOLVED that once the sets of preliminary drawings have been signed then the Planning Board will entertain an application for Final Site Plan approvals.

BE IT FURTHER RESOLVED that certified electronic copies of this resolution are to be sent to the other Involved Agencies.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the applicant, Jared Palmer, Victor Farmington Ambulance (jpalmer@victorfarmington-ambulance.org); Alex Amering, P.E., Costich Engineers; Town Development 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.

5. NEW FINAL SITE PLAN AMENDMENT

PB #2025-0101

APPLICANT: **DECAL, LLC, c/o Joseph DeGeorge, 1067 Gateway Drive, Farmington, N.Y. 14425**

ACTION: **Final Site Plan Amendment for the construction of an accessory storage building and related site improvements at 1067 Gateway Drive, located at the northeast corner of the intersection of Gateway Drive and Plastermill Road.**

On March 13, 2025, the Planning Board's draft resolutions for this evening's consideration were sent via email to the applicant Joseph DeGeorge of DECAL, LLC; and to his engineer Brennan Marks, P.E., of Marks Engineering.

Mr. Jones of Marks Engineering presented this application. Mr. DeGeorge also attended.

Mr. Jones said that a new 7,200-square-foot building has been proposed on the existing lot. He said that this will not be an addition but will be a new structure with only minor changes to the existing driveway.

Mr. Hemminger said that this project is a minor amendment to the existing Final Site Plan which was approved by the Planning Board a number of years ago.

Mr. Brand said that there is a discrepancy between information shown on the site plan drawings and information shown on the Building's drawings. The discrepancy is the site plan drawing shows two overhead door openings on the west elevation and the building drawings show three overhead door openings on the south elevation of the structure. Mr. Jones said that these discrepancies will be resolved and that the plans may have already been updated.

Mr. Jones asked about the necessity of draft Condition #1 regarding obtaining an area variance from the Zoning Board of Appeals (ZBA) for relief from the requirement of the Town Code to install sidewalks on properties within the Major Thoroughfare Overlay District (MTOD). Mr. Hemminger said that the Planning Board has no authority to grant a variance and that the applicant should apply to the ZBA for this. Mr. Jones said that the property has three road frontages and that constructing a sidewalk is not feasible. Mr. Hemminger said that this is why the Planning Board suggests that the applicant apply to the ZBA for a variance from having to construct the sidewalk, similar to the variance which was granted to the previous applicant this evening (the Victor-Farmington Volunteer Ambulance

Corps) also for relief from the same requirement to install the sidewalk. Mr. Jones said that they wished that they had known about this earlier. Mr. Hemminger said that this application is an amendment to the original Final Site Plan that the Planning Board is just trying to help the applicant through the process.

Mr. Hemminger asked Mr. Jones if he was okay with the draft conditions of Final Site Plan Amendment approval. Mr. Jones said yes.

Mr. Jones asked about the submission dates to the ZBA for an application for an area variance. Mr. Brand suggested that Mr. Jones contact Mr. Delpriore in the Building Department for scheduling.

Mr. DeGeorge asked if they could begin work on the site to expedite construction [prior to receipt of the area variance from the ZBA]. Mr. Hemminger said no.

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

■ A motion was made by MR. DELUCIA, 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
SEQR DETERMINATION OF NON-SIGNIFICANCE**

PB#2025-0101

**APPLICANT: DECAL, LLC, c/o Joseph DeGeorge, 1067 Gateway Drive,
Farmington, N.Y. 14425**

ACTION: Final Site Plan Amendment SEQR Determination for the construction of a 7,200-square-foot building, Tax Map Account #29.00-1-1.210, on property located at the northeast corner of the intersection of State Route 96 and County Road 8.

WHEREAS, the Town of Farmington Town Planning Board (hereinafter referred to as Board) has determined the proposed Action referenced above to be classified as an Unlisted Action (hereinafter referred to as Action) under 6NYCRR, Part 617 of the State Environmental Conservation Law (ECL); and

WHEREAS, the Board, at its February 19, 2025, meeting determined this Action was not subject to a coordinated review and, therefore, is responsible under the ECL for making the required determination of significance upon said Action; and

WHEREAS, the Board, has reviewed, the drafts for Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action, that are dated March 19, 2025, which were prepared for the Board's consideration, by the Town Director of Planning and Development; and

WHEREAS, the Board has given consideration to the public comments provided during tonight's public meeting upon said Action; and

WHEREAS, the Board has considered the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQRA Regulations; and the information contained within Parts 1, 2 and 3 of the FEAF, along with supporting documentation and maps submitted with this application.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby accept Parts 2 and 3 of the FEAFs, for the above referenced Action.

BE IT FURTHER RESOLVED that the Board, having reviewed the public record upon the above referenced Action, does hereby determine the following impacts are likely to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity; traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and
- (iv) the overall density of the three proposed sites is consistent with the Town's Comprehensive Plan land use recommendations; and
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed Action impair the existing community or neighborhood character; and
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action; and
- (vii) there will not be any hazard created to human health resulting from the proposed Action; and
- (viii) there will be no change in the use of any active agricultural land resulting from the proposed Action; and

- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action; and
- (x) there will not be created a material demand for other Action that would result in one of the above consequences; and
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation referenced above, the Board determines the proposed Action WILL NOT result in any significant [Moderate to Large] adverse environmental impacts.

BE IT FURTHER RESOLVED that the Board does hereby make a Determination of Non-Significance upon said Action and directs the Planning Board Chairperson to sign and date Part 3 of the Full Environmental Assessment Form, the State's Negative Declaration Form.

