

# 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, October 2, 2024 • 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  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Paula Ruthven, Town of Farmington Zoning Officer

**Attending:**  
Brian Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522  
Scott Blazey, 8 Nile Drive, Rochester, N.Y. 14622  
Michelle Blazey—**R**  
James Cross, 190 County Road 8, Farmington, N.Y. 14425  
Scott DeHollander, P.E., DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564  
James Fowler, Fowler Family Trust, 6176 Hunters Drive, Farmington, N.Y. 14425  
Elizabeth Herpich, 18 Coachlight Circle, Farmington, N.Y. 14425  
Nicole and Chris Herpich, 1426 County Road 8, Farmington, N.Y. 14425

Paul and Michelle Johnson, MJohnson Construction, 670 N. Winton Road,  
Rochester, N.Y. 14609

Alicia Langton, 5642 Allen Padgham Road, Farmington, N.Y. 14425—**R**

Graham Marcus, Maddie’s Motorsports, 6226 State Route 96, Farmington, N.Y. 14425—**R**

Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424

Debora K. Potter, 1426 County Road 8, Farmington, N.Y. 14425

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**1. MEETING OPENING**

The meeting was called to order at 7:00 p.m. by Chairperson Edward Hemminger. Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on January 3, 2024.

**2. APPROVAL OF MINUTES**

**Minutes of September 18, 2024:**

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the September 18, 2024, meeting be approved.

Motion carried by voice vote.

**3. LEGAL NOTICE**

The following Legal Notice was published in the *Canandaigua Daily Messenger* newspaper on September 24, 2024:

**LEGAL NOTICE**

**Please take notice** that the Town of Farmington Planning Board will be conducting two (2) Public Hearings on Wednesday, October 2, 2024, commencing at 7:00 p.m. in the Main Meeting Room at the Farmington Town Hall, 1000 County Road 8, Farmington, New York 14425, on the following applications:

**PB #0901-24: An application by Dale and Alan Sadler** for Preliminary Subdivision Plat approval for subdividing Tax Map Account Number 9.00-1-4.000, containing a total of 82.2 acres of land, located along the north side of Allen Padgham Road, between County Road 8 and Hook Road, into two Lots. Lot No. 1 to contain approximately 5.2 acres of land with an existing single-family dwelling and existing buildings; and Lot No. 2 to contain approximately 77.0 acres of vacant land. Lot No. 2 to be classified as Non-Approved Building Lot subject further to Final Site Plan Approval. These two sites are zoned A-80 Agricultural District; and

**PB #0903-24: An application by Brian Blazey** for Preliminary Subdivision Plat approval for subdividing Tax Map Account Number 18.00-2-10.130, containing a total of 28.122 acres of land, located along the north side of Rushmore Road, between, County Road 28 and Sheldon Road, into two Lots. Lot No. 1 to contain approximately 23.010 acres of vacant land and Lot No. 2, to contain approximately 5.112 acres of land, both proposed lots to be classified as Non-Approved Building Lots subject further to Final Site Plan Approvals. These two sites are zoned A-80 Agricultural District.

**All persons of interest** shall be heard that evening by the Planning Board, either in person or via ZOOM.

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

**4. CONTINUED PUBLIC HEARING:  
PRELIMINARY THREE-LOT RE-SUBDIVISION**

**PB #0702-23 Continued Preliminary Three-Lot Re-subdivision Application**

**Name:** Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing the Fowler Family Trust, 6240 Pheasants Crossing, Farmington, N.Y. 14425

**Location:** 6240 Pheasants Crossing and the adjacent parcel to the south

**Zoning District:** RS-25 Residential Suburban

**Request:** Preliminary Three-Lot Re-Subdivision Plat approval of land, identified as Tax Map Accounts 29.13-1-5.100 and 29.13-1-5.200, containing a total of 12.091 acres of land; and as further to be identified as Re-Subdivision Plat Approval Lot #5A and Lot #5B of the Pheasants Crossing Subdivision owned by Fowler Family Trust. The proposed Action involves creating Lot #R-5A consisting of 6.437 acres, Lot #R-5B consisting of 2.212 acres and Lot #R-5C consisting of 3.442 acres all of which are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

See Planning Board minutes of June 19, 2024, or the Project Abstract, for the previous actions on this application.

On September 4, 2024, the Public Hearing was reconvened and testimony was received. The Public Hearing was then continued to the meeting this evening (October 2, 2024).

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Fowler attended in the meeting room.

Mr. Brand said that the Planning Board had been awaiting the decision of the Zoning Board of Appeals (ZBA) on Mr. Fowler’s area variance application prior to continuing the Planning Board’s consideration of the Three-Lot Preliminary Re-Subdivision application. He said that the ZBA denied the area variance (ZB #0301-24) on September 23, 2024, and that without the area variance, the lot dimensions of proposed Lot #R-5C being requested by Mr. Fowler are less than those specified in Chapter 165, Zoning, of the Farmington Town Code.

Mr. Brand said that the draft resolution before the Planning Board this evening is to close the Public Hearing on the Preliminary Three-Lot Re-Subdivision application and deny the application without prejudice.

