

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
TOWN BOARD**

Roll Call Vote

The following was presented

By _____

Sec'd by _____

Date of Adoption _____

Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

**RESOLUTION AUTHORIZING THE SUPERVISOR TO SIGN CONTRACT WITH
WILLIAMSON LAW BOOK CO. FOR 2026**

WHEREAS, the Williamson Law Book Co. of Victor has forwarded the Town a contract for 2026 for software support for the Municipal Accounting program used by the Accountant I, and

WHEREAS, the contract costs \$1,581.00 for the year and includes support as well as notice of all program enhancements and state mandated changes, now therefore

BE IT RESOLVED that the Town Board hereby authorizes the Supervisor to sign the contract, and

BE IT FURTHER RESOLVED that the Town Clerk give a copy of this resolution to the Accountant I and mail the signed copy to Williamson Law Book Co at 790 Canning Parkway, Victor, NY 14564 with the check for payment.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
TOWN BOARD**

Roll Call Vote

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By _____
Sec'd by _____
Date of Adoption _____

Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

**CONFIRMING RESOLUTION AUTHORIZING THE SUPERVISOR TO
ELECTRONICALLY SIGN ANNUAL CONTRACTS FOR DOG CONTROL SERVICES
FOR 2026**

WHEREAS, the Town of Farmington budgeted monies in the 2026 Budget for Dog Control Services, and

WHEREAS, Ontario County has submitted the annual contracts for signature, therefore be it

RESOLVED, the Farmington Town Board authorizes the Supervisor to electronically sign annual contracts for Dog Control Services with Ontario County for 2026.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
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Roll Call Vote

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Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

RESOLUTION AUTHORIZING EMPLOYEES TO CARRY OVER VACATION TIME

WHEREAS, per the Employee Policy, vacation time has to be used by December 31st, and

WHEREAS, there are some employees with unused vacation days and have requested to carry them over to 2026 with the understanding that they must be used by March 31st, because it would prove a hardship for the time to be used before the end of 2025, now therefore

BE IT RESOLVED, that the Farmington Town Board authorizes the carryover of vacation days for employees listed below to be used by March 31st, 2026,

Tina Murphy 3 days
Jordan Dutcher 5 days
Aaron Bissell 3.5 days
Karen Freeland 5 days

BE IT FURTHER RESOLVED, that a copy of this resolution be given to the Supervisor's Secretary, the Town Clerk, the W&S Department and the Accountant I.

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Roll Call Vote

The following was presented
By _____
Sec'd by _____
Date of Adoption _____

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Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

RESOLUTION AUTHORIZING VACATION TIME BUY OUT FOR AARON SMITH

WHEREAS, Aaron Smith has requested a buy out for his remaining 2 vacation days for 2025; now therefore

BE IT RESOLVED, that the Farmington Town Board authorizes the vacation time buy out of 16 hours for Aaron Smith to be paid in PR #26 via a separate entry in the amount of \$436.00 on his payroll check; and

BE IT FURTHER RESOLVED, that a copy of this resolution be given to the Supervisor's Secretary, the W&S Department and the Accountant I.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
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Roll Call Vote

The following was presented

By _____

Sec'd by _____

Date of Adoption _____

Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

RESOLUTION TO RECALL AND AMEND RESOLUTION #400-2025

WHEREAS, Resolution #400-2025 for the purchase one (1) Trailer from Globe Trailer Mfg., Inc. was passed by the Town Board on December 9, 2025; and

WHEREAS, when placing the order for the trailer it was realized that the manufacturer is Globe Trailer Mfg., Inc. but the local dealer is Alta Equipment Company; now therefore

BE IT RESOLVED, that the Farmington Town Board authorizes to recall and amend Resolution #400-2025 authorizing the Water and Sewer Superintendent to purchase said Trailer from Alta Equipment Company, a local Globe Trailer Mfg, Inc. dealer, for a cost not to exceed \$41,860.56, split between 2026 account codes SS-8130.2, SW1-8340.2; and

BE IT FURTHER RESOLVED, that a copy of this resolution will be supplied from the Town Clerk to the Water Superintendent and Accountant 1.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
TOWN BOARD**

Roll Call Vote

The following was presented

By _____

Sec'd by _____

Date of Adoption _____

Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

TOWN BOARD AUTHORIZES THE HIGHWAY SUPERINTENDENT TO PURCHASE A LINE LAZER WITH A 2 MECHGUN, AND A LINE DRIVER FOR THE PARK'S DEPARTMENT TO STRIPE BASEBALL & SOCCER FIELDS, CROSSWALKS & STOP LINES, AND PARKING LOTS

WHEREAS, the Highway Superintendent has determined the need for a Line Lazer and Line Driver for the Park's Department, and has acquired three (3) quotes, and

WHEREAS, the three quotes were requested from Sherwin Williams, (\$17,144.00); Rochester Paint Center, (\$25,375.00); and Pioneer Athletics, (\$29,015.00), and

WHEREAS, Sherwin Williams, has the lowest quote and the charges should be expensed to Parks A-7110.2VLT, and

THEREFORE BE IT RESOLVED, that the Town Board authorizes the Highway Superintendent to give the Park's Department the authority to purchase the Line Lazer and Line Driver out of the 2026 budget, and the price will not exceed \$17,144.00, and be it further