BE IT FINALLY RESOLVED that the Clerk of the Board is to file certified copies of the environmental record, Parts 1, 2 and 3 of the Full Environmental Assessment Forms, and this Determination of Non-Significance Resolution, with the Applicant, the Applicant's Engineer, the Town Supervisor and Town Development Staff; and to place of copy of this determination of non-significance in the files upon the above referenced Action.

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.

■ 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 #2025-0101

APPLICANT: **DECAL, LLC, c/o Joseph DeGeorge, 1067 Gateway Drive, Farmington, N.Y. 14425**

ACTION: **Final Site Plan Amendment Approval with Conditions:
Construction of a 7,200-square-foot building addition and
related site improvements on property located at 1067
Gateway Drive, located at the northeast corner of Gateway
Drive and Plastermill Road.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has conducted a public meeting on the above referenced Action; and

WHEREAS the Planning Board has received public testimony on the proposed Action; and

WHEREAS the Planning Board has reviewed the Ontario County Planning Board's referral number 39-2025, a Class 1 with one comment; and

WHEREAS the Planning Board has completed its review of the environmental record on this Action and, by separate resolution adopted earlier tonight, made findings and a Determination of Non-Significance upon this Action, thereby satisfying the procedural requirements under article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Planning Board has reviewed a draft Planning Board Resolution, prepared by the Town Director of Planning and Development upon said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves this application for amendment to the Final Site Plan for the DECAL, LLC, 7,200-square-foot warehouse and related site improvements, at 1067 Gateway Drive, Farmington, N.Y. 14425, with the following conditions:

1. The Final Site Plan Amendment drawing is to be further amended to either delineate the construction of public sidewalks along the property's frontages or the Applicant is to apply for and receive from the Zoning Board of Appeals (ZBA), an Area Variance to the provisions of Chapter 165, Article IV, Section 34 J. (3) (g) [6] of the Farmington Town Code, prior to the Planning Board Chairperson signing the drawing. In the event the ZBA grants the requested area variance, then a General Note is to be added to the Final Site Plan drawing identifying the ZBA File Number, date of approval and any conditions of approval.
2. The proposed building is being shown with an above ground electric service connection from the existing building. The drawings are to be amended to provide details of the height of the proposed above ground wiring and a detail showing the

manner this wiring is to be connected to the two buildings prior to signing by the Planning Board Chairperson. Due to the close proximity of the proposed building to the drive aisle on the site, the Planning Board needs evidence that this span will not sag over time interfering with the passage of the company's box trucks.

3. Drawing Number C100 is to be amended by delineating the proposed areas for oil and stone and identifying within these areas the location and number of proposed parking spaces.
4. There is to be a turning radius detail added to the drawings which identifies the space needed for trucks when entering the proposed building addition. The Planning Board needs to know that there is adequate space shown on Drawing Number C100.
5. The Seneca Wood Design shown on the drawings prepared by SOFTPLAN, Page 3/5, dated November 25, 2024, do not agree with the design shown on Drawing Number C100 and these two discrepancies are to be corrected before signing by the Planning Board Chairperson. The discrepancies are with the proposed South Elevation, which is shown on the Site Plan for the West Elevation. Also the proposed building design is showing three bays with overhead doors while the site plan Drawing C100 is showing only two bays.
6. There is to be a general note added to Drawing Number C100 that reads . . . “There shall be no Truck parking allowed in the Front Yard Portions of this site.”
7. Drawing Number C200 is to be amended by adding the Parking Lot Double Stripe Detail, Appendix H-14.0, dated 2025.
8. Drawing Number C100 is to be amended by adding a note identifying the date for the removal of the proposed “Temporary Topsoil Pile.”
9. The Appendices shown on Drawing No. C200, entitled Details, is to be amended by showing the latest details adopted 2025, instead of 2024.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Joseph DeGeorge (joedegeorge2@gmail.com); the Applicant's Engineer, Brennan Marks, P.E.; 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.

6. OTHER BOARD ACTIONS

A. Waiver Determination and Scheduling a Public Hearing:

**PB #2025-0202 Waiver Determination and Scheduling a Public Hearing
for the Preliminary 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

Request: Support for a waiver not to install sidewalks along the
Loomis Road frontage of the proposed Villager Construction
site; and confirming the scheduling of a Public Hearing pend-
ing upon the Preliminary Site Plan application.

On March 14, 2025, the Planning Board's draft resolution for this evening's con-
sideration was sent via email to the applicants Michael and Tim Lawless of T&M
Properties of WNY, LLC; and to their engineer J. Lincoln Swedrock, P.E., of BME
Associates.

Mr. Spencer of BME Associates presented this application. Mr. Heagney of LeFrois
Builders and Developers also attended.

Prior to the meeting, the applicants' engineer J. Lincoln Swedrock, P.E., of BME As-
sociates, provided the following information, which Mr. Spencer reviewed with the
board:

The proposal is to construct ±38,600-square-foot one-story office and
maintenance building, including a possible 9,000-square-foot building
addition. The proposal also includes eight (8) truck and 58 parking
spaces for employees, customers, and guests. The property is 32.8
acres and zoned GI (General Industrial) and within the MTOD (Major
Thoroughfare Overlay District). The proposed development will meet
all the setback and bulk standards for lot coverage, access, landscap-
ing, and parking requirements.

The property was previously approved for a 10-lot industrial park. The
proposal includes a re-subdivision plan to consolidate the lots back
into one lot for the proposed development.

We are proposing a new private industrial road that will be constructed to Town standards. We are also proposing a public sanitary sewer and public water main along the new private industrial drive. The sanitary sewer and waterline will be designed and constructed to meet Town standards and offered into dedication to the Town of Farmington. We have shown the road and utilities within a 66-foot wide common access and utility easement to the Town of Farmington. The 66-foot easement could be converted to a Town right-of-way and dedicated if development of the future areas requires it. The new private industrial road would extend from Loomis Road into the site and terminate at a turnaround near the new building entrance. We are proposing a new concrete sidewalk along Loomis Road and a possible future sidewalk to be constructed along the private industrial road that would need to be installed before the road could be offered into dedicated to the Town.