Mr. Hemminger asked if anyone in the meeting room would like to speak for or against this application, or to ask questions. There were no requests to speak 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 requests to speak 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 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  
CLOSE OF THE PUBLIC HEARING AND DECISION UPON THE PROPOSED  
THREE-LOT PRELIMINARY RE-SUBDIVISION PLAT FOR THE FOWLER FAMILY TRUST**

**PB #0702-23**

**APPLICANT: Fowler Family Trust, 6176 Hunters Drive,  
Farmington, N.Y. 14425**

**ACTION: Close of the Public Hearing and Decision upon the proposed  
Three-Lot Re-Subdivision Plat for the Fowler Family Trust**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Planning Board) has continued the Public Hearing upon this application to tonight; and

**WHEREAS**, the Planning Board has also tonight received from the Town of Farmington Zoning Board of Appeals (hereinafter referred to as the Zoning Board) their Findings and Determination upon the related area variance application (File ZB #0301-24) dated Monday, September 23, 2024; and

**WHEREAS**, the Zoning Board has denied the Fowler Family Trust Area Variance Application (File ZB #0301-24); and.

**WHEREAS**, the Town Subdivision and Development of Land Regulations §144-18 (Lots and lot sizes) A. require that “Lot sizes and dimensions shall not be less than those specified in Chapter 165, Zoning, of the Code of the Town of Farmington;” and

**WHEREAS**, without the Zoning Board approval of the Fowler Family Trust Area Variance Application (File ZB #0301-24), the lot dimensions of proposed Lot #R-5C being requested by the Fowler Family Trust in Application (File PB #0702-23) for Preliminary Re-Subdivision Plat Approval of Lots #R-5A and #R-5B are less than those specified in Chapter 165, Zoning, of the Code of the Town of Farmington.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby close the Public Hearing upon the above referenced Action.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby deny without prejudice the Application (File PB #0702-23) for Preliminary Re-Subdivision Plat Approval of Lots #R-5A and #R-5B.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution is to be provided to the Zoning Board, the Applicant, the Applicant’s Attorney, the Applicant’s Surveyor, the Town Director of Planning and Development, the Town Code Enforcement Officer, and the Town Engineers.

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 PUBLIC HEARING: TWO-LOT SUBDIVISION PLAT**

**PB #0901-24                      New Two-Lot Subdivision Plat Application**

**Name:** Dale and Alan Sadler, 5321 Fox Road, Farmington, N.Y. 14425

**Location:** Tax Map Account #9.00-1-4.000, located along the north side of Allen Padgham Road between County Road 8 and Hook Road

**Zoning District:** A-80 Agricultural

**Request:** Preliminary Subdivision Plat approval for subdividing Tax Map Account Number 9.00-1-4.000, containing a total of 82.2 acres of land, located along the north side of Allen Padgham Road, between County Road 8 and Hook Road, into two Lots. Lot #1 to contain approximately 5.2 acres of land with an existing single-family dwelling and existing buildings; and Lot #2 to contain approximately 77.0 acres of vacant land. Lot #2 to be classified as Non-Approved Building Lot subject further to Final Site Plan Approval. These two sites are zoned A-80 Agricultural District.

On September 18, 2024, the Planning Board determined that this application was complete and directed the Town staff to schedule the Public Hearing for this evening's meeting.

Mr. Hemminger opened the Public Hearing.

Mr. Marks of Marks Engineering presented this application.

Mr. Marks said that the purpose of the proposed subdivision is to create Lot #1 with the existing home and accessory buildings on approximately 5.2 acres of land and to create Lot #2 of approximately 77 acres of agricultural land for placement in a conservation program.

Mr. Brand and Mr. Delpriore said that this is a straightforward two-lot subdivision. Mr. Delpriore said that the conditions of subdivision approval are technical in nature.

Mr. Hemminger asked if anyone in the meeting room would like to speak for or against this application, or to ask questions. There were no requests to speak 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 requests to speak from those on the remote video conference.

Mr. Hemminger asked Mr. Marks if he agreed with the conditions of subdivision approval in the draft resolution. Mr. Marks indicated that he agreed with the conditions.

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  
SEQR DETERMINATION OF NON-SIGNIFICANCE**

**PB 0901-23:**

**APPLICANTS:** Alan T. and Dale L. Sadler, 5321 Fox Road,  
Farmington, N.Y. 14425

**ACTION:** Determination of Non-Significance, under the provisions of the State Environmental Quality Review (SEQR) Regulations for the Two-Lot Subdivision of land, Tax Map Account Number 9.00-1-4.000, located along the north side of Allen Padgham Road, between County Road 8 and Hook Road.

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

**WHEREAS**, the Board is the only Involved Agency with said Action and, therefore, is designated as the lead agency under the ECL for making the required determination of significance upon said Actions; and

**WHEREAS**, the Board, has reviewed, the Parts 2 and 3 of the Short Environmental Assessment Forms (SEAFs) for said Action, that are dated September 26, 2024, and were drafted 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 the 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 SEAF, 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 SEAF, for the above referenced Action.

**BE IT FURTHER RESOLVED** that the Board, having reviewed the public record upon the above referenced Actions, does hereby conclude the following impacts are expected 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 Actions; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species

as the result of the proposed Actions; 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 Actions; 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 Actions 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 Actions; and
- (vii) there will not be any hazard created to human health resulting from the proposed Actions; and
- (viii) there will be a change in the use of current active agricultural land resulting from the proposed Actions; 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 Actions; and
- (x) there will not be created a material demand for other Actions 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 proposed Actions 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 Actions 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 Surveyor, 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 Actions.

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. 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  
APPROVAL WITH CONDITIONS**

**PB 0901-24:**

**APPLICANTS:** Alan T. and Dale L. Sadler, 5321 Fox Road,  
Farmington, N.Y. 14425

**ACTION:** Preliminary Subdivision Plat approval with conditions for the Two-Lot Subdivision of land, Tax Map Account Number 9.00-1-4.000, located along the north side of Allen Padgham Road, between County Road 8 and Hook Road.

**WHEREAS,** the Town of Farmington Town Planning Board (hereinafter referred to as Board) has tonight opened the public hearing on the above identified Action and received testimony; and

**WHEREAS,** the Board has, under separate resolution adopted tonight, made a determination of non-significance in accordance with the provisions in Section 617.7 (c) (1) of the State Environmental Quality Review Act (SEQRA)

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby close the Public Hearing on the above referenced Action.