RESOLVED, that the Town Clerk forward the originals of this Resolution to the Highway/Parks Department and the Accountant I.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
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Roll Call Vote

	Names	Ayes	Nays	Abstain	Absent
The following was presented	Supervisor Peter Ingalsbe				
By _____	Councilman Steven Holtz				
Sec'd by _____	Councilman Michael Casale				
Date of Adoption _____	Councilman Ronald Herendeen				
	Councilman Nathan Bowerman				

RESOLUTION DOCUMENTING AN IRREVOCABLE LETTER OF CREDIT FOR THE TOWN OF FARMINGTON BY FEDERAL HOME LOAN BANK OF \$1,000,000 AT THE REQUEST OF LYONS NATIONAL BANK

WHEREAS, Resolution 371-2020 authorized the Supervisor to sign a third party custody agreement between the Town of Farmington, Lyons National Bank and M and T Bank to meet collateral requirements, and

WHEREAS, Lyons National Bank has requested an irrevocable stand-by letter of credit in the amount of \$1,000,000 be established by Federal Home Loan Bank with the Town of Farmington as beneficiary which will be utilized in conjunction with the M and T agreement to meet collateral requirements, now therefore

BE IT RESOLVED, that any additional future third party agreements for the Town of Farmington accounts will be communicated by Lyons National Bank, and

BE IT FURTHER RESOLVED, that a copy of this resolution will be supplied from the Town Clerk to the Accountant I and Charles Parkhurst, Lyons National Bank, 1423 Hathaway Drive, Farmington, NY 14425.

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Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

RESOLUTION AUTHORIZING THE PURCHASE OF UV DISINFECTION SYSTEM PARTS

WHEREAS, the Water and Sewer Superintendent has identified the need to purchase UV Disinfection System Parts, and

WHEREAS, an order for UV Disinfection System Replacement Parts per attached Quote QM0004602, will be placed with Trojan Technologies, the sole source provider of these items, now therefore

BE IT RESOLVED, that the Town Board of the Town of Farmington authorizes the Water and Sewer Superintendent to purchase the UV Disinfection System Parts from Trojan Technologies for a total not to exceed \$19,987.96, plus any additional shipping costs, and

BE IT FURTHER RESOLVED, that a copy of this resolution will be supplied from the Town Clerk to the Water and Sewer Superintendent, and the Accountant I.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
TOWN BOARD**

Roll Call Vote

Names Ayes Nays Abstain Absent

The following was presented

By _____

Sec'd by _____

Date of Adoption _____

Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Nathan Bowerman				
Councilman Ronald Herendeen				

**RESOLUTION APPROVING CHANGE ORDERS TANK-03, EC-01 AND
GC-02 FOR THE BRICKYARD ROAD TANK PROJECT**

WHEREAS, change order Tank-03 was submitted by MRB for a no cost time extension for Landmark Structures with a new substantial completion date of 12/22/25 and ready for final payment date of 5/28/26, and

WHEREAS, change order EC-1 was submitted by MRB for a no cost time extension for MW Controls Service with a new substantial completion date of 12/22/25 and a ready for final payment date of 5/28/26, and

WHEREAS, GC-02 was submitted by MRB for an increase in contract price for Ransco Pipeline, Inc of \$26,482.23 for the road intersection change and existing tank inlet/outlet connection as well as time extension with a new substantial completion date of 2/13/26 and ready for final payment date of 2/27/26, now therefore

BE IT RESOLVED, that the following budget amendments be approved within the capital project:

Debit: HW8340.21 Tank Contractual	\$86,500	
Credit: HW8340.2 General Contractual		\$26,500
Credit: HW8397.24 Scada		\$50,000
Credit: HW8397.21 Financial Advisor		\$10,000

BE IT FULLY RESOLVED, that the Supervisor signs the change orders and the Town Clerk forwards a copy of the change orders and the resolution to Dave Herman, MRB Group, the Water and Sewer Department and the Accountant I.

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**THE TOWN OF FARMINGTON
TOWN BOARD**

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Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Nathan Bowerman				
Councilman Ronald Herendeen				

**RESOLUTION AUTHORIZING FINAL 2025 BUDGET AMENDMENTS IN
SEVERAL FUNDS**

WHEREAS, the following budget amendments are needed to cover expenditures,

NOW, THEREFORE BE IT RESOLVED, that the Town Board of Farmington hereby authorizes the following budget amendments:

Debit: A8020.49 Parks Master Plan	\$3,812.54	
Credit: A8020.41 Planning & Dev Salary		\$3,812.54
Debit: A1680.2 Data Processing Equipment	\$5,000	
Credit: A1680.4 Data Processing Contractual		\$5,000
Debit: A7110.4 Parks Contractual	\$5,000	
Credit: A7110.41 Parks Utilities		\$5,000
Debit: A2555 Building Permits	\$6,000	
Credit: A1440.4 Engineering		\$3,000
Debit: A1660.4 Central Storeroom Contractual		\$3,000
Debit: DA5110.41 Engineering	\$47,000	
Debit: DA5148.1 Serv to Other Gove	\$14,000	
Debit: DA5120.1 Bridges Personnel	\$24,000	
Debit: DA5112.1 Permanent Imp Personnel	\$47,000	
Credit: DA5110.1 General Road Rep Personnel		\$105,800
Credit: DA5130.1 Machinery Personnel		\$6,200
Credit: DA5142.12 Snow Removal OT		\$20,000
Debit: SD8540.4 Drainage Contractual	\$5,000	