The sanitary sewer will connect to an existing sanitary sewer manhole located on the south side of Loomis Road. A proposed sanitary sewer lateral will be constructed to serve the proposed building. An oil/water separator is proposed for the proposed maintenance building. We are proposing to connect to the existing 8-inch water main on the north side of Loomis Road and extend into the site with a new public 8-inch water main with hydrants along the road. A combined domestic and fire water service will connect to the new public watermain to serve the proposed building and fire suppression system. The overall preliminary plans include a comprehensive storm water management plan, including future development areas developed at percent coverage allowable per code. The storm water design meets the current NYSDEC regulations for water quantity and quality, as well as landscaping, and lighting improvements proposed with site development.

The applicant is proposing landscaping along the south side of the property behind the existing residential lots on Loomis Road, landscaping should help provide a buffer from the proposed building. The applicant has also proposed a light at the entrance along with an entrance monument sign.

A copy of the site Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the Town Engineer for their review. Upon approval, a final SWPPP will be provided to the Town for construction.

—J. Lincoln Swedrock, P.E., BME Associates, February 12, 2025

Mr. Spencer said that the applicant will apply to the Town for a grading permit to begin site grading upon receiving Preliminary Site Plan approval. Mr. Hemminger said that the Town will be able to issue that permit.

Mr. Spencer said that the Preliminary Site Plan application has been reviewed by the Ontario County Planning Board and the Town Project Review Committee. He also said that the plans have been reviewed by MRB Group and that the applicants' engineer has responded to the Town engineer's comments.

Mr. Brand said that the State Environmental Quality Review (SEQR) 30-day coordinated review period ended at 12:00 noon today (March 19, 2025) and that no objections were received from the Involved Agencies to the Planning Board's intent to be designated as the Lead Agency for making the SEQR determination of significance on this application.

Mr. Brand said that two draft resolutions have been prepared for the board's consideration this evening: the first for the Planning Board's designation of itself as the SEQR Lead Agency, and the second for scheduling a Public Hearing on this application on April 2, 2025.

Mr. Brand asked Mr. Spencer if he had any questions on the draft resolutions. Mr. Spencer said that he was okay with the conditions of approval on the draft resolutions.

Mr. Brabant said that MRB Group issued an engineering comment letter on March 12, 2025, and that the applicants' engineer is sizing the stormwater management facility for the full build-out of the site. Mr. Brabant said that the applicant is also working on the Stormwater Pollution Prevention Plan (SWPPP) which will be further reviewed by MRB Group upon submission by the applicants' engineer.

Mr. Brand said that the review of the application by the Ontario County Planning Board which took place on March 12, 2025, will be placed in the Public Hearing record.

Mr. Hemminger said that the applicants may be required to provide additional screening of the property from the back of the nearby homes along Loomis Road and from the New York State Thruway. He suggested that Mr. Spencer check on this.

Mr. Hemminger also said that the internal road would have to meet Town standards if the applicants wish to dedicate the road to the Town. He said that this means that all of the required Town inspections have to be made at the right time and that any internal driveways which would come off from the Town-dedicated road would have to meet Town driveway spacing separations contained in the Major Thoroughfare Overlay District (MTOD) requirements [§165-34].

Mr. Brand said that future uses on the property should not involve large generators of traffic onto Loomis Road. He said that future trip generations from the site's full buildout may affect the MTOD driving spacing standards. Mr. Hemminger said that the Town prefers that internal site generated traffic comes out the future Town

dedicated road shown and not from a number of individual driveways connecting to Loomis Road.

Mr. Spencer said that the applicants are planning one single access into and out of the property, similar to the one access point which was proposed in the original site plan for the Loomis Road Industrial Park. He also asked if the original plan was required to follow the MTOD standards. Mr. Hemminger and Mr. Brand said yes. Mr. Hemminger said that the original plan only had the one proposed lot and the driveway spacing was more conceptual at that time. He said that the Town just wanted to make the applicants aware of the MTOD standards which would affect the proposed internal Town dedicated road if separate lots are to be subdivided and sold off in the future.

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

■ A motion was made by MS. SOUSA, 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
T&M PROPERTIES OF WNY, LLC
PRELIMINARY SITE PLAN APPLICATION
SEQR DESIGNATION AS LEAD AGENCY**

PB #2025-0202

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

ACTION: Lead Agency Designation: Preliminary Site Plan Application, to document compliance with the State's SEQR Regulations allowing for the construction of the Victor Farmington Ambulance Station 2 Project and related site improvements located on land located along the north side of Loomis Road, between the New York State Thruway [I-90] and east of the Plaster Mill Road intersection.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) did on Wednesday, February 19, 2025, classify the above referenced Action as being a Type I Action, subject to a coordinated review with Involved and Interested Agencies under the provisions of Part 617.4 of 6 NYCRR, a part of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS, the Board did establish a coordinated review period and a public review and comment period upon said Action which began on Thursday, February 20, 2025, and ended at noon on Wednesday, March 19, 2025; and

WHEREAS, the Board did conduct a coordinated review with Involved and Interested Agencies which began on the dates specified above herein; and

WHEREAS, the Board did on February 19, 2025, declare its intent to be designated Lead Agency, at its meeting on Wednesday, March 19, 2025, for making the required Determination of Significance upon the above referenced Action; and

WHEREAS, the Board tonight did receive testimony from the Town's Director of Planning and Development attesting to the above referenced coordinated review and 30-day public comment period completed upon the above referenced Action, noting no objection has been received to the Planning Board being designated as the Lead Agency, under SEQR, for making findings and a determination of significance.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby designate itself as the Lead Agency for making the required Determination of Significance in accordance with the provisions of Part 617.7 of the above referenced provisions of the ECL.

