

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, February 19, 2025 • 7:00 p.m.

MINUTES—APPROVED

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Unless otherwise noted, remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington’s YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).

The meeting was conducted at the Farmington Town Hall and via remote video conference.

R = Attended via remote video conference.

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Timothy DeLucia
Regina Sousa

Board Member Excused: Douglas Viets

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

Attending:
Alex Amering, P.E., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608—**R**
Scott Blazey 5075 Rushmore Road, Palmyra, N.Y. 14522—**R**
Verna Cowley, 1098 County Road 8, Farmington, N.Y. 14425
Joseph DeGeorge, DECAL, LLC, 1067 Gateway Drive, Farmington, N.Y. 14425
Nick French, Schultz Associates, 129 South Union Street, Spencerport, N.Y. 14559—**R**
Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14425—**R**

J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14425—**R**

1. APPROVAL OF MINUTES

Minutes of February 5, 2025:

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

Motion carried by voice vote. Ms. Sousa abstained due to her absence from the meeting on February 5, 2025.

3. LEGAL NOTICE

None.

4. CONTINUED PUBLIC HEARING: SIX-LOT SUBDIVISION

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

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

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

Zoning District: RS-25

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

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

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

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

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

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

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

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

On February 13, 2025, the draft resolution for the board's consideration this evening was sent via email to the applicant and his engineer.

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Brand said that the applicant recently contacted the Building Department to request a 60-day continuation of the Planning Board's Findings and Determination under the provisions of the State Environmental Quality Review (SEQR) Regulations [6 NYCRR, Part 617.3 (i)]. He said that a second email was received from the applicant which informed the Town staff that the applicant's engineer had sent a request to the New York State Department of Environmental Conservation (DEC) in Albany, N.Y., on January 28, 2025, for a wetland jurisdictional determination which began the DEC's 90-day response time.

Mr. Brand then said that in light of these two communications a draft resolution has been prepared for the board's consideration this evening to provide a 90-day continuation of the application.

Mr. Hemminger asked if anyone in the meeting room wished to comment or ask questions on this application.

Ms. Cowley (1098 County Road 8) asked about the proposed relocation of the natural gas pipeline on the property. She said that she is very much opposed to the relocation of the pipeline. Mr. Hemminger said that the proposed subdivision does not involve the relocation of the natural gas pipeline but instead involves the relocation of an anode which is a device attached to the pipeline. He said that the applicant's engineer has been informed by a representative of natural fuel gas, that he must design the relocation of the anode which

then must be approved by the utility company. If the design is approved by the company, the applicant then would be responsible for the cost of the relocation.

Mr. Hemminger also said that the applicant is working on issues with the proposed on-site septic systems with the State DEC on the delineation of the jurisdictional wetland. He also said that the New York State Department of Health (DOH) will not approve the proposed raised-fill on-site wastewater treatment systems and those affected lots will need to be re-designed and accepted by the DOH before SEQR can be completed.

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

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

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

■ A motion was made by MR. 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 #1002-24

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

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

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight continued the Public Hearing on the above referenced Action from the December 18, 2024, meeting; and

WHEREAS the time period for the Planning Board, as the designated Lead Agency under SEQR for making Findings and a Determination of Significance was previously requested to be extended to tonight by the applicant’s engineer to receive information from the U.S. Army Corps of Engineers, the New York State Department of Environmental Conservation and Natural Fuel Gas Company (NFG), regarding the proposed Preliminary Subdivision

Plat drawing for a five- (5-) lot subdivision of Tax Map Account # 29.00-2-12.100, containing a total of approximately 15.5 acres of land located along the south side of Collett Road and the west side of County Road 8; and

WHEREAS the applicant's engineer, in an email dated February 5, 2025, at 1:20 p.m., to Lance S. Brabant, MRB Group, D.P.C., the Town's Engineering Firm, informed the Town that: (1) the wetland jurisdictional determination application was submitted to Albany Office of the Department of Environmental Conservation (DEC) on 1/28/25, which started the 90 days for the DEC's response; (2) on Friday, January 31, 2025, the applicant's engineer submitted additional information to Natural Fuel Gas (NFG) in response to their earlier request regarding the Empire Pipeline relocation; (3) requested address information for submitting to the Buffalo Office of the U.S. Army Corps of Engineers; and (4) requested a sixty-day (60-) time extension to allow for responses from these Involved and Interested agencies; and

WHEREAS the Planning Board tonight has received public testimony on the above referenced Action.