Credit:SD8540.1 Drainage Personnel		\$5,000
Debit: SL1-599 Appropriated Fund Bal	\$4905	
Credit: SL1-5182.41 Doe Haven		\$100
Credit: SL1-5182.42 Hook Rd		\$200
Credit: SL1-5182.43 Farmbrook		\$2400
Credit: SL1-5182.431 Farmbrook Rep		\$1500
Credit: SL1-5182.45 Pintail		\$50
Credit: SL1-5182.48 Calm Lake		\$50
Credit: SL1-5182.50 Fairdale		\$150
Credit: SL1-5182.51 Stonewood		\$20
Credit: SL1-5182.52 Auburn Meadows		\$180
Credit: SL1-5182.53 Beaver Creek		\$100
Credit: SL1-5182.57 Hickory Rise		\$25
Credit: SL1-5182.59 Monarch Manor		\$80
Credit: SL1-5182.60 Redfield		\$50
Debit: SS8130.4 Sewage Treat Contractual	\$38,000	
Credit: SS8110.4 Sewer Administration Cont		\$15,000
Credit: SS8120.4 Sanitary Sewer Cont		\$5,000
Credit: SS8120.45V Victor Scada		\$3,000
Credit: SS8130.2 Sewage Treat Equip		\$5,000
Credit: SS8130.47 Sewage Treat UV		\$10,000
Debit: SW1-2401 Interest & Earnings	\$16,000	
Debit: SW1-201TR Interest & Earnings	\$24,000	
Debit: SW1-8340.47 Engineering	\$30,000	
Debit: SW1-8340.1 Personnel	\$5,000	
Credit: SW1-8340.12 Personnel OT		\$5,000
Credit: SW1-8310.4 Administration Cont		\$5,000
Credit: SW1-8340.4 Contractual		\$20,000
Credit: SW1-8340.41U Utilities		\$5,000
Credit: SW1-8320.4 Source of Supply		\$40,000

FURTHER RESOLVED, that copies of this resolution be submitted by the Town Clerk to the Accountant I.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
TOWN BOARD**

Roll Call Vote

The following was presented

By _____

Sec'd by _____

Date of Adoption _____

Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

**RESOLUTION AUTHORIZING THE PURCHASE OF PALLET RACKING TO BE
INSTALLED AT BRICKYARD TANK**

WHEREAS, the Water and Sewer Superintendent has identified the need to purchase pallet racking for Brickyard Road; and

WHEREAS, the Water and Sewer Superintendent has 3 quotes, (1) Grainger for \$8,710.56, (2) Uline for \$8,182.94, and (3) Global Industrial for \$7,354.14, now therefore

BE IT RESOLVED, that the Town Board of the Town of Farmington authorizes the Water and Sewer Superintendent to purchase a qty of 6-pallet rack add ons, a qty of 24-pallet rack wire decking, a qty of 6-Bolted Teardrop pallet racks from Global Industrial for a cost not to exceed \$7,354.14 plus any additional shipping costs as the shipping costs were an estimate, and

BE IT FURTHER RESOLVED, that a copy of this resolution will be supplied from the Town Clerk to the Water and Sewer Superintendent, and the Accountant I.

Resolution No. ____ Of 2025

**THE TOWN OF FARMINGTON
TOWN BOARD**

Roll Call Vote

Names Ayes Nays Abstain Absent

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Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Ronald Herendeen				
Councilman Nathan Bowerman				

**RESOLUTION WAIVING THE MERTENSIA LODGE RESERVATION FEE FOR THE
COBBLESTONE ARTS CENTER DAYHAB SERVICES TO ADULTS WITH
DISABILITIES**

WHEREAS, the Cobblestone Arts Center has requested use of the Mertensia Lodge to hold their Dayhab services to adults with disabilities on multiple dates in 2026, and requested that the reservation fee be waived, now therefore be it

RESOLVED, the Farmington Town Board authorizes the waiving of the reservation fee for the use of the Mertensia Lodge on multiple dates in 2026, for the Cobblestone Arts Center Dayhab services to adults with disabilities, and further be it

RESOLVED, that a copy of this resolution be given to the Emily Kilkenny at Cobblestone Arts Center at 1622 NY Route 332, Farmington, NY 14425 for their records.

Resolution No. ____ of 2025

THE TOWN OF FARMINGTON TOWN BOARD

Roll Call Vote

Names	Ayes	Nays	Abstain	Absent
Supervisor Mr. Ingalsbe				
Councilman Mr. Holtz				
Councilman Dr. Casale				
Councilman Mr. Herendeen				
Councilman Mr. Bowerman				
Total				

The following was presented

By _____

Sec'd by _____

Date of Adoption: December 23, 2025

RE: Acceptance of Parts 2 & 3 of the Full Environmental Assessment Forms (FEAFs) for making a determination of non-significance under the provisions of article 8 of the New York State Environmental Conservation Law (ECL) upon the Action identified as the adoption of Local Law No. 10 of 2025, the proposed Farmington Meadows IZ Incentive Zoning Project (hereinafter referred to as Action).