BE IT FURTHER RESOLVED that the Board does hereby instruct the Town Director of Planning and Development to prepare drafts of Parts 2 and 3 of the Full Environmental Assessment Form for the Board's consideration at their April 2, 2025, meeting.

BE IT FINALLY RESOLVED that copies of this resolution are to be provided to the identified Involved Agencies, the applicant, the applicant's engineer and Town Agencies.

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.

■ 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 #2025-0202

APPLICANT: **T&M Properties of WNY, LLC, c/o Timothy Lawless
and Michael Lawless, 1 Capron Street, Unit 3C,
Rochester, N.Y. 14607**

ACTIONS: **Request for support for a waiver not to install sidewalk
along the Loomis Road frontage of the proposed
Villager Construction site; and confirming the
scheduling a Public Hearing pending upon the Pre-
liminary Site Plan application.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above Action application from BME Associates; 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 makes the following findings based upon their review of the information that has been submitted to date:

1. The Planning Board determines that it is not empowered by the Farmington Town Code, to support a waiver to the requirement contained in Chapter 165, Article IV, Section 34 J. (3) (g) [6] and, therefore, denies the applicant's request for supporting such a waiver to this Code requirement.
2. The Planning Board confirms that the application for Preliminary Site Plan Approval was accepted for public review on February 19, 2025; and that a Public Hearing has been scheduled for Wednesday, April 2, 2025, commencing at 7:00 p.m.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, T&M Properties of WNY, LLC, attention Timothy and Michael Lawless; the Applicant's Engineer, J. Lincoln Swedrock, P.E., BME Associates; 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.

B. Determination of Complete Application and Scheduling a Public Hearing:

PB #2025-0206 Determination of Complete Four-Lot Preliminary Subdivision Application and Scheduling a Public Hearing Application:

Name: Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450

Location: Mattice Subdivision Tract, Lot #1–Lot #4, located along both sides of Kyte Road, east of County Road 28.

Request: Acceptance of the application as complete and scheduling a Public Hearing for the Four-Lot Preliminary Subdivision Tract located on the north and south sides of Kyte Road, south of I-90 (the New York State Thruway) and east of County Road 28.

On March 14, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant Tim Mattice; and to his surveyor Robert B. Hatch, L.S., of Schultz Associates Engineers and Land Surveyors.

Mr. Hatch presented this application via remote video conference. Mr. Mattice also attended via remote video conference.

Mr. Hatch said that the applicant proposes to subdivide the 28.8-acre parcel to provide separate lots for the existing home and the existing cell tower, and to have two additional vacant lots. He said that no improvements are being proposed at this time, and that they are just subdividing the lots. Mr. Hatch said that Mr. Mattice is planning to put the existing house up for sale.

Mr. Hatch said that the existing cell tower will have to be addressed [in the separate application this evening] because the Special Use Permit for the cell tower has expired.

Mr. Brand said that the subdivision and the Special Use Permit Renewal are two separate applications, both of which are planned for Public Hearings on April 2, 2025.

Mr. Brand said that when the Special Use Permit was originally reviewed and approved, the Planning Board had a policy of placing conditions on Special Use Permits. He said that since then, courts have held that Special Use Permits run with the property and that time limits cannot be placed on them unless there are very sound reasons for doing so. He said that the original Special Use Permit was restricted for a two-year period to coincide with the Federal Communications Commission (FCC) permit which now does not expire, and that the existing Special Use Permit must be updated [to reflect that there is no time limit].

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 #2025-020

APPLICANT: Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450

ACTION: Preliminary Four-Lot Subdivision, Lots #1–Lot #4, Mattice Subdivision Tract: Acceptance of the above application as complete for scheduling a Public Hearing for a Four-Lot Preliminary Subdivision Plat of the Mattice Subdivision Tract, located on the north and south sides of Kyte Road, south of I-90 (the New York State Thruway) and east of County Road 28.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above referenced Action from Tim Mattice (hereinafter referred to as applicant); and

WHEREAS the Planning Board tonight has reviewed the Ontario County Planning Board Referral 37.1-2025, dated March 12, 2025; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings based upon their review of the information submitted:

1. The Planning Board schedules a Public Hearing on this application for Wednesday evening, April 2, 2025.

2. The Planning Board directs a Legal Notice be published in the Town's Official Newspaper, posted on the Town Hall Bulletin Board, the Town's website and copies mailed to nearby residents.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Tim Mattice (tjmat1014@gmail.com); Robert B. Hatch, LS Schultz Associates, P.C., 129 South Union Street, Spencerport, N.Y. 14559 (bhatch@schultzpc.com); Town staff; the Town Engineer; and a copy filed 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.

C. Determination of Complete Application and Scheduling a Public Hearing:

PB #2025-0207 Determination of complete Special Use Permit Renewal and Final Site Plan Application and Scheduling a Public Hearing:

Name: Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450

Location: Mattice Subdivision Tract, Proposed Lot #2, located on the north side of Kyte Road and south of I-90 (the New York State Thruway) in the northwest corner of the site.

Request: Special Use Permit Renewal and Final Site Plan Approval for Lot #2 of the Mattice Subdivision Tract: Acceptance of the above applications as complete for scheduling a Public Hearing for the renewal of a Special Use Permit and Final Site Plan Approval, for an existing personal wireless communications facility on Lot #2, Mattice Subdivision Tract, located on the north side of Kyte Road and south of I-90 (the New York State Thruway).

On March 14, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant, Tim Mattice; and to his surveyor, Robert B. Hatch, L.S., of Schultz Associates Engineers and Land Surveyors.