**BE IT FURTHER RESOLVED** that Preliminary Subdivision Plat Approval for the above referenced Action is based upon the drawing submitted by Freeland-Parrinello, Land

Surveyors, entitled “Plan of Land of Alan T. & Dale L. Sadler, Town of Farmington, Ontario County, New York,” dated August 22, 2024, with the following conditions:

1. The title of the drawing is to be amended to read . . . “Preliminary Subdivision Plat, Alan T. & Dale L. Sadler Land, Lots #1 and #2;” and
2. The reference shown on the drawing, to the Zoning District designation for these two proposed lots, is to be amended to read A-80 Agricultural District; and
3. There is to be a general note added to the drawing that reads . . . “These two proposed lots are located within a Flood Hazard Zone C, Area of Minimal Flooding, as shown on the latest Flood Insurance Rate Map, Community Number 361299, Map Panel Number 0010B, dated 9/30/83.”
4. A Signature Block is to be added to the plat map for the Planning Board Chairperson to sign and date in the approved location, as shown on Appendix G-13 of the 2024 Edition of the Town of Farmington Site Design and Development Criteria Manual.

**BE IT FURTHER RESOLVED** that once these revisions have been made to the submitted drawing and signed by the Planning Board Chairperson, the Applicants may then submit an application for Final Subdivision Plat Approval and the scheduling of a public meeting with the Planning Board.

**BE IT FURTHER RESOLVED** that this Preliminary Subdivision Plat Approval with conditions is valid for a period of 180 days from today and shall automatically expire unless there is a signed preliminary plat map on file in the Town Development Office.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be provided to Town Staff, the Applicants and the Applicants Land Surveyor.

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. NEW PUBLIC HEARING: THREE-LOT SUBDIVISION PLAT**

**PB #0902-24                      New Three-Lot Subdivision Plat Application**

**Name:** Brian Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14523

**Location:** Tax Map Account #18.00-2010.130, located along the north side of Rushmore Road between County Road 28 and Sheldon Road.

**Zoning District:** A-80 Agricultural

**Request:** Preliminary Subdivision Plat approval of a total of 28.122 acres of land into two lots. Lot #1 to contain approximately 23.010 acres of vacant land and Lot #2 to contain approximately 5.12 acres of land, both proposed lots to be classified as Non-Approved Building Lots subject further to Final Site Plan approvals.

On September 18, 2024, the Planning Board determined that this application was complete and directed the Town staff to schedule the Public Hearing for this evening's meeting.

Mr. Hemminger opened the Public Hearing.

Mr. Marks of Marks Engineering presented this application. Brian and Scott Blazey attended in the meeting room.

Mr. Marks said that the applicant would like to subdivide approximately 28 acres of land to create proposed Lot #1 consisting of approximately 23 acres and proposed Lot #2 consisting of approximately 5 acres for the future construction of a house which is not part of this subdivision application. He said that a possible lot line adjustment would be necessary to obtain the required frontage for proposed Lot #2.

Mr. Brand said that he spoke with the applicant's surveyor regarding a proposed lot line adjustment because there would not be two existing or proposed subdivided lots where a lot line adjustment could be allowed. Following his conversation with the applicant's surveyor, Mr. Brand said that they agreed that the intention is to transfer a small triangular-shaped parcel, which is also owned by the applicant, to proposed Lot #2 thereby providing the minimum 150-foot-wide lot width.

Mr. Marks said that the surveyor has made the changes, and that he [Mr. Marks] understands Mr. Brand's concept.

Mr. Brand said that the Town cannot technically deal with this as a lot line adjustment because these are not two existing subdivided lots, but they are instead two parcels. He said that in proposing a three-lot subdivision the applicant will be in compliance [with the Town Code] and there will be no problem in proceeding to the final three-lot subdivision.

Mr. Hemminger said that if the Town staff and the applicant are comfortable with this, then the board will be "good," as well.

Mr. Marks said that they were asking for a two-lot subdivision, but that now it will be a three-lot subdivision.

Mr. Delpriore said that this clarification and additional verbiage will provide the correct road frontage for proposed Lot #2.

Mr. Hemminger asked if anyone in the meeting room would like to speak for or against this application, or to ask questions. There were no requests to speak 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 requests to speak 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 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 0902-24:**

**APPLICANTS: Brian L. and Elizabeth S. Blazey, 5075 Rushmore Road,  
Palmyra, N.Y. 14523**

**ACTION: SEQR Determination of Non-Significance under the provisions of the State Environmental Quality Review Act (SEQRA) Regulations for the Preliminary Subdivision Plat Approval with conditions for the Three-Lot subdivision of land, Tax Map Account #'s 18.00-2-10.130 and 18.00-2-10.200, located along the south side of Rushmore Road, between County Road 28 and Sheldon Road; a Preliminary Subdivision Plat approval, Lots #1 and #2 of the Brian Blazey Subdivision of Tax Map Account #18.00-2-10.130 and a Preliminary Subdivision approval of Tax Map Account #18.00-2-12.100 transferring land to proposed Lot #2 of the Brian Blazey Subdivision of Tax Map Account #18.00-2-10.130.**

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

**WHEREAS**, the Board is the only Involved Agency with said Action and, therefore, is designated as the lead agency under the ECL for making the required determination of significance upon said Actions; and

**WHEREAS**, the Board, has reviewed, the Parts 2 and 3 of the Short Environmental Assessment Forms (SEAFs) for said Action, that are dated September 26, 2024, and were drafted 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 the 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 SEAF, 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 SEAF, for the above referenced Action.