WHEREAS the Town of Farmington Town Board (hereinafter referred to as Town Board) did on November 12, 2025, classify the above identified proposed Action as being a Type I Action under the provisions of 6 NYCRR Part 617.4 (b) (2), as it involves the adoption of changes in the allowable uses within the proposed Farmington Meadows IZ Incentive Zoning District, affecting 25 or more acres of land; and

WHEREAS Type I Actions are subject to review by all involved agencies; and

WHEREAS Type I Actions require the lead agency to prepare Parts 2 & 3 of the State's Full Environmental Assessment Forms (FEAFs) for making findings and a determination of significance upon a classified Type I Action; and

WHEREAS the Town Director of Planning and Development has prepared drafts of Parts 2 & 3 of the FEAFs for the Town Board's review, acceptance and for making a determination of significance under the ECL.

NOW, THEREFORE, BE IT RESOLVED that the Town Board has received, reviewed and accepts the Parts 2 & 3 of the FEAF's for the adoption of Local Law No. 10 of 2025, the rezoning of lands for the Farmington Meadows IZ Incentive Zoning Project.

BE IT FURTHER RESOLVED that the Town Board determines it is the only involved agency under the provisions of 6NYCRR Part 617.4 of article 8 of the New York State Environmental Conservation Law (ECL) for determining whether to change the zoning classification of two Tax Map Accounts [41.07-1-28.210 and 41.00-1-28.300] containing a total of approximately 65 acres of land from PD Planned

Development and MTOD Major Thoroughfare Overlay District to IZ Incentive Zoning for the Farmington Meadows Incentive Zoning Project and MTOD Major Thoroughfare Overlay District.

BE IT RESOLVE that the Town Board does hereby determines that the proposed Action involves only a legislative decision to authorize the Town Clerk, at a defined point in time, to change the designation on the Town's Official Zoning Map from PD Planned Development and MTOD Major Thoroughfare Overlay District to IZ Incentive Zoning and MTOD Major Thoroughfare Overlay District for the proposed Farmington Meadows Incentive Zoning Project, an Action that does not by itself affect the environment by changing the use, appearance or condition of any natural resource or structure, and is an Action that does not commit the Town to a definite course of future decisions, and is instead a procedural part of various activities or stages addressed under Part 617 that is independent, yet related to activities needing individual determinations of significance.

BE IT FURTHER RESOLVED that the Town Board finds that the proposed Action involves only the accepting of a conceptual design for the entire project sites, which lists the types of land uses to be allowed, the density of proposed development, the zoning amenities being accepted and the zoning incentives being granted, as well as the proposed phasing of the site development, all of which are required by the incentive zoning district criteria [Chapter 165, Article IV, Section 34.1 of the Farmington Town Code, for the above referenced Farmington Meadows IZ Incentive Zoning Project.

BE IT FURTHER RESOLVED that the Town Board finds that once the incentive zoning criteria is established it must then be used by the Town of Farmington Planning Board (hereinafter referred to as Planning Board) as a guide for the creation of detailed overall preliminary subdivision plats and overall preliminary site plans which once approved by the Planning Board provide documentation that is required in the Town Code for the Town Clerk to then amend the Town of Farmington Official Zoning Map for the two tax map accounts identified above in this resolution.

BE IT FURTHER RESOLVED that filing the approved Overall Preliminary Subdivision Plat and the Overall Preliminary Site Plans does not authorize any Site Development as defined within Chapter 165 of the Farmington Town Code.

BE IT FURTHER RESOLVED that any future site plan Action may only occur after a Final Subdivision Plat has been approved by the Planning Board and filed in the office of the Ontario County Clerk.

BE IT FURTHER RESOLVED that no site development may occur on the newly identified Tax Map Accounts until Final Site Plan(s) have been approved for each of the subdivided parcels of land and Building Permits have been issued by the Town Code Enforcement Officer.

BE IT FURTHER RESOLVED the Town Board finds and determines that based upon previous testimony provided for a former and similar incentive rezoning action for these two tax map accounts, the consistency of such proposed mix of land use for these parcels, the consistency with the recommended land use map in the adopted 2021 Edition of the Town of Farmington Comprehensive Plan, two Ontario County Planning Board referrals on similar rezonings of these parcels and the public record established upon this rezoning action, and adherence to a well-established process for incentive zoning development in the community, that the Town Board determines the proposed rezoning action will not adversely affect the physical or social environment in the community.

BE IT FURTHER RESOLVED that the Town Board based upon the above findings does hereby make this Negative Declaration Determination upon the proposed rezoning Action and directs notice thereof to be filed in accordance with the procedures contained in article 8 of the State's ECL.

BE IT FINALLY RESOLVED that the Town Board directs the Town Supervisor to sign and file the Part 3 of the FEAF for this rezoning action and to give notice thereof to the New York State Department of Environmental Conservation for publishing in the State's Environmental Notice Bulletin.