See the entry for the previous application above (PB #2025-0206) for the discussion.

■ A motion was made by MS. SOUSA, 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 #2025-0207

APPLICANT: Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450

ACTION: Special Use Permit Renewal and Site Plan Approval Applications: Acceptance of the above application as complete for scheduling a Public Hearing for the renewal of a Special Use Permit and Final Site Plan for an existing personal wireless communications facility on Lot #2, Mattice Subdivision Tract, located on the north and south sides of Kyte Road, south of I-90 (the New York State Thruway) and east of County Road 28.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above referenced Action from Tim Mattice (hereinafter referred to as applicant); and

WHEREAS the Planning Board tonight has reviewed the Ontario County Planning Board Referral 37.0-2025, dated March 12, 2025; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings based upon their review of the information submitted:

1. The Planning Board schedules a Public Hearing on this application for Wednesday evening, April 2, 2025.
2. The Planning Board directs a Legal Notice be published in the Town's Official Newspaper, posted on the Town Hall Bulletin Board, the Town's website and copies mailed to nearby residents.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Tim Mattice (tjmat1014@gmail.com); Robert B. Hatch, LS Schultz Associates, P.C., 129 South Union Street, Spencerport, N.Y. 14559

(bhatch@schultzpc.com); Town staff; the Town Engineer; and a copy filed 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.

D. Determination of Complete Application and Scheduling a Public Hearing:

PB #2025-0208 Determination of a Complete Application and Scheduling a Public Hearing for a Final Site Plan Amendment Application

Name: MDM MAC Properties Farmington, LLC (Meyer's Finger Lakes RV), 6200 State Route 96, Farmington, N.Y. 14425

Location: Meyer's Finger Lakes RV, 6200 State Route 96.

Request: Final Site Plan Amendment: Acceptance of the above application as complete for scheduling a Public Hearing for the amendment to the Final Site Plan for the Meyer's Finger Lakes RV Site, located at 6200 State Route 96.

On March 14, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mark Meyer; and to his engineer Alex Amering, P.E., of Costich Engineers.

Mr. Amering presented this application.

He said that the applicant was referred to the Planning Board for an amendment to the original Final Site Plan following completion of the applicant's lot line adjustment with the property owner to the north for the expansion of the Meyer's Finger Lakes RV site.

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 #2025-0208

**APPLICANT: MDM MAC Properties Farmington LLC
6200 State Route 96, Farmington, N.Y. 14425**

**ACTION: Meyer's Finger Lakes RV Site: Final Site Plan
Amendment Application: Acceptance of the above
application as complete for scheduling a Public Hearing
for the amendment to the Final Site Plan for the
Meyer's Finger Lakes RV Site, located at 6200 State
Route 96.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above referenced Action and application packet from Costich Engineers, on behalf of the application; and

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

WHEREAS the Planning Board has reviewed the Ontario County Planning Board Referrals 38.0 and 38.1, dated March 12, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings based upon their review of the information submitted:

1. The Planning Board schedules a Public Hearing on the application for Wednesday evening, April 2, 2025; and
2. The Action is classified a Type II Action under the provisions of 6 NYCRR, Part 617.5 (9), a part of Article 8 of the New York State Environmental Conservation Law (ECL), the State's Environmental Quality Review Regulations. Type II Actions are not subject to further review under this Part. These actions have been determined not to have a significant impact on the environment; and
3. The Planning Board directs a Legal Notice be published in the Town's Official Newspaper, posted on the Town Hall Bulletin Board, the Town's website and copies mailed to nearby residents.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Mark Meyer (mmeyer@meyersrvs.com); Alex Amering, P.E., Costich Engineers, [alex@costich.com] 217 Lake Avenue, Rochester, N.Y.

14608; Town staff; the Town Engineer; and a copy filed 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.

E. Determination of Incomplete Application:

PB #2025-0301 Determination of Incomplete Application

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

Location: Tax Map #10.00-1-13.400

Request: Preliminary Two-Lot Subdivision Plat to create Lot 31 of 5.050 acres and Lot #2 of 1.609 acres, both lots located along the west side of Ellsworth Road

On March 17, 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.

No one attended in the meeting room or on the remote video conference to present this application.

Mr. Hemminger said that this application is not ready for public review pending submission of several items which are required by the Town Code for the subdivision plat (*see* the approved resolution, below).

Mr. Brand said that Town requires documentation of proof that a standard on-site wastewater treatment system can be installed on proposed Lot #2 which has a lot width of 152.85 feet and which would comply with the minimum lot width specified in the Town Code for a standard on-site wastewater treatment system.

Mr. Hemminger said that this documentation of proof must be on the subdivision plat drawing.

Mr. Brand said that the applicant's surveyor also included material on the subdivision plat regarding a future Preliminary Site Plan but which cannot be considered by the Planning Board at this time because a valid subdivided lot has not yet been created.

Mr. Hemminger said that the subdivision plat drawing must be a document which complies with the Town Code.

Mr. Bellis asked if the applicant is just applying for a subdivision at this time. Mr. Hemminger said that because of the lot width the applicant must provide documentation that the lot can accommodate a septic system.

Mr. Brand said that the Town Code allows for a standard on-site wastewater treatment system with a lot width of at least 150 feet but that the Planning Board cannot act upon this application until the results of the deep-hole test are provided [to show compliance with the Town Code].

Mr. Bellis asked if the property is being subdivided as a buildable lot. Mr. Brand said that the on-site wastewater treatment system requirements are unique to the A-80 and R-80 zoning districts.

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 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 #2025-0301

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

ACTION: **Preliminary Two-Lot Subdivision Plat: 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:**

**Determination of application completeness for
scheduling a Public Hearing for the proposed
subdivision of land; classifying the Action as being an
Unlisted Action under the State Environmental Quality
Review Act (SEQRA) and whether subject to a**

coordinated review; determining whether the Action is subject to a referral to the Ontario County Planning Board for review under the Municipal Law; and scheduling a Public Hearing upon this Action.