**BE IT FURTHER RESOLVED** that the Board, having reviewed the public record upon the above referenced Actions, does hereby conclude the following impacts are expected 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 Actions; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Actions; 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 Actions; 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 Actions 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 Actions; and
- (vii) there will not be any hazard created to human health resulting from the proposed Actions; and
- (viii) there will be a change in the use of current active agricultural land resulting from the proposed Actions; 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 Actions; and
- (x) there will not be created a material demand for other Actions 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 proposed Actions 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 Actions 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 Surveyor, 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 Actions.

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.

Mr. Hemminger then asked Mr. Marks if he received the draft Preliminary Subdivision Plat approval resolution and if he agreed with the conditions of approval. Mr. Marks said yes.

■ 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  
PRELIMINARY SUBDIVISION PLAT APPROVAL WITH CONDITIONS**

**PB 0902-24:**

**APPLICANTS: Brian L. and Elizabeth S. Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14523**

**ACTION: Preliminary Subdivision Plat Approval with conditions for the Three-Lot subdivision of land, Tax Map Account #'s 18.00-2-10.130 and 18.00-2-10.200, located along the south side of Rushmore Road, between County Road 28 and Sheldon Road; a Preliminary Subdivision Plat approval, Lots #1 and #2 of the Brian Blazey Subdivision of Tax Map Account #18.00-2-10.130 and a Preliminary Subdivision approval of Tax Map Account #18.00-2-12.100 transferring land to proposed Lot #2 of the Brian Blazey Subdivision of Tax Map Account #18.00-2-10.130.**

**WHEREAS**, the Town of Farmington Town Planning Board (hereinafter referred to as Board) has tonight opened the public hearing on the above identified Action and received testimony; and

**WHEREAS**, the Board has, under separate resolution adopted tonight, made a determination of non-significance in accordance with the provisions in Section 617.7 (c) (1) of the State Environmental Quality Review Act (SEQRA)

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby close the public hearing on the above referenced Action.

**BE IT FURTHER RESOLVED** that the Board determines that proposed Lot #2 shown on the submitted drawing does not have the required minimum Lot Width at the Front Lot Line of 150 feet and that additional land, shown as a Lot Line Adjustment on the drawing under review, involves a subdivision of Tax Map Account No. 18.00-2-10.200, which is also owned by Brian L. and Elizabeth S. Blazey, the owners of Tax Map Account No. 18.00-2-10.130, that is proposed to be subdivided into two lots.

**BE IT FURTHER RESOLVED** that Preliminary Subdivision Plat Approval for the above referenced Action is based upon the drawing submitted by Marks Engineering, identified

as a Subdivision Plat, entitled “Preliminary Subdivision Blazey 2 Lot Subdivision,” Job No. 24-084 and dated 8/13/2024, with the following conditions:

1. The title of the drawing is to be amended to read . . . “Preliminary Three-Lot Subdivision Plat, Lots 1, 2 and 3, of the Brian L. & Elizabeth S. Blazey Subdivision Tract;” and
2. The zoning note shown on the Plat drawing is to be clarified and made legible; and
3. Map Reference & Notes is to be amended to read . . . “The intent of this plat is to subdivide both Tax Map Account Numbers 18.00-2-10.130 and 18.00-2-10.200 into three lots.”
4. The notation on the drawing that reads . . . “tax map no. 18.00-2-10.200 after adjustment area to centerline 4.778 acres area to roadline 4.554 acres” is to be removed. This parcel is to be identified as “Lot 3 of the Brian L. and Elizabeth S. Blazey Subdivision Tract.”
5. The Signature Block is to be corrected by removing David M. Parrinello’s signature as shown. Mr. Parrinello’s signature is to be placed on his signature line.

**BE IT FURTHER RESOLVED** that once these revisions have been made to the submitted drawing and signed by the Planning Board Chairperson, the Applicants may then submit an application for Final Subdivision Plat Approval and the scheduling of a public meeting with the Planning Board.

**BE IT FURTHER RESOLVED** that this Preliminary Subdivision Plat Approval with conditions is valid for a period of 180 days from today and shall automatically expire unless there is a signed preliminary plat map on file in the Town Development Office.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be provided to Town Staff, the Applicants and the Applicants Land Surveyor.

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. FINAL SITE PLAN AMENDMENT

### **PB #0502-24 Final Site Plan Amendment Application**

**Name:** Graham Marcus, 196 Ellis Hill Road, Arkport, N.Y. 14807

**Location:** Maddie’s Motorsports, 6226 State Route 96,  
Farmington, N.Y. 14425

**Zoning District:** GB General Business

**Request:** Final Site Plan Amendment for the extension of the outdoor display area to store and display new and used inventory, and related site lighting and security improvements.

On February 20, 2019, the Planning Board approved the Final Site Plan for this project (PB #0207-19).

On April 17, 2024, the Planning Board determined that the Final Site Plan Amendment was incomplete (PB #0502-24).

On September 18, 2024, the Planning Board determined that the Final Site Plan Amendment was complete and directed the Town staff to schedule the public meeting for this evening.

Mr. Marcus presented this application via remote video conference.

Mr. Brand said that the applicant has a proposal to amend the Final Site Plan at Maddie’s Motorsports which was previously approved twice with conditions made by the Zoning Board of Appeals and the Planning Board. He said that upon review of the conditions, the Town staff found that several of the conditions of Final Site Plan approval have not yet been implemented on the site. Mr. Brand also said that there are additional items of concern shown on the proposed site plan to the Fire Marshal and to the Code Officers which need to be addressed.

Mr. Brand said that the Town staff is asking that the Final Site Plan Amendment plans be referred back to the applicant’s surveyor to be amended to address the additional items. Among the issues are the Fire Marshal’s concerns about the ingress and egress to the entrances to the building.