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TOWN BOARD**

Roll Call Vote

Names	Ayes	Nays	Abstain	Absent
Supervisor Mr. Ingalsbe				
Councilman Mr. Holtz				
Councilman Dr. Casale				
Councilman Mr. Herendeen				
Councilman Mr. Bowerman				
Total				

The following was presented

By _____

Sec'd by _____

Date of Adoption: December 23, 2025

RE: Closing the public hearing, adoption and filing of Local Law No. 10 of 2025, authorizing the Town Clerk, in accordance with the provisions contained in Chapter 165, Article III, Establishment and Designation of Districts, Section 165-12. C., Zoning Map; and Chapter 165, Article IV, Section 34.1 IZ Incentive Zoning District, to amend the Town's Official Zoning Map for delineating the rezoning of lands [Tax Map Accounts 41.07-1-28.210 and 41.00-1-28.300] from PD Planned Development, Glacier Lakes Water Park Project and MTOD Major Thoroughfare Overlay District, to IZ Incentive Zoning for the "Farmington Meadows Incentive Zoning Project, State Route 332 and County Road 41" and MTOD Major Thoroughfare Overlay District; and directing the Town Clerk to formally amend a portion of the Town's Official Zoning Map, at the appropriate time specified in Chapter 165, Article IV, Section 34.1.O. of the Town of Farmington Town Code.

WHEREAS, the Town of Farmington Town Board (hereinafter referred to as Town Board), has on December 23, 2025, [Town Board Resolution #____ of 2025] completed its' review of the environmental record for the above referenced legislative action for the rezoning of land identified above herein, and has made a determination of non-significance thereon under the provisions of 6NYCRR Part §617.2 (a), article 8, New York State Environmental Conservation Law (ECL); and

WHEREAS, the Town Board has considered the public hearing record upon said Action, including the Ontario County Planning Board's Referrals No. 209-2025 [Local Law No. 10 of 2025] and 209.1-2025 [Concept Plan and Phasing Plan], both referrals dated December 10, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Town Board does hereby close the public hearing upon said Action.

BE IT FURTHER RESOLVED that the Town Board does hereby adopt in its' entirety the final draft of Local Law No. 10 of the year 2025, dated December 9, 2025, and revised on December 19, 2025, a copy of which is attached hereto and made part of this resolution.

BE IT FURTHER RESOLVED that the Town Board does hereby authorize the rezoning of the above referenced Tax Map Accounts and directs the Applicant and his Engineers to prepare Preliminary Plat Maps and an Overall Preliminary Site Plan for the proposed Farmington Meadows Incentive Zoning Project (hereinafter referred to as Project) which are then to be submitted to the Town of Farmington Planning Board for their review and approval in accordance with New York State Town Law and the provisions contained in Chapters 144 and 165 of the Code of the Town of Farmington.

BE IT FURTHER RESOLVED that the Project shall be subject to the following conditions:

1. The Project design shall be in substantial compliance with the Concept Plan design prepared by Passero Associates, shown on the drawing identified as "Farmington Meadows Incentive Zoning," dated November 6, 2025, Drawings Number 01 and 02; and
2. The Project Phasing for site development shall be in substantial compliance with the drawing prepared by Passero Associates, shown on the drawing identified as "Farmington Meadows IZ Phasing Plan Figure," dated November 6, 2025, Drawing Number 01. Fifty percent (50%) of State Route 332 frontage represented by the five (5) commercial parcels shown on the referenced Passero Figure, shall be part of Phase 1. The commercial parcels are subject to the finally approved locations of lot lines, individual parcel sizes, and final number of the individual parcels within the commercial area, as may be modified to accommodate a proposed user for final site plan approval by the Planning Board; and
3. The Project Preliminary Subdivision Plat shall be comprised of a total of ten (10) Tax Map Accounts. Of these total new lots, **Lot 1** is to be developed along the east side of New York State Route 332 north of the new entrance with proposed north/south Town Road (Road A) for potentially four (4) future commercial lots. **Lot 2** is to be developed on the east side of New York State Route 332 south of the new entrance with Road A. **Lot 3** is to be developed for the proposed limited industrial self-storage site to be created along the south side of County Road 41 and located east of Road A. **Lot 4** is to be located south of the proposed limited industrial self-storage site, east of the proposed Road A, and north of Road E for future development of a total of five (5) single-family lots. Road E is a proposed road that connects Road A with east/west future Town Road (Road B). Road B connects Road A with Quentonshire Drive (to be renamed Pintail Drive in the future). **Lot 5** is between Road A, Road E, and Road B for future development of twelve (12) single-family lots. One **Lot 6** is to be located along the north sides of Road B, east of Road E for the future development of eleven (11) single-family. **Lot 7** is to be located along the south sides of Road B running east from Road A approximately 1,200 feet for the future development of eighteen (18) single-family lots. **Lot 8** is to be located along the south sides of Road B, just west of the

east boundary of the connections to Quenton shire Drive for the future development of three (3) single-family lots. All single-family lots are to have double wide driveways. **Lot 9** is to be located for the proposed one hundred fifty (150) dwelling unit, four-story apartment project. The one (1) remaining lot, **Lot 10**, will be for the proposed townhouse project to be comprised of a total of 230 for-rent, two-story dwelling-units. Each proposed lot shall include, where deemed appropriate, related site improvements as shown on the above reference Concept Plan.