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 plat map drawing prepared by Greene Land Surveying, PLLC, entitled “Plan of Land owned by David N & Julie S. Lowry,” dated March 13, 2025, and Job No. 24-7313; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following finding based upon their review of the information submitted. The applicant is proposing Lot #2 with a Lot Width of 152.85 feet, which would comply with the minimum lot width specified in Chapter 165, Article IV, Section 18 E. (3) of the Farmington Town Code, for a standard on-site wastewater treatment system. However, the information submitted lacks documentation of proof that a standard on-site system can be installed. Until such information is shown on a Preliminary Subdivision Plat, the Planning Board determines this application is not ready for public review and formal consideration.

BE IT FURTHER RESOLVED that the Applicant’s Surveyor is to amend the Short Environmental Assessment Form by removing reference to Site Plan Approval or amend the application form to include site plan approval. Currently, this application is determined only as a Preliminary Two-Lot Subdivision Plat.

BE IT FURTHER RESOLVED that the Planning Board has classified the proposed Action referenced above as an Unlisted Action under the provisions of 6NYCRR, Parts 617.4 and 617.5, a part of Article 8 of the New York State Environmental Conservation Law, the State’s SEQR Regulations.

BE IT FURTHER RESOLVED that the Planning Board determines that there are no other Involved agencies identified under the State’s Environmental Quality Review Act and, therefore, a coordinated review of the Unlisted Action will not be required.

BE IT FURTHER RESOLVED that once Town Staff have received the Amended Site Plan drawing with the documented deep hole and perc tests, then the application may be determined to be complete application and then a decision can be made by Town Staff whether a referral to the Ontario County Planning Board (OCPB) is to be required for review and recommendation, at the OCPB’s April 9,

2025, meeting, in accordance with the provisions of Sections 239-l and -n of the New York State General Municipal Law.

BE IT FURTHER RESOLVED that the Planning Board determines that it cannot schedule a public meeting upon the above referenced Action until the requested additional information has been provided. Should this information be provided to enable this application to be placed on the April 2, 2025, Town Planning Board Meeting Agenda, then at that meeting a Public Hearing will be scheduled by the Board.

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.

F. Determination of Incomplete Application:

PB #2025-0302 Determination of Incomplete Application

Name: Ryan J. and Ashley E. Braeger,
2465 State Route 21, Palmyra, N.Y. 14522

Location: Tax Map #10.00-1-29.111

Request: Preliminary Site Plan for a proposed single-family dwelling, a freestanding two-car garage and related site improvements on a parcel of land along the south side of Turner Road between Ellsworth Road and Yellow Mills Road.

On March 17, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Ryan J. and Ashley E. Braeger; and to their engineer Michael G. Sponable, P.E., of Greene Land Surveying, PLLC.

No one attended in the meeting room or on the remote video conference to present this application.

Mr. Brand said that he spoke to the applicants' engineer Michael Sponable prior to the meeting and that Mr. Sponable is aware that he did not consider the Town Code requirement that the proposed freestanding two-car garage is considered an Accessory Structure and therefore is not permitted in the Front Yard portion of a lot. Mr. Brand said that he also spoke with Mr. Braeger prior to the meeting regarding this issue, and that Mr. Braeger informed Mr. Brand that he [Mr. Braeger] will discuss this with Mr. Sponable to determine whether they will make an application to the Zoning Board of Appeals for an area variance [for the location of the garage] or if they will revise the site plan to comply with the Town Code.

Mr. Hemminger said that another option would be to attach the garage to the house.

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

■ A motion was made by MR. DELUCIA, 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 #2025-0302

APPLICANTS: Ryan J. and Ashley E. Braeger,
2465 State Route 21, Palmyra, N.Y. 14522

ACTION: Preliminary Site Plan, Tax Map Account 10.00-1-29.111, for a proposed single-family dwelling, a freestanding two-car garage and related site improvements to be located on a parcel of land along the south side of Turner Road, between Ellsworth Road and Yellow Mills Road:

Determination whether the application can be accepted as complete for scheduling a public meeting; classifying the Action as an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and whether subject to a coordinated review; determining when the Action is subject to a referral to the Ontario

County Planning Board for review under the Sections 239-l & -m of the State's General Municipal Law; determining the Action is subject to notification to the Macedon Town Clerk under Section 239-nn of the State's General Municipal Law; and scheduling a public meeting upon this Action.

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 drawing prepared by Greene Land Surveying, PLLC, entitled "Preliminary Site Plan of Land to be developed by Ryan J. & Ashley E. Braeger," dated January 30, 2025, and Job No. 24-7273; 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 finding based upon their review of the information submitted. The applicant is proposing a single-family dwelling and a detached two-car garage with related site improvements on the above referenced parcel of land. The detached two-car garage is an Accessory Structure that is located in the Front Yard portion of the site. Accessory Structures are not permitted in the Front Yard portion of a parcel. Therefore, the Applicant will need to apply to the Town of Farmington Zoning Board of Appeals for an area variance to allow the proposed detached two-car garage to be located in the area shown on the drawing or relocate the detached garage to the Rear Yard portion of the parcel. Until either of these two options have either been acted upon or made and such information is shown on a revised Preliminary Site Plan, the Planning Board determines this application is not ready for public review and formal consideration.

BE IT FURTHER RESOLVED that if the Applicant obtains an area variance, then the Applicant's Engineer is to amend the Preliminary Site Plan drawing adding a General Note of the Zoning Board of Appeals File Number, date of approval and a list of all conditions of approval.

