

**MEMBERS:**

Bryan White, Chairman  
Kim Yurch  
Matt Sousa  
Sonia Phelan  
David Shields (absent)

The meeting began at 7:03 PM.

**RESIGNATION:**

Ms. Kim Boyd and Mr. Paul Dureus have given their resignations from the Conservation Board. The Conservation members thank them for their service.

The Conservation members reviewed the following Planning Board applications.

**SKY SOLAR:**

Sky Solar located on the western portion of Commercial Drive, west and east application on 13.2 total acres.

Mr. White reviewed and explained the application. The Farmington Planning Board finds the two applications to be acceptable to be scheduled for public hearing on Wednesday, April 17, 2024.

The Conservation members had the following comments on both the East and West applications.

1. Would like to see the tree clearing kept to a minimum.
2. Battery noise should not impact the surrounding properties. A desktop noise study is recommended.
3. Would like to have baseline soil samples done prior to being built around the proximity of the battery storage.
4. Comply with DEC and NYS fish and wildlife regulations, No cutting of tree's over three inches in diameter from April 1<sup>st</sup> to October 31<sup>st</sup> if the DEC and/or FWS finds that there are northern long eared bat in this area.

**BRICKWOOD MANAGEMENT:**

Applicant submitted an application for revised plans. The original Pintail Crossing project consisted of 112 apartment units in 14 buildings, plus a 3,300square foot community building on 15.9 acres that were rezoned by the Town Board to residential multi family. Phase 1 of the project was approved by the Planning Board on February 21, 2018. Phase 2 was envisioned to include the construction of 6 buildings containing 48 apartment and parking lots.

Applicant is now proposing to create two lots from the existing one. Lot R1A will contain the 64 units and the community building previously constructed, and lot R18 will contain the 40 units to be constructed by Brickwood Management. The road will be dedicated and will be known as Pintail Crossing.

After phase 1 was constructed, funding was not received for phase 2 and that portion of the project is in the process of being sold and will now be developed by Brickwood Management,

This section is called Creekwood Phase 2.

The Conservation members had the following comments:

1. Leave as much undisturbed site as possible.
2. Minimal tree clearing.
3. Add tree plantings (native species) and landscaping.

**FARMINGTON AGRICULTURE ADVISORY BOARD:**

The Farmington Agriculture Advisory Board Committee received a draft local law for amending a number of sections of Chapter 165 of the Town Code (Zoning Law), including provisions for changing the designation of the A-80 Agricultural District to RA-80 Rural Agricultural District and creation of an APOD Agriculture Protection Overlay District. The Conservation members will review and reach out to Mr. White with any comments by April 5, 2024.

**ADOPT-A- HIGHWAY:**

The members have tentatively chosen April 14, 2024 at 9:00 for their spring clean up.

The meeting was adjourned at 8:30 PM.

The next meeting will be held on April 22, 2024 at 7:00PM.

Mary Richter, Clerk of the Board recorded the minutes.

**MEMBERS:**

Bryan White, Chairman  
Matt Sousa  
Kim Yourch  
Sonia Phelan

The meeting began at 7:05 PM

**MINUTES:**

Mr. White made a motion to approve the March 25, 2024 minutes, seconded by Mr. Sousa. Ms. Yourch voted "aye" to approve.

**RESIGNATION:**

Mr. David Shields has given his resignation from the Conservation Board. The Conservation members thank him for his service.

Mr. White asked that if any members know of any person interested in becoming members of the Conservation Board let him know. Mr. Sousa said that he will post an article on his neighborhood facebook.

**LOCAL LAW:**

The Conservation members discussed the draft local law for amending a number of sections of Chapter 165 of the Town Code changing the designation of the A-80 Agricultural District to RA-80 Rural Agricultural District.

The Conservation members had no comment.

**OPEN SPACE INDEX:**

Ms. Kim Boyd submitted the updated Open Space Index. Mr. White said that Ms. Boyd suggested the board look over the sub area again and look at any updated numbers. Ms. Boyd said that it seems to show a lot of loss. Mr. White suggested the members take a look at this at their June meeting.

**SKY SOLAR:**

Mr. White updated the members on the Farmington Planning Board public hearing held on April 17, 2024.

Preliminary Site Plan approval to allow for the construction of solar array's, a transformer area and stand alone battery energy storage system along East Corporate Drive and the future extension of Commercial Drive.

The following are key concerns the public shared.

1. The woods that back up to the lot and how many trees would be removed.
2. The transformer noise (not a generator) that can be heard.
3. Will this create any additional water issues?
4. What type of fence will be placed around the area?
5. Concern about the road along the back of their properties, vehicle traffic and vehicle noise.