The Project includes the construction and dedication of three (3) public town roadways. The first being identified as Road A, which has a 70' wide Right-of-Way (R.O.W.) and runs north/south between State Route 332 and County Road 41. There shall be no parking/standing permitted along either side of this public street. The second being known as Road B, which has a 60' wide R.O.W. and runs east/west road between the Road A and Quentonshire/Pintail Crossing on the east. These Roadways have the following characteristics:

- 28' between curbs with 2-3' shoulders provided
- A public concrete 5' wide sidewalk within ROW.

The third being known as Road E, which has a 50' wide R.O.W. and loops from Road A to Road B. This roadway will have 11-foot travel lanes with 30" gutter curbing with closed drainage system. A 5' public sidewalk is provided within the R.O.W.

Streetlights are to be installed at each intersection of the public streets with commercial drives or private streets. One or more lighting districts shall be established for the residential, limited industrial, and commercial portions of the IZ Project or this area shall be added to the Creekwood or Pintail lighting districts.

Streetlights are to be installed along one side of Road A and one side of Road B and spaced apart at seventy-foot (70 ft) spacing intervals as specified in the MSOD Main Street Overlay District.

Streetlights are to follow the design standard contained in Appendix H-13.0 of the adopted Town of Farmington Site Design & Development Criteria.

The Proposal includes the construction of two (2) private roadways within Lots 9 & 10 to service the attached apartment and Town Home rental communities.

Roads C and D will have the following characteristics:

- 11' wide travels lanes with 22' provided between gutter curbs
- 30" wide gutters
- 5' wide sidewalk on one side of the roadway
- Overflow parking provided along roadways

- There shall be designated public parking spaces for the Town Home rental community strategically located throughout Lot 10. No more than 1 parking space per 5 dwelling units shall be required.
- These parking areas are to be restricted for off-street parking of licensed automobiles only. Each of these parking areas are to be located adjacent to a public sidewalk providing access to nearby dwelling units.
- All parking areas are to be illuminated for safety and security purposes.

BE IT FURTHER RESOLVED that the Town Board does hereby accept the following amenities for this incentive zoning project:

1. The construction of off-site public sidewalks along the east side of New York State Route 332, connecting from the intersection of Farmbrook Drive to the sidewalks required to be constructed within the two Tax Map Accounts referenced above herein for this Project; and
2. The construction of off-site public sidewalks along the east side of New York State Route 332, connecting from the sidewalks to be located within the two Tax Map Accounts referenced above herein for this Project with the intersection of County Road 41 and including pedestrian signals and a pedestrian crosswalk to be constructed at that location; and
3. The construction of off-site public sidewalks along the south side of County Road 41, extending east connecting to the sidewalk that is to be constructed within the two Tax Map Accounts referenced above herein for this Project; and
4. The construction and dedication of three (3) Town Roads to be located within the Project which are identified at this time, as a north/south road (Road B), an east/west road (Road B), and a road linking both highways (Road E), that is to be located in the northern portion of the Project; and
5. The construction of on-site stormwater facilities that are to be sized appropriately to reduce the storm run off to below pre-developed conditions as noted on the Concept Phasing Plan and as are to be further determined as part of the Overall Site Plan Application required; and
6. A contribution of \$100,000.00 to be made to the Town of Farmington within thirty-days of the Town Board's decision to construct the Beaver Creek Sewer Project located off-site; and
7. Sharing the cost associated with the construction of a new signalized intersection on State Route 332 opposite the intersection of Barry Place with State Route 332, that is to be determined with the current or future owners of the Hathaway's Corners Incentive Zoning Project, at a time when such improvements are deemed necessary by the Director of

Transportation at the Region 4 Office of the New York State Department of Transportation.

BE IT FURTHER RESOLVED that the installation of the off-site public sidewalks along the east side of State Route 332 shall coincide with the installation of sidewalks to be located within the Project Site as part of Phase 1.

BE IT FURTHER RESOLVED that the installation of the two pedestrian signals and the crosswalk at the intersection of State Route 332 and County Road 41 is to be made a part of Phase 1 for the installation of the off-site sidewalk connection along the east side of State Route 332.

BE IT FURTHER RESOLVED that the installation of the off-site public sidewalk along the south side of County Road 41, east of State Route 332, is to be part of Phase 1.

BE IT FURTHER RESOLVED that the densities of development for the commercial sites and the limited industrial (self-storage site) are to be those listed in Attachment I, Schedule I of Chapter 165 of the Town Code of the Town of Farmington except as further amended by this resolution.

BE IT FURTHER RESOLVED that the densities of development for the single-family detached dwelling unit lots shall be consistent with the R-7.2 Planned Subdivision District regulations with a corner lot side setbacks (side facing Road E for lots that have frontage on both Road A and Road E) of 15 ft minimum.

BE IT FURTHER RESOLVED that a Park and Recreation Fee shall be required for each dwelling unit within the Project, at the prevailing rate and at the time of Building Permit Application(s).

BE IT FURTHER RESOLVED Across the State Route 332 frontage there shall be landscape plantings on berms designed to enhance the site while not obstructing visibility of proposed commercial uses from Route 332. There shall be street trees planted and spaced in accordance with a landscaping plan to be approved by the Planning Board as part of their approval of an overall preliminary site plan. Wherever practicable to not obstruct view of building mounted signage the site's mature trees located along the State Route 332 frontage shall be maintained and incorporated into the site's landscaping plans to be approved by the Planning Board.