BE IT FURTHER RESOLVED that if the Applicant intends to apply for an area variance, State Town Law, §274-A, provides for such application to the Town Zoning Board of Appeals without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations [the Town Code Enforcement Officer].

BE IT FURTHER RESOLVED that should the Applicant makes application for an area variance then his engineer is to amend the Short Environmental Assessment Form by adding reference to include the need for an area variance to the designated site plan approval.

BE IT FURTHER RESOLVED that the Planning Board has at this time, classified the proposed Action referenced above as an Unlisted Action (based upon the need for the area variance) under the provisions of 6NYCRR, Parts 617.4 and 617.5, a part of Article 8 of the New York State Environmental Conservation Law, the State's SEQR Regulations. Should the Applicant decide to relocate the detached two-car garage to the Rear Yard portion of the site, then the need for the area variance no longer exists and the Planning Board could at a future meeting determine the amended Preliminary Site Plan drawing to be acceptable for starting their approval process.

BE IT FURTHER RESOLVED that the Planning Board determines that there are no other Involved agencies identified under the State's Environmental Quality Review Act and, therefore, a coordinated review of the Unlisted Action will not be required.

BE IT FURTHER RESOLVED that if the Applicant intends to apply for an area variance the deadline for submitting such application is noon on April 10, 2025, for a referral to the Ontario County Planning Board (OCPB) for their May 14, 2025, meeting, to be followed by scheduling a Public Hearing before the Town Zoning Board of Appeals on Monday, May 19, 2025.

BE IT FURTHER RESOLVED that once Town Staff had received an amended site plan drawing with the either the documented area variance or a revised site plan drawing with the detached two-car garage located in the Rear Yard portion of the parcel, then the application may be determined to be acceptable for making decisions by the Planning Board. Such determination could then be scheduled for Wednesday, June 4, 2025, for when a referral to the Ontario County Planning Board (OCPB) is to be required for their review and recommendation, in accordance with the provisions of Sections 239-l and -m of the New York State General Municipal Law,

BE IT FURTHER RESOLVED that the Planning Board determines that it cannot scheduled a public meeting upon the above referenced Action until the requested additional information has been provided. Should this information be provided to enable this application to be placed on the April 16, 2025, Town Planning Board Meeting Agenda, then at that meeting a referral to the OCPB for Preliminary Site Plan Approval could be acted upon along with scheduling public meeting for Wednesday, June 18, 2025.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicants, Ryan J. and Ashley E. Braeger, via email to RBRAEGER@gmail.com or the address listed above; the Applicant's Engineer, Michael G. Sponable, P.E., at Greene Land Surveying, PLLC, 403 East Miller Street, Newark, New York 14513, or via email to Michaelsponable@yahoo.com; 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.

G. Determination of Complete Application, Scheduling of Public Meeting:

PB #2025-0303 Determination of Complete Application, Scheduling of Public Meeting

Name: Scott DeHollander, P.E., DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564

Location: Tax Map #9.03-1-7.000

Request: Determination of a complete application and scheduling of a public meeting for the Final Site Plan for the proposed construction of a single-family dwelling and related site improvements for Tax Map Account #9.03-1-7.000, a 1.034-acre parcel of land located south of the Scout Plains Subdivision Tract at the northeast corner of County Road 8 and Holtz Road.

On March 18, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Scott DeHollander, P.E., to Garrett Beisheim of the Ontario County Department of Public Works and to the contractor John Graziose of Gerber Homes and Additions.

On March 5, 2025, the Planning Board classified this application as a Type II Action under the State Environmental Quality Review (SEQR) regulations and approved the Preliminary Site Plan with conditions (PB #2025-0204).

Mr. DeHollander did not attend the meeting this evening.

There were no 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 #2025-0303

APPLICANT: DeHollander Design, Inc., 7346 Dryer Road,
Victor, N.Y. 14564

ACTION: Scheduling public meeting for the Final Site Plan application with conditions for the proposed construction of a single-family dwelling and related site improvements for Tax Map Account 9.03-1-7.000, a 1.034 acre parcel of land located south of the Scout Plains Subdivision Tract at the northeast corner of County Road 8 and Holtz Road.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above Action application from DeHollander Design, Inc.; 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 makes the following findings based upon their review of the information submitted:

1. The application is accepted as being adequate for public review and scheduling a public meeting with the Planning Board; and
2. The Planning Board hereby schedules a public meeting on the application for Wednesday evening, April 2, 2025.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to: the Applicant, DeHollander Design Inc., attention Scott DeHollander, P.E.; the property owner, John Graziose, Gerber Homes and Additions, 1260 Ridge Road, Ontario, N.Y. 14519; Garrett Beisheim, Jr. Engineer, Ontario County Department of Public Works; 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.

H. Determination of Complete Application, Scheduling of Public Meeting:

PB #2025-0304 Determination of Complete Application, Scheduling of Public Meeting

Name: Scott DeHollander, P.E., DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564

Location: Scout Plains Subdivision, Lot #R-3

Request: Determination of a complete application and scheduling of a public meeting for the Final Site Plan for the proposed construction of a single-family dwelling and related site improvements on Lot #R-3 of the Scout Plains Subdivision Tract located along the east side of County Road 8 north of Holtz Road.

On March 17, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Scott DeHollander, P.E., to Garrett Beisheim of the Ontario County Department of Public Works and to the contractor John Graziose of Gerber Homes and Additions.

On March 5, 2025, the Planning Board classified this application as a Type II Action under the State Environmental Quality Review (SEQR) regulations and approved the Preliminary Site Plan with conditions (PB #2025-0205).

Mr. DeHollander did not attend the meeting this evening.

Ms. VerSchage (427 County Road 8) said that she lives right next door to Lot #R-3 and asked about the green stakes which have been placed on the lot. She wanted to know if the stakes were marking where the new house would be built.