The Conservation Board is in favor of increased screening and appropriate plantings at the expense of the developer.

Mr. White will check to see if there are any new Planning Board applications before the May meeting due to the fact that it falls on the Memorial Day holiday. If no new applications then the next meeting will be held on June 24, 2024 at 7:00.

The meeting was adjourned at 7:34 PM.

Mary Richter, Clerk of the Board recorded the minutes.

**CONSERVATION BOARD**

**JUNE 24, 2024**

*Binder*

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**MEMBERS:**

Bryan White, Chairman  
Kim Yourch  
Matt Sousa  
Sonia Phelan

**SCANNED**

**JUL 24 2024**

**Initial:** \_\_\_\_\_

The meeting began at 7:00

**MINUTES:**

Mr. Sousa made a motion to approve the April 22, 2024 minutes, seconded by Ms. Yourch. All members voted "aye" to approve.

**GUESTS:**

The Conservation members welcome their guests Mr. Matt DeMarco, potential new member to the board and former member Mr. Paul Dureus. Mr. Dureus will send a request to the Conservation Board to reinstate his membership.

**ADOPT-A-HIGHWAY**

Mr. White thanked everyone for helping with the highway clean up.

**PARKS & RECREATION MASTER PLAN UPDATE:**

The town is putting together a committee to update the Park & Recreation Master Plan. Mr. Matt Sousa said that he would be willing to serve as a MRB group consultant for the town and as a representative from the Conservation Board. This committee will hold its first meeting on July 1, 2024 at 6:30 at the main meeting room at the town hall.

The Conservation members voted "aye" to approve having Mr. Sousa fill the two positions on this committee.

The Conservation members reviewed the following Planning Board applications:

**A. 1816 Quaker Meeting House museum project.** Preliminary Site Plan & Special Use Permit. The applicants have received a state grant and a federal grant. The Planning Board approved the applicant's request to level the parking area (removal of topsoil), open a construction entrance, install road millings on the parking area and store unused road millings on the property. Also, add a 785 sq ft addition with a seating area.

The Conservation members reviewed the plans.

The Conservation members would like to see that any NYS standard wetlands be protected, and erosion sediment controls be followed. They do have concerns about disturbance of 09.99 acres. The disturbance should be shown on the plan.

Discussion was done on the future potential GEO thermal ground tubes and future septic system.

Mr. Ron Brand, Director of Planning and Development stopped into the meeting and gave the members some updates on current applications. Mr. Brand updated the members on the 1816 Quaker Meeting House plans and the Sky Solar Farm plans. Mr. Brand asked the Conservation members about their final revisions of the Open Space Index. Mr. White said that they will work on getting this finished.

**B. DRYER ROAD, VICTOR N.Y., SCOUT PLAINS SUBDIVISION TRACT, PRELIMINARY SITE PLAN.**

The Conservation members reviewed the maps.

The Conservation members would like impervious limits kept to a minimum. They would like to see trees planted that a native species to our area.

**C. FINAL OVERALL SUBDIVISION APPROVAL, PINTAIL CROSSING, PHASE 2, PRELIMINARY SITE PLAN APPROVAL.**

The Planning Board granted Preliminary Overall Subdivision approve on 4/17/24 and the Zoning Board of Appeals granted the required variances on 4/22/24.

The original Pintail Crossing project consisted of 112 apartment units in 14 buildings, plus a 3,300± square foot community building on 15.9± acres that were rezoned by the town Board to residential multi family.

After Phase 1 was constructed, funding was not received for Phase 2 and that portion of the project is in the process of being sold and will now be developed by Brickwood Management. The development section is call Creekwood Phase 2 with the primary change being 40 market rate, for-rent, townhouses to be constructed versus the 48 apartments originally anticipated. The Town of Farmington has requested to take dedication of the currently private road known as Pintail Crossing after Conifer & Brickwood install some improvements to the roadway.

The Conservation members had the following comments:

1. Verify stormwater management sizing compared to the original plan.
2. Recommend adding landscaping table to plan.
3. Tree's to be NY native species.
4. Maintain as much green space as possible.

The meeting was adjourned at 8:01 PM.

The next meeting will be held on **July 22, 2024 at 7:00 PM.**

Mary Richter, Clerk of the Board recorded the minutes.

**CONSERVATION BOARD**

**AUGUST 26, 2024**

**MEMBERS:**

Bryan White, Chairman (absent)  
Kim Yourch  
Paul Dureus  
Matt DeMarco  
Matt Sousa (absent)  
Sonia Phelan (absent)

The meeting began 7:00 PM.