Mr. Brand said that the Town staff recommends that Final Site Plan Amendment application be continued to the Planning Board meeting on November 20, 2024, to allow time for the applicant and his surveyor to address the site issues and to allow time for the Town staff to review the revisions prior to the November 20th Planning Board meeting. He also said that this falls within the 62-day time limit because the Board’s consideration of the Final Site Plan Amendment does not include a formal Public Hearing.

Mr. Marcus said that this application has gone through several previous board hearings, and at the last one everyone approved it without any questions. He said that he worked with Town officials and thought that all the previous concerns had been addressed.

Mr. Hemminger said that the Town staff has informed the board that the application is not complete. He suggested that Mr. Marcus and his surveyor sit down with Mr. Brand and Mr. Delpriore to review the remaining issues to be addressed.

Mr. Marcus said that would be great.

Mr. Hemminger said that there are a number of issues identified in this evening's draft resolution that need to be complied with. He said that the key for Mr. Marcus is to sit down with the Town staff prior to the Board's considering the Final Site Plan Amendment. He also said that there a number of interesting concerns on the applicant's small parcel and that he hopes that these can all be addressed.

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  
MADDIE'S MOTORSPORTS  
FINAL SITE PLAN AMENDMENT**

**PB #0502-24**

**APPLICANT: Venezia Associates, on behalf of Marcus Development,  
Maddie's Motorsports, 6226 State Route 96, Farmington, N.Y.  
14425**

**ACTION: Adjournment of the public meeting and continuing  
deliberations at the November 20, 2024, meeting to enable the  
Applicant time to prepare revised Final Site Plan drawing(s)  
identifying the existing Conditions of Approval for the  
proposed Amendment of the Final Site Plan previously  
approved for the 6,000 square foot building addition and  
related site improvements to land located at 6226 State Route  
96.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has given consideration to the public record upon the above applications that have been approved with conditions for Maddie's Motorsports; and

**WHEREAS**, these Actions include the Project Review Committee Meeting minutes of February 1, 2019; the conditions of approval for the most recent site plan (PB #0207-19, dated February 20, 2019); an area variance granted with conditions by the Town of Farmington Zoning Board of Appeals (ZB #0902.1-20, October 26, 2020); and now the drawing prepared by Venezia Associates, entitled “Site Plan Maddie’s Power Sports, 6226 N.Y.S. Route 96,” dated 03/04/24, identified as File No. 24030. Sheet C-1; and

**WHEREAS**, the Planning Board finds that several of the above referenced conditions of approval have not yet been provided by the owner of the land located at 6226 State Route 96; and

**WHEREAS**, the Planning Board desires to not confuse the public record on this project by further requiring site improvements as shown on the Venezia Site Plan drawing submitted; and

**WHEREAS**, the Planning Board tonight has received testimony from both Town Staff and the applicant.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to continue its deliberations upon the above reference Action, the Approval of an Amendment to the Final Site Plan, and directs the Applicant, Graham Markus, to authorize Venezia Associates to provide a new set of Final Site Plans identifying all of the existing conditions of approval and as further specified below:

1. The Site Plan drawing now being proposed by Venezia Associates, and referenced above, is to be further amended by adding all of the previously required conditions of approval listed in the Town Planning Board File PB#0207-19; and the Town Zoning Board of Appeals File ZB #0902.1-20. In particular the following is to be shown on revised drawings.
  - a. There is (are) to be a drawing(s) submitted that includes the information shown on the Venezia Associates, File #18168, entitled “Maddie’s Power Sports, 6226 State Route 96, Farmington, New York,” with last revision date of 02/11/19; and the drawings entitled “Final Building Elevations—Maddie’s Motor Sports, 6226 Route 96, Farmington, New York 14425,” prepared by Shanna H. Williams, Architect, and dated 13 February 2019, and revised to include:
    - [1] the construction of the required dumpster enclosure shown on the Final Site Plan Drawings; and
    - [2] the landscaping area around the base of the sign pole and a general note that this area is to be maintained with a mulch bed and plantings; and

- [3] the landscaping area shown in front of the building addition and the removal of this area as being approved for the display of vehicles; and
  - [4] the installation of a known material for the 8-foot tall security fence; and
  - [5] the location of the security fence to be shown not in line with proposed landscape plantings; and
  - [6] the proposed Evergreen Buffer along the east property line is to be extended to the north end of the proposed Display Section Maximum 20 Vehicles shown on the Venezia Drawing and these evergreen plantings are to be identified on an Amended Final Site Plan drawing, including species and a minimum height of six (6) for each plant.
- b. There is (are) to be a drawing(s) that shows the following site improvements required by the Town Zoning Board of Appeals as a Condition of Approval for the Area Variance granted (ZB #0902.1-20, dated October 26, 2020) that includes:
- [1] a planting located around the base of the sign pole of 100 square feet in area; and
  - [2] the installation of eight (8) Calamagrostis acut Karl Foerster plants spaced equally apart across the front area of the Display Vehicles Parking Area shown on the Final Site Plan for Maddie's Motorsports; and
  - [3] the installation of the fourth Streetscape Light Fixtures and Poles, at the west property boundary; and
- c. The most recent Site Plan drawing prepared by Venezia Associates is to be further amended as follows:
- [1] the location for the proposed Evergreen Buffer and the proposed Security Fence shown along the east property line is to be separated; and
  - [2] the Evergreen Buffer is to be extended south along the east property line to the point shown for the proposed Display Section 20 vehicles maximum; and
  - [3] the Storage Area located along the west side of the building is to be removed as this location is a designated Fire Lane; and

- [4] the proposed Display Section 6 Vehicles Maximum is to be redesigned so that there are no display units located in the exit discharge path a minimum of four (4) feet in width from the front door to the parking lot at all times; and
- [5] the existing Display Section 7 Vehicles Maximum is to be redesigned to include the landscaping across the site’s frontage; and
- [6] the security fence along the east property line is to be a solid wood fence consistent in material with the enclosed dumpster; and
- [7] Knox boxes shall be installed, to Town Code standards, at the gate entrances to the storage area and all keys, including the keys to the gates shall be located in the boxes; and
- [8] signature blocks need to be added to the drawing in the locations shown on Appendix G-13 of the Town of Farmington Site Design & Development Criteria.