BE IT FURTHER RESOLVED that the Town Board does hereby grant the following zoning incentives for this project:

1. Detached single-family dwellings, attached single-family dwellings and multiple-family dwelling units are permitted land use within the delineated areas shown on the Concept Plan drawing prepared by Passero Associates, identified as drawing 02, dated November 6, 2025, and entitled "Farmington Meadows Incentive Zoning;" and

2. All of the permitted principal uses allowed in §165-28. B. of the Town Code shall be permitted for all commercial sites areas shown on the above referenced Concept Plan; and
3. Driveway spacing standards for the driveways located only along the internal Town Roads shown on the above referenced Concept Plan are reduced to 130-foot separations for commercial driveways and one (1) per lot for single-family residential driveways; and
4. Setbacks for commercial or industrial types of buildings or structures on properties located within the MTOD Major Thoroughfare Overlay District [§165-34, G,] shall be governed by the following:
 - a.) Side Yard – 30 feet; and
 - b.) Front setback from an access road – 50 feet; and
 - c.) Setback from State Route 332 – 75 feet; and
 - d.) Setback from County Road 41 - 70 feet.
5. Setbacks for single-family dwellings shall be as follows:
 - a.) Single-family detached dwellings – 35-foot Front; 30-foot Rear; and the total Side setbacks of 15-feet with a minimum side setback of 7.5 feet; and
 - b.) Single-family attached dwellings [Townhouses] - 50-foot Front; 20-foot side; 20- foot rear, and a minimum of 20-foot spacing ; and
 - c.) Multi-family dwellings [Apartments] – 50-foot Front; 20-foot side; 20- foot rear, and a minimum of 20-foot spacing.
6. Setbacks for private roads will be a minimum of 30 feet from the edge of the travel lane.
7. Parking ratios for Lots 9 & 10 shall be 1.5 spaces/unit unless a reduction is approved by the Planning Board.
8. On-site parking for the community center facility shall not exceed twenty (20) parking spaces.

BE IT FURTHER RESOLVED that changes made to the design that result in nonconformities may be approved by the Planning Board if the nonconformity is less than 15% out of conformance.

BE IT FURTHER RESOLVED that Commercial Speech Signage shall be permitted for the IZ Project as follows:

1. For the residential portion of the IZ project, there may be erected two two-sided ground-mounted commercial speech business identification signs, one proximate to the main entrance to the residential community from the internal north-south dedicated street, and a second sign on the NYS Route 332 frontage. Said commercial speech signs shall not exceed 64 square feet in sign area or extend in height 15 feet one inch or greater above existing grade. The edge portion of said two-sided ground-mounted business identification sign shall not be located nearer than 15 feet to a public right-of-way line. Every ground-mounted commercial speech business identification sign shall be surrounded at its base by landscaping approved by the Planning Board as part of site plan review. The minimum ratio of landscaping required shall be one square foot of ground area for each square foot in sign copy area.
2. For each commercial or limited industrial parcel or building in the IZ project (lots 2-7), the following shall be permitted:
 - a. Two building-mounted commercial speech signs are allowed for each parcel or building. The total square footage each building-mounted commercial speech sign shall not exceed 60 square feet. Upon approval of the Planning Board, the permitted 60 square feet of any building-mounted sign may be divided into two signs on the same facade in lieu of the one.
 - b. In addition to building-mounted commercial speech business identification signs, there may be erected one two-sided ground-mounted commercial speech business identification sign upon any parcel fronting along State Route 332 or County Route 41. Said commercial speech sign shall not exceed 64 square feet in sign area or extend in height 15 feet one inch or greater above existing grade. The edge portion of said two-sided ground-mounted business identification sign shall not be located nearer than 15 feet to a public right-of-way line. Every ground-mounted commercial speech business identification sign shall be surrounded at its base by landscaping approved by the Planning Board as part of site plan review. The minimum ratio of landscaping required shall be one square foot of ground area for each square foot in sign copy area.
 - c. As an alternative to any building-mounted commercial speech sign or ground-mounted freestanding commercial speech business identification sign for those buildings fronting along State Route 332 or County Route 41, there may be erected an awning sign. Awning sign(s) shall be uniform in vertical dimension and height above existing grade. The maximum letter height shall be twelve inches. Awning sign(s) shall be uniform in vertical dimensions, lettering and height above existing grade. Such awnings sign(s) shall be of the same color and material on all buildings. Such awning sign(s) shall be no larger than the window opening. No

sign message shall be permitted on the sloping area of the awning; however, a simple logo may be permitted on each awning.

3. The following signage shall be permitted where more than one principal building or activity is proposed or exists upon a single parcel or on several related parcels, where the parcels have their primary or only point of access on the new dedicated north-south street to be constructed as part of the IZ project: One double-sided, ground-mounted, free-standing commercial speech sign may be installed to identify the name of a shopping center, plaza, office complex or other multiple-use facility and the name of each business within it. Such sign shall have a sign area of up to 60 square ft. and not be higher than 15 ft. above grade.
4. In addition to business identification signs, on-site signage shall be permitted to include signage customary or incidental to the use of the property, such as menu boards, pre-order boards, and kiosk signage.
5. Directional signage shall be provided for purposes of wayfinding and safety. All signage may be internally illuminated or ground lit.
6. There shall be no changeable copy signage allowed on any site located along State Route 332, or County Road 41.