**MINUTES:**

The June 24, 2024 minutes were tabled due to a lack of a quorum.  
The July 22, 2024 minutes have not been recorded.

**MEMBERSHIP:**

Mr. Matt DeMarco has given his letter of intent to become a member of the Conservation Board.

**PLANNING BOARD APPLICATIONS:**

Ms. Yourch reviewed the Planning Board application from New Energy Works that was discussed at the July meeting. There was a land swap done which will move the road further away from the back yards of the neighborhood.

The Conservation members also discussed some of the changes to the Farmington Open Space Index.

The meeting was adjourned at 7:20 PM.

The next meeting will be held on **September 23, 2024 at 7:00 PM.**

Mary Richter, Clerk of the Board recorded the minutes.

**CONSERVATION BOARD****SEPTEMBER 23, 2024****MEMBERS:**

Bryan White, Chairman  
Matt DeMarco  
Paul Dureus  
Kim Yourch  
Sonia Phelan  
Matt Sousa

The meeting began at 7:00 PM.

**MINUTES:**

Mr. Matt DeMarco made a motion to approve the August 26, 2024 minutes, seconded by Ms. Yourch.

**PLANNING BOARD APPLICATIONS:**

The members reviewed the following Planning Board applications.

- A. Preliminary Site Plan, two lot subdivision, 80 Acre parcel, 5075 Rushmore Road. Mr. Scott Blazey.

The Conservation members had the following comments:

1. Need to verify culvert sizing.
2. Update SEQR section
3. Limit impact to wetland (extend your TOPP lines).
4. Recommend any tree clearing should be re-vegetation.

- B. Alan and Dale Sadler, 5576 Allen Padgham Road, Two lot subdivision plat. Lot 1 consists of a house and barn, lot 2 is farmland.

The members had the following comments:

1. Should show wetland delineation.
2. Should show existing house and barn distance.
3. If in the future they do any ground disturbance it should be shown.

**OPEN SPACE INDEX:**

Mr. Matt DeMarco asked about Section 6, 1.6 Parks and Recreation areas. Mr. DeMarco asked what is considered open space vs. park land on the maps. The maps are giving the wrong impression of what is a recreation area. The members discussed adding a section known as 6.2 to the parks and recreation section to be called other publically owned, not recreation open space. Mr. DeMarco said that he would take a look at the maps and make a re-clarification of public open space.

The Conservation members will finalize the Open Space Index at their October meeting.



**ADOPT-A-HIGHWAY:**

The members choose a tentative date of November 16, 2024 at 9:00 for the highway clean up.

**BUDGET:**

Mr. White said that there is \$1000.00 in the Conservation budget if any members have any thoughts or ideas how it could be used.

The next meeting will be held on October 28, 2024 at 7:00 PM.

The meeting was adjourned at 8:10 PM.

Mary Richter, Clerk of the Board recorded the minutes.

11/24/24

Binder

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## CONSERVATION BOARD

OCTOBER 28, 2024

### MEMBERS:

Bryan White, Chairman  
Kim Yourch  
Matt DeMarco (absent)  
Paul Dureus (absent)  
Sonia Phelan (absent)  
Matt Sousa (absent)

The meeting began at 7:08

### MINUTES:

Mr. White made a motion to approve the September 23, 2024 minutes with a correction, second by Ms. Yourch.

In the first section of Planning Board application TOPP needs to be changed to TOPO.

### OPEN SPACE INDEX:

Mr. White said that he will check with Mr. DeMarco on his clarification on the section of the public owned open space section and will check with Mr. Dureus on the Agriculture section he was completing.

### ADOPT-A-HIGHWAY:

Mr. White said that he will be unable to do the highway clean up on November 16, 2024. Mr. White said that they will try to find another date or it will have to wait until next spring.

### PLANNING BOARD APPLICATIONS:

**A. TOWN OF FARMINGTON SIDEWALK MASTER PLAN.** The members reviewed the town map of existing and proposed public sidewalks.

**B. ALEXANDER SHEAR, 5 LOT SUBDIVISION, 8 ½ ACRES.** Located at the SW corner of Collette Road and County Road 8. This is 5 acres of farmland to be subdivided into 2 story, 1,440 sq feet, residential single family homes.

The Conservation members had the following comments:

1. Need to show continuation of utilities and right of way lines currently only shown on Lot 4.
2. Confirm site distance.
3. Maintain as much open space as possible and save any trees they can.
4. Confirm the existence or not of wetlands on proposal due to notification of cat tails. DEC responded it could be separated however; a wetland delineation may seem appropriate due to presence of cat tails. Wetland mapping appears to include federal wetland at the NW corner of lot 1.
5. Stormwater practice management should be conducted on site to insure no erosion and sediment run off.