**BE IT FURTHER RESOLVED** that the Applicant is directed to submit these revised site plan drawings to the Planning Board, on or before November 6, 2024, for their consideration at their meeting on Wednesday November 20, 2024. Failure to do so, or failure to provide evidence that these revisions are underway shall require the Applicant to agree to a specified time when such documents shall be submitted.

**BE IT FURTHER RESOLVED** that failure by the Applicant to meet one of the above conditions shall result in the Planning Board taking action to deny without prejudice this proposed Final Site Plan Amendment.

**BE IT FURTHER RESOLVED** that a copy of this resolution is to be provided to: the Applicant; the Applicant’s Surveyor; Town Staff and a copy placed in 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.

**8. NEW FINAL SITE PLAN**

**PB #0904-24 New Final Site Plan Application**

**Name:** Nicole and Chris Herpich, 49 Coachlight Circle, Farmington, N.Y. 14425

**Location:** West side of County Road 8, north of the intersection with County Road 41 and Shortsville Road, and south of State Route 96 (Lot #1 of the Debora K. Potter Subdivision)

**Zoning District:** RR-80 Rural Residential

**Request:** Final Site Plan approval to construct a single-family dwelling and related site improvements on Lot #1 of the Debora K. Potter Subdivision

On September 18, 2024, the Planning Board determined that the Final Site Plan application was complete and directed the Town staff to schedule the public meeting for this evening.

Ms. Potter and Mr. Johnson of MJohnson Construction presented this application.

Ms. Potter asked for a revision to draft Condition #3 regarding the paving of the approved portion of the driveway access point to and from County Road 8 prior to the close of the blacktop plants this fall. She asked if this could be amended to have the paving completed prior to the issuing of a Certificate of Occupancy (C of O).

Mr. Delpriore said that Ms. Potter’s request concerns the timing of the paving and that the blacktop plants soon will be closing for the season. He said that he is receptive to make this amendment with the condition that it will be paved to Town standards prior to the issuing of the C of O and that any damage to the roadside which may occur during construction be repaired to Ontario County standards.

Ms. Potter said that she brings this up because when the farm stand was located on this site there were Town and County vehicles which were constantly parked there with their heavy trucks, and materials which were dumped, left there, and not picked up until they complained about it. Ms. Potter said that she just didn’t understand why draft Condition #3 was included on the resolution.

Mr. Delpriore said that Condition #3 has been included in this resolution, as well as others, as a way to protect the roadside [pavement] during any new construction. He said that this is where the standard comes from, that there is some leeway, and Ms. Potter’s request is one of them of which he would be okay with, as long as she understands that any damage which may occur to the roadside pavement would have to be repaired and accepted by the County.

Mr. Johnson asked about the damage of which the Town would be concerned. Mr. Delpriore said that the Town is concerned with the cracking or chipping away of the pavement of the road by site construction trucks. He said that the protection of the roadside pavement is the purpose of this regulation. Mr. Johnson said that this is a minimal curb cut and that he is okay with this.

Ms. Potter also asked about draft Condition #4 regarding the payment of the Park and Recreation Fee prior to the issuing of a building permit. She said that she looked it up and that the fee is \$1,700. She asked if all new developments are paying this, too.

Mr. Delpriore said that every new home built in the Town is assessed the Park and Recreation Fee. Ms. Potter asked if this fee is also assessed in new subdivisions. Mr. Delpriore said yes, and that every single home in a new subdivision is also assessed the fee. Mr. Hemminger said that this fee is set by the Town Board.

Mr. Hemminger asked Ms. Potter if she is okay with the amendment to draft Condition #3, as follows:

3. Paving of the approved portion for the driveway access point to/from County Road 8 and any damage from the driveway access point along County Road 8 is to be completed prior to the issuance of a Certificate of Occupancy.

Ms. Potter said yes.

Mr. Delpriore said that there are only four conditions of Final Site Plan approval, and that the approval of this resolution is the final step in the Planning Board process. He said that the Town staff would be able to sign the plans as soon as the revised Final Site Plan drawings are submitted and reviewed.

Mr. Johnson asked about the timing of the issuing of building permits. Mr. Delpriore said that the turnaround time is 30 to 45 days.

Mr. Johnson asked if they can break ground on anything which is non-structural or underground. Mr. Delpriore said no, not until a building permit is issued.

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

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

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION**

**PB #0904-24**

**APPLICANTS:**            **Nicole and Chris Herpich, 49 Coachlight Circle,  
Farmington, N.Y. 14425**

**ACTION:**                **Final Site Plan approval with conditions for the development  
of Lot #1 of the Debora K. Potter Subdivision Plat**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight opened the above referenced Application for public comment and Planning Board action; and

**WHEREAS** the Planning Board’s review was based, in part, upon the filed Final Subdivision Plat Map prepared by Freeland-Parrinello, Land Surveyors, having a filing date of 7/18/24, in the Office of the Ontario County Clerk; and

**WHEREAS** the Planning Board’s review was also based upon the Final Site Plan drawings prepared by EF Custom Designs, 6722 Aldrich Road, Victor, N.Y. 14564 and identified as Final Site Plan, Lot No.1, Debora K. Potter Subdivision of Land, Drawings C-100 and C-200.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to approve with the conditions set forth below, the Final Site Plan referenced above:

1. Final Site Plan Approval, Lot #1 Debora K. Potter Subdivision, is hereby granted by the Planning Board for the construction of a single-family dwelling and related site improvements shown on the above referenced Final Site Plan Drawings C-100 and C-200.
2. All conditions of approval and restrictions imposed by the Ontario County Department of Public Works in their County Highway Work Permit No. 9-4-24, dated 09/10/24, shall be complied with prior to issuance of a Certificate of Occupancy for the proposed dwelling unit and related site improvements.
3. Paving of the approved portion for the driveway access point to/from County Road 8 and any damage from the driveway access point along County Road 8 is to be completed prior to the issuance of a Certificate of Occupancy.
4. Prior to issuing a Building Permit, a Park & Recreation Fee is to be made to the Town of Farmington, in the amount specified on the 2024 Town of Farmington Fee Schedule.

**BE IT FURTHER RESOLVED** that this final site plan approval with conditions shall automatically expire within 180 days from today unless all referenced drawings have been signed and filed in the Town Development Office.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant, the Applicant’s Land Surveyors, the Applicant’s Architect, 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.

**9. NEW PRELIMINARY SITE PLAN**

**PB #0905-24 New Preliminary Site Plan Application**

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

**Location:** Lot #1 of the Scout Plains Subdivision Tract, east side of County Road 8, north of the intersection with Holtz Road and Martz Road

**Zoning District:** A-80 Agricultural

**Request:** Preliminary Site Plan approval to construct a single-family dwelling and related site improvements on Lot #1 of the Scout Plains Subdivision.

On September 18, 2024, the Planning Board determined that the Preliminary Site Plan application was complete and directed the Town staff to schedule the public meeting for this evening.

Mr. DeHollander presented this application.

Prior to his presentation, Mr. DeHollander said that Farmington runs one of the most efficient Planning Board meetings which he has attended.

He said that this is a straightforward application for the construction of a 2,500-square-foot ranch style home with a walk-out, a conventional septic system, and a driveway off County Road 8 on Lot #1 of the Scout Plains Subdivision. Mr. DeHollander said that this will be the second home in the five-lot subdivision which was approved by the Planning Board on July 17, 2024 (PB #0704-24).

(The Final Site Plan for the first home in the subdivision was approved on September 4, 2024 [PB #0803-24] and will be located on Lot #4.)

Mr. DeHollander said that he reviewed the Preliminary Site Plan draft approval resolution which he received prior to the meeting, that he has already addressed several of the conditions, and that he can accept all the conditions of approval.

Mr. Delpriore said that this is the second time through the Farmington process for Mr. DeHollander, that Mr. DeHollander is familiar with the Town and Planning Board procedures, and that we are in a good spot. Mr. Delpriore said that most of the conditions of Preliminary Site Plan approval are technical in nature.

Mr. Hemminger said that the process will be smooth and efficient if Mr. DeHollander continues to work with the Town staff.

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 #0905-24**

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

**ACTION: Preliminary Site Plan Approval with Conditions, Lot #R-1, Scout Plains Subdivision Tract.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has conducted a public meeting tonight on 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 move to grant preliminary site plan approval for the above referenced Action with the following conditions:

1. Preliminary Site Plan Approval is granted for the maps prepared by Scott DeHollander, P.E., DeHollander Design, identified as Project No. 000124, dated 8/2024, with the title “Preliminary Site Plan, Lot #R-1, Scout Plains Subdivision Tract,” which include Sheet No. 1 and Sheet No. 2 and Sheet No. 3 as further to be amended by the conditions below in this resolution.

2. The Signature Blocks for the Town Highway Superintendent is to be removed from all sheets, as access to/from the proposed dwelling unit is from County Road 8.
3. The Signature Blocks for the Town Engineer is to be removed from all sheets.
4. All Sheets are to have Revision Boxes identifying changes made.
5. The Town Site Design Detail W-13.0 is to be added to Sheet No. 2.
6. The water service material is to be noted as 1-inch Municipex and shown on Sheet No. 1.
7. A note is to be added to Sheet No. 1 that reads . . . “Tracing wire (10 Gauge Copperhead) is to be attached from the curb stop to the water meter.”
8. A County Highway Work Permit/Driveway Permit shall be obtained by the Applicant. he Applicant is advised to obtain this Permit and identify the Permit Number in a General Note, Sheet No. 1, the Final Site Plan drawing.
9. A note is to be added to Sheet No. 1 that reads . . . “All site lighting shall comply with the standards contained in Chapter 165 of the Code of the Town of Farmington.”
10. There is to be a note added to Sheet No. 1 that reads . . . “Prior to the issuance of a Building Permit for the proposed dwelling on Lot #R-1, a Park & Recreation Fee is to be paid to the Town Clerk in the amount shown in the latest Town of Farmington Fee Schedule.

**BE IT FURTHER RESOLVED** that once the above conditions of approval have been made to the referenced sheets and they have been signed and filed in the Town Development Office, then a separate application for final site plan approval for Lot #R-1 may be submitted for scheduling by the Planning Board.

**BE IT FURTHER RESOLVED** that no Building Permit shall be issued for Lot #R-1 until final site plan approval has been granted and the drawings filed in the Town Development Office.

**BE IT FURHTER RESOLVED** that Preliminary Site Plan Approval shall automatically expire within 180 days from today unless said amendments to the referenced drawings have been made and signed by Town Staff and the Planning Board Chairperson.

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

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.

## 10. OPEN DISCUSSION

### *Director of Planning and Development:*

Mr. Brand provided the following information:

- The applicants of the Whitestone Incentive Zoning Project on State Route 332 and County Road 41, who were expected to provide an update on the status of this project to the Planning Board this evening, have requested a delay in the processing of the application pending completion of additional market research. The initial Planning Board presentation was given on November 1, 2023. Concept drawings and housing flyers were received on January 4, 2024.