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

BE IT FURTHER RESOLVED that based upon the 90-day timeline identified by the applicant's engineer for the DEC's Freshwater Wetland Jurisdiction Determination, the Planning Board approves of a 90-day time extension, starting on Thursday, February 20, 2025, and ending on Wednesday, May 21, 2025, to the time for making the findings and determination of significance.

BE IT FURTHER RESOLVED that the Planning Board continues its deliberations and this public hearing to June 4, 2025, at which time the Planning Board will consider making its findings and a determination upon the proposed Action.

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

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

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

5. OTHER BOARD ACTIONS

A. Determination of Complete Application for Acceptance:

PB #2025-0201 Final Site Plan Application

Name: Scott Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522

Location: Rushmore Road, Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision Tract

Request: Final Site Plan Application, Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision: Determination that the information submitted to date for this application is complete for scheduling a public meeting for Final Site Plan Approval.

On December 4, 2024, the Planning Board approved with conditions the Preliminary Site Plan for this proposed development (PB #0903-24).

On January 15, 2025, the Planning Board determined that the Final Site Plan was not complete for scheduling a public meeting for its consideration.

On February 13, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant and his engineer.

Mr. Blazey and Mr. Brennan Marks (Marks Engineering) both attended via remote video conference.

Mr. Marks acknowledged receipt of the draft resolution which has been prepared for the board’s consideration this evening. He requested that draft Condition #2 regarding the submission of a detailed landscaping plan be deleted from the resolution because he has already provided some seed mixture specifications for the steep slopes to stabilize the embankments following grading. Mr. Marks said that the slopes are not excessive and are not sheer cliffs, but instead are in the range of 2:1 and 3:1. He said they plan to plant those out with a steep slope seed mixture for stabilization.

Mr. Marks also said that right now, under frost conditions of the upper soils structure, it is not possible to establish a rating or a load bearing for the soils or to complete testing for the new driveway. He recommended that proper load conditions would be provided during construction of the driveway by witnessing soil deflection under H20 loading conditions and that his engineering firm will witness this test with a properly loaded 10-wheeler dump truck and provide an inspection result to the Town to assure that the driveway can handle the load that emergency vehicles would require.

Mr. Delpriore acknowledged that the soil conditions cannot be tested right now [under frost conditions] and that the Town staff is ready to move forward with the application with the understanding that the soil testing would have to be completed prior to the issuing of a Certificate of Occupancy for the new home.

Mr. Ford said that the Town roads are also tested with the load of a 10-wheeler truck to assure a stable base and that this is a safe call on that.

Mr. DeLucia asked for clarification about the project number of this application on the draft agenda. Mr. Hemminger said that the project number should be PB #2025-0201.

Mr. Marks again asked about draft Condition #2 regarding the submission of a landscaping plan. He said that this has already been included on the Final Site Plan drawing. There were no objections to the deletion of draft Condition #2 from this evening's resolution.

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 amended this evening with the deletion of draft Condition #2:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0201

APPLICANT: Scott Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522

ACTION: Final Site Plan Application, Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision: Determination that the information submitted to date for this application is complete for scheduling a public meeting for Final Site Plan Approval.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight reviewed the additional information received on January 31, 2025, from Marks Engineering, for the above referenced Action; and

WHEREAS the Planning Board’s review includes a set of revised drawings, dated January 30, 2025, prepared by Marks Engineering, for final site plan approval for site development of Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision Tract; and

WHEREAS the Planning Board had, on January 15, 2025, requested the following additional information:

1. A detailed Soil Report is to be included which identifies the site’s soils for those portions of the site being excavated for construction of the driveway (Condition No. 2, PB #0903-24); and
2. The sight distances as measured from the proposed driveway entrance with Rushmore Road is to be shown in both directions on the Final Site Plan drawing (Condition No. 4, PB #0903-24); and
3. A written response to the Town Engineer’s report dated November 27, 2024, and all necessary amendments to the final site plan drawing are made.