**C. TOWN OF VICTOR, 1403 EAST VICTOR RD.**

Applicant is Woodstone Custom Homes, Inc. Stone Brook Subdivision applicant is requesting approval to create a clustered subdivision of 44 buildable lots on 100 acres in the Town of Victor with 15+ acres in the Town of Farmington for a total of 115 acres. This would be Section 1 of 2 phase development. Section 1 is comprised of 44 single family homes and includes an access onto East Victor Road, a connection to the current dead end of Sunray Crest and well as the stormwater management facility on the eastern side of Section 2. The construction of Section 2 will be dependent on market conditions.

As discussed during the Preliminary Overall approval process, the Genesee Land Trust has agreed to take ownership of a portion of woodland along the Mud Creek corridor.

The Conservation members had the following comments:

1. Insure proper stormwater management practices are maintained when constructing stormwater facility along town boundary.
2. Appreciate the landowner preserving the portion of land within town farming as holy as a conservation easement. Preserve any trees as possible.

**D. 2015 Town of Farmington Protection Plan Map.**

Mr. Ron Brand joined the meeting where the Conservation members were reviewing the map adopted by the Town Board that identifies farm land, soil map into class 1-5. The Agriculture Committee is currently drafting new regulations creating ADOP (Agriculture Protection Overlay District) for protecting strategic farmland parcels in the town.

The Conservation members had no comments at this time.

Mr. Ron Brand invited the Conservation members to attend the November 18, 2024 public meeting on the Farmington Parks and Recreation Master Plan. This will be held at the Farmington Town Hall from 6:00-8:00 P.M.

The meeting was adjourned at 8:35 P.M.

The next meeting will be held on November 25, 2024 at 7:00 P.M.

Mary Richter, Clerk of the Board recorded the minutes.

## CONSERVATION BOARD

NOVEMBER 25, 2024

## MEMBERS:

Bryan White, Chairman  
Matt DeMarco  
Kim Yourch  
Sonia Phelan  
Paul Dureus (absent)  
Matt Sousa (absent)

3/26/25

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TOWN CLERK'S OFFICE  
TOWN OF FARMINGTON  
2025 MAR 17 AM 11:23

The meeting began at 7:08 PM.

## GUEST:

The Conservation members welcomed Ms. Kate Rivera to their meeting. Ms. Rivera is considering becoming a member of the Conservation Board.

Mr. White made a motion to approve the October 28, 2024 minutes second by Ms. Yourch. All members voted "aye" to approve.

## PLANNING BOARD APPLICATIONS:

The Conservation members reviewed the following Planning Board applications:

**A. PRELIMINARY SITE PLAN, ELIZABETH AND BRIAN BLAZEY, SINGLE FAMILY DWELLING, LOT 2, SHELDON ROAD AND COUNTY ROAD 28.**

The Conservation members had the following comments:

1. A recommendation to limits of disturbance to more that one acre, a SPEDS permit will likely be required.
2. Proper erosion control should be utilized. Measures such as swales and check damns should be required.
3. Septic system area may need to be raised by a few inches to allow a minimum of 2 feet separation between bottom of trenches and seasonal high water mark. Seasonal high water table indicated by the mottling 40 inches deep.
4. Disturb the least amount as possible. Maintain as much trees, vegetation, and natural slopes as possible. Replant as much as possible.
5. Verify the size of the culvert at the road.
6. Is Agriculture building proposed to have water for sanitary purposes?
7. Western portion of site noted in the Town of Farmington Open Space Index as being part of a steep slope, therefore the board recommend the applicant review map and minimize construction areas.

**B. RESOLUTION OF A REZONING OF 2.612 ACRES OF LAND.**

The members discussed a referral to the Town Planning Board for rezoning of 2.612 acres of land, a part of the Meyer's Finger Lakes RV Site from residential multi-family to general business.

**OPEN SPACE INDEX:**

Mr. Matt DeMarco has gone through and designated what is and is not a park and what is open space that is publicly owned space that is not recreational.

Mr. DeMarco updated the map and separated by color adding arrows to show the different areas. Mr. White will speak to Mr. Brand about contacting Lou Engineering to update the current map and remove private owned property that is not recreational.

**TREE PLANTING:**

Ms. Phelan suggested the board look into purchasing tree's for planting around the town. The members agreed to discuss for next year.

There will be no meeting held in December 2024.

The next meeting will be held on **January 27, 2025 at 7:00 PM.**

The meeting was adjourned at 8:30 PM.

Mary Richter, Clerk of the Board recorded the minutes.