On August 13, 2024, the Town Board approved the adoption of Local Law No. 4 of 2024 and authorized the amendment of the Town's Official Zoning Map for delineating the rezoning of land from PD Planned Development for the "Glacier Lakes Waterpark and Conference Center Project" and MTOD Major Thoroughfare Overlay District, to IZ Incentive Zoning for the project known as "Whitestone Incentive Zoning Project, State Route 332 and County Road 41," with MTOD Thoroughfare Overlay District. The Town Board also approved the Incentive Zoning District conditions of approval for the project and accepted the zoning amenities with conditions.

The applicants propose a townhome and commercial development on 65.1 acres north of County Road 41 and east of State Route 332.

Mr. Hemminger said that he was surprised to hear of the requested delay, especially with the need for additional housing in the area.

- Based on recent conversations with the applicant's consulting engineer (Michael Montalto of Costich Engineers), the Preliminary Overall Site Plan drawings for the Farmington Market Center Project (Tops Supermarket Plaza on State Route 96) are not expected to be submitted to the Town until January 2025.
- The consulting engineer for the Blackwood Industrial Park/Blackwood Logistics project (Michael Montalto of Costich Engineers) is expected to provide an update to the Town staff at the Project Review Committee meeting tomorrow (October 3,

2024). The industrial building is proposed for construction on the northwest corner of County Road 41 and County Road 8. The project was formerly known as the Union Crossing Development.

- The Town is continuing to wait to hear from the owner/developer of the Monarch Manor Subdivision, located on the northeast corner of New Michigan Road and Canandaigua–Farmington Town Line Road, for plans for the development of Section 3 and/or Sections 3, 4 and 5. Mr. Brand said that the developer is currently in negotiations with several builders.
- Mr. Brand, Mr. Delpriore and Ms. Ruthven will meet with the Town Agricultural Advisory Committee on Thursday, October 10, 2024, to review a draft zoning map amendment which delineates the strategic farmlands in the Town which have been identified in the *Farmland Protection Plan* and the *Comprehensive Plan* in preparation of the Committee’s additional discussion regarding the continued protection of strategic farmlands in the Town.

Mr. Hemminger said it is important to report about this map to the residents that Farmington continues working to protect strategic farmland and to “keep the farm in Farmington.” He also said that it is important for the residents to remember that the majority of the land in Farmington continues to remain in agricultural use. Mr. Hemminger suggested that this topic be included on the Town website and in the Supervisor’s Newsletter to inform the public that the Town still has a great deal of farmland and that efforts are being made to protect it.

- The Parks and Recreation Master Plan Committee will hold a public information meeting on Monday, November 18, 2024, at 6:30 p.m. at the Town Hall, to discuss the Committee’s work to date and to receive comments on the recommendations received from graduate students from Syracuse University’s School of Architecture for the potential uses of 50 acres of Town-owned land located on the north side of Collett Road (the former Highway Department site) and adjacent to Farmington Town Park.

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

Mr. Delpriore said that the updated Preliminary Site Plans for the Sky Solar Commercial Drive project have been posted to the Planning Board shared electronic site and that hard copies can be provided to board members who request them. He said that representatives from Sky Solar will present the updated plans to the Town staff at the Project Review Committee meeting tomorrow (October 3, 2024). Mr. Hemminger requested that the Town staff make sure that residents have access to the updated Preliminary Site Plans and are aware of how they can come in to review them or to receive copies of them.

Mr. Delpriore introduced Paula Ruthven who has been appointed to the position of Zoning Officer in the Building Department. He said that Ms. Ruthven will provide staff support to

him and to Mr. Brand, and also will serve in the preparation of materials for the Planning Board, the Zoning Board of Appeals and the Town's Agriculture Advisory Committee.

## 11. PUBLIC COMMENTS

Ms. Langton (5642 Allen Padgham Road) asked via the chat feature on the remote video conference if there will be building on the "72 acres," a reference to the Sadler Two-Lot Preliminary Subdivision application which was acted upon earlier this evening. Mr. Delpriore and Mr. Hemminger said that no building is proposed on this land and that this evening's application is only for the subdivision of land. In his remarks to the board earlier in the evening, the applicant's consulting engineer (Brennan Marks of Marks Engineering) said that the purpose of the proposed subdivision is to create Lot #1 with the existing home on approximately 5.2 acres of land and to create Lot #2 of approximately 77 acres of agricultural land for placement in a conservation program.

## 12. TRAINING OPPORTUNITIES

### ■ 2024 Municipal Bootcamp Trainings:

A free annual program to provide certification credits to newly elected officials, planning and zoning boards, and municipal officials presented by Hancock Estabrook and MRB Group.

#### **Thursday, October 24, 2024, 6:00 p.m.–7:00 p.m.**

Session 9: Short, But Not Too Short: How Short-Term Rentals Are Changing the Development and Regulatory Landscape

#### **Thursday, December 19, 2024, 6:00 p.m.–7:00 p.m.**

Session 10: Santa's Nice and Naughty List: The Best and Worst of 2024

Questions and registration:

<https://www.hancocklaw.com/events/2024-municipal-bootcamp-trainings/>

### ■ Genesee–Finger Lakes Regional Planning Council Fall 2024 Local Government Workshop:

#### **Friday, October 25, 2024**

Conference Center at Wayne–Finger Lakes BOCES

For information: [www.gflrpc.org](http://www.gflrpc.org)

### ■ 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>

**13. ADJOURNMENT**

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held on Wednesday, October 16, 2024, 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 Town Hall front doors.

Respectfully submitted,

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