BE IT FURTHER RESOLVED that the Town Board directs the Town Clerk to certify said Local Law as being adopted on this date and to file said document and attachments thereto [the Town Board's two (2) resolutions and the related SEQR FEAFFs] with the New York State Department of State, Division of Corporations, State Records and Uniform Commercial Code, One Commerce Plaza, 99 Washington Avenue, Albany, New York 12231-0001.

BE IT FURTHER RESOLVED that the Town Board directs the Town Clerk to file certified copies of Local Law No. 10 of 2025, certified copies of this resolution and all attachments thereto [County Planning Referrals and SEQR FEAFFs] with: the Town Highway Superintendent; the Town Water and Sewer Superintendent; Town Director of Planning and Development; the Town Code Enforcement Officer; the Clerk of the Town Planning Board, john.robortella@gmail.com; the Town Engineers, MRB Group, D.P.C., Lance.Brabant@mrbgroup.com; the Applicant, Jeffery Cook, Managing General Partner & CEO, Cook Properties, 90 Airpark Drive, Suite 400, Rochester, New York 14624 [jeffcook@cookproperties.com]; the Applicant's Engineer, Jess Sudol, President, Passero Engineering Architecture, 242 West Main Street, Rochester, New York 14614 [jsudol@passero.com]; and Shauncy Maloy, P.E., Project Engineer, Passero Associates Engineering Architecture, 242 West Main Street, Rochester, New York 14614 [smaloy@passero.com].

BE IT FINALLY RESOLVED that the Town Board authorizes the Town Clerk to affix said rezoning amendment upon the Town's Official Zoning Map, at the appropriate time as is provided for in §165-34.1 of the Farmington Town Code, to include a reference to the adopted Local Law and these conditions of approval.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
TOWN BOARD**

Roll Call Vote

Names Ayes Nays Abstain Absent

The following was presented
By _____
Sec'd by _____
Date of Adoption _____

Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Michael Casale				
Councilman Timothy Mickelsen				

**RESOLUTION OF APPRECIATION AND RECOGNITION FOR
COUNCILMAN MICHAEL CASALE**

WHEREAS, Michael Casale has served as Councilman on the Farmington Town Board for 20 years, and

WHEREAS, Michael Casale's appointment as Councilman on the Farmington Town Board expires December 31, 2025, and

WHEREAS, Michael has made valuable contributions during his service as Councilman on the Farmington Town Board in addition to contributions on various standing committees throughout the years such as Financial Management, Human Resources/Personnel, Public Safety, Town Operations, Liaison with Victor-Farmington Volunteer Ambulance, Liaison with Farmington, Manchester and Shortsville Fire Departments and Liaison with Agricultural Advisory Committee, now therefore

BE IT RESOLVED, that the Town Board of the Town of Farmington hereby expresses its appreciation and gratitude for Michael's service as Councilman on the Farmington Town Board for the last 20 years, and

BE IT FURTHER RESOLVED, that Michael Casale receive recognition for his efforts through this resolution, and

BE IT FINALLY RESOLVED, that the Town Board directs the Town Clerk to forward a certified copy of this resolution to Michael Casale at 4776 Rushmore Road, Palmyra, NY 14522 as a token of our appreciation.

Resolution No. _____ of 2025

**THE TOWN OF FARMINGTON
TOWN BOARD**

Roll Call Vote

The following was presented
By _____
Sec'd by _____
Date of Adoption _____

Names	Ayes	Nays	Abstain	Absent
Supervisor Peter Ingalsbe				
Councilman Steven Holtz				
Councilman Michael Casale				
Councilman Michael Casale				
Councilman Timothy Mickelsen				

**RESOLUTION OF APPRECIATION AND RECOGNITION FOR
COUNCILMAN STEVEN HOLTZ**

WHEREAS, Steven Holtz has served as Councilman on the Farmington Town Board for 17 years as well as serving as Deputy Town Supervisor, and

WHEREAS, Steven Holtz's appointment as Councilman on the Farmington Town Board expires December 31, 2025, and

WHEREAS, Steven has made valuable contributions during his service as Councilman on the Farmington Town Board in addition to contributions on various standing committees throughout the years such as Financial Management, Human Resources/Personnel, Public Works, Public Safety, Town Operations, 2021 Farmington Comprehensive Plan Update and special assignment swap shop operations, as well as serving as Deputy Town Supervisor, now therefore

BE IT RESOLVED, that the Town Board of the Town of Farmington hereby expresses its appreciation and gratitude for Steven's service as Councilman on the Farmington Town Board for the last 17 years, and

BE IT FURTHER RESOLVED, that Steven Holtz receive recognition for his efforts through this resolution, and

BE IT FINALLY RESOLVED, that the Town Board directs the Town Clerk to forward a certified copy of this resolution to Steven Holtz at 128 Galvin Court, Farmington, NY 14425 as a token of our appreciation.