Mr. Hemminger suggested that Ms. VerSchage meet with the Town staff to review the plans. Mr. Bellis said that it is his opinion that perhaps the stakes outline the placement of the new home. He said that he will be moving into a new house which is also now being built on a nearby lot and that he will have a long driveway from the road to the house, similar to the long driveway leading to Ms. VerSchage's house.

Following the meeting, Ms. VerSchage met in the meeting room with Ms. Ruthven and Mr. Bellis to review the plans.

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 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 #2025-0304**

APPLICANT: DeHollander Design, Inc., 7346 Dryer Road,
Victor, N.Y. 14564

ACTION: Scheduling public meeting for the Final Site Plan application with conditions for the proposed construction of a single-family dwelling and related site improvements on Lot #R-3 of the Scout Plains Subdivision Tract, located along the east side of County Road 8, north of Holtz Road.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight conducted a public meeting upon the above referenced Action; and

WHEREAS the Planning Board has received testimony on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept the revised Final Site Plan maps prepared by Scott DeHollander, P.E., DeHollander Design, identified as Project No. 000225, revised date 3/3/25, with the title . . . “Final Site Plan, Lot #R-3, Scout Plains Subdivision Tract,” which include Sheet No. 1, Sheet No. 2, Sheet No. 3 and No. 4, as being adequate for scheduling a public meeting thereon and as may be further amended by the conditions of Final Site Plan Approval.

BE IT FURTHER RESOLVED that the Planning Board does hereby schedule a public meeting on this application for Final Site Plan approval for Wednesday, April 2, 2025.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Gerber Homes and Additions, Town Staff, the Town Engineer, the Ontario County Department of Public Works, 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.

7. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- Mr. Delpriore and Ms. Ruthven met today with Mr. Brand to discuss the submission schedule of new applications in relation to the amount of time that is required for plan review and preparation of draft resolutions for the board's consideration. Mr. Brand said that it was their consensus that simple applications would be scheduled for the first Planning Board meeting of the month and that more complex applications would be scheduled for the second meeting of the month to allow more time for the Town staff to review the plans and prepare the draft resolutions. Mr. Bellis asked if the current submission schedule will be amended. Mr. Brand said that the current schedule would not need to be amended but that the Town staff will make the determination as to which monthly meeting new applications would be presented.
- A Town resident had attended the recent Public Hearing in the Town of Victor on the proposed Preliminary Subdivision application for the proposed 24-lot Timberview Estates located off from Cline Road in Victor and adjacent to the Victor–Farmington town line. Polidori & Ferri Custom Homes of Victor plans 24 single-family lots on the 74.5-acre parcel. The project would consist of 20 lots on a dedicated town road and seven total lots (four located in Victor and three in Farmington) on a separate private drive onto Cline Road. All 24 proposed lots would be located in Victor. The preliminary subdivision drawing identifies a future development of three lots in the Town of Farmington but an application for development in Farmington has not yet been submitted.

Mr. Brand said that the Farmington resident asked questions about how a wetland located on the property had been drained, and was rebuked by the developer. Mr. Brand also said that he received an email today (March 19, 2025) that Victor has initiated the State Environmental Quality Review (SEQR) process for Preliminary Subdivision Plat for Timberview Estates and that their deadline for receiving environmental comments is April 10, 2025, but that Farmington has not yet received an official notification of the Victor SEQR process. He said that although the Victor and Farmington Town staffs will be having a joint meeting next Wednesday, he does not wish to wait that long to provide Farmington comments on the environmental record of the Victor application.

Mr. Hemminger asked if Farmington verified that a wetland was located on the Victor property. Mr. Brand said that the Town has photographs of this. Mr. Hemminger said that we want to make it very sure that there was a wetland on this property and that we do not appreciate that our resident was told differently at the Victor Public Hearing.

- The developer of the Monarch Manor Incentive Zoning Project is expected to submit an application to the Town Board to amend the project to combine Sections 3, 4 and 5 into one section (a new Section 3), and to amend two of the 15 Incentive Zoning conditions. The Town Board approved Local Law #3 of 2015 to rezone 52.6 acres of land from RR-80 Rural Residential to Incentive Zoning, on February 24, 2015. The Planning Board approved the Monarch Manor Final Subdivision application on August 5, 2015 (PB #0705-15.1).

Mr. Brand said that he issued a memo to the Town staff identifying issues with the proposed amendments which will involve a recall and amendment of Local Law #3 of 2015, and the preparation of a report and recommendation from the Planning Board to the Town Board on the applicant's proposal to combine Sections 3, 4 and 5 into one section. He also said that the Town has concern that a new home builder may take over and that the Town will require a building design to match the design of the existing buildings in the project. In addition, he feels that there should be no two-story buildings and that the existing Letter of Credit is to be reviewed due to cost increases from 2015, for both the zoning amenities and site improvements.

He also said that the Town Highway Department and the Water and Sewer Department may have concerns with the amendment and that a serious look at this is needed. Mr. Brand said that the amendment is expected to be discussed by the Town Board on March 25, 2025, and could come to the Planning Board in April if the Town Board agrees to pursue the amendment with the developer and the new builder.

8. PUBLIC COMMENTS

None.

9. 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 3: March 27, 2025

Under the Tent: Open Meetings, Record Keeping and Engaging the Public in Community Development

6:00 p.m.–7:00 p.m.

Session 4: April 24, 2025

Environmentally Speaking: The Nuts and Bolts of SEQR
6:00 p.m.–7:00 p.m.

Session 5: May 22, 2025

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

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

■ 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>

10. ADJOURNMENT

■ A motion was made by MR. VIETS, seconded by MS. SOUSA, 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, April 2, 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 to the Town Hall.

Respectfully submitted,

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