WHEREAS when this information was provided to the Town Director of Planning and Development, the Town Code Enforcement Officer, and the Town Engineer for their review, acceptance and forwarding to the Planning Board, then the Board will schedule a public meeting on this application.

NOW, THEREFORE, BE IT RESOLVED that the Town has received a letter from Brennan Marks, P.E., Marks Engineering, dated January 30, 2025, which provides the following additional information previously requested:

1. *A detailed Soil Report is to be included which identifies the site’s soils for those portions of the site being excavated for construction of the driveway.*

BE IT RESOLVED that the applicant’s engineer has provided a brief Soil Report which includes the following statement: “Proper bearing capacity testing cannot be completed at this time due to frost conditions of the upper soils structure. It is our recommendation to provide proper load testing during construction of the driveway by witnessing soil deflection under H2O loading conditions. Our firm will witness this test and provide an inspection result to the town for their records. Please let us know if this is acceptable and satisfies this condition.”

BE IT FURTHER RESOLVED that the Planning Board, based upon the Town Engineer’s testimony tonight accepts this response with a condition that such testing is to be witnessed by a representative of the Town’s Engineers, MRB Group,

and that said condition will be part of the Planning Board’s Final Site Plan resolution, to be made at a future date.

- 2. *There is to be a detailed landscaping plan identifying the areas of the site where landscaping is to be provided.*

BE IT FURTHER RESOLVED that the applicant’s engineer’s response to providing a detailed landscaping plan identifying the areas of the site where landscaping is to be provided will be determined by the Planning Board’s future review of whatever amended drawing that is being referred to by the applicant’s engineer where he states “A legend has been added to the plans for the shading call out for these areas.” Said revised drawing was not submitted as part of this review.

- 3. *The sight distances as measured from the proposed driveway entrance with Rushmore Road is to be shown in both directions on the Final Site Plan drawing.*

BE IT FURTHER RESOLVED that the applicant’s engineer has provided a revised Final Site Plan, drawing C100, dated 1/30/25, which does show the request sight distances.

- 4. *A written response to the Town Engineer’s report dated November 27, 2024, and necessary amendments to the final site plan drawing are made.*

BE IT FURTHER RESOLVED that the applicant’s engineer states “MRB stated in an email on December 8th, 2024, that all comments have been addressed.”

BE IT FURTHER RESOLVED that the Planning Board based upon these findings determines that with the missing landscaping drawing to be submitted the Board accepts this application for Final Site Plan Approval and schedules a public meeting to be held on Wednesday, March 5, 2025.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicants Engineering Firm, Town Staff, the Town Engineer and a copy filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

B. Determination of Complete Application for Acceptance:**PB #2025-0101 Final Site Plan Amendment Application**

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

Location: 1067 Gateway Drive

Request: Final Site Plan Amendment: Determination of that the additional information submitted to date for this application is partially complete for scheduling a public meeting for Final Site Plan Amendment for site improvements for property located at 1067 Gateway Drive; classifying the Action as being an Unlisted Action under the State Environmental Quality Review Act (SEQRA); and determining that the Action is subject to a referral to the Ontario County Planning Board for review under the Municipal Law.

On January 15, 2025, the Planning Board determined that this application was not complete for scheduling a public meeting for its consideration.

On February 13, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant and his engineer.

Mr. DeGeorge attended in the meeting room. Mr. Marks (of Marks Engineering) attended via remote video conference.

The applicant proposes the construction of a new pole barn primarily for commercial use which would include heated storage. The ground floor area is proposed at 7,200 square feet. The height of the one-story building would be 32 feet. The site is currently a commercial textile business

Mr. Marks said that he provided a response letter to individually address each of the six conditions on the draft resolution which has been prepared for the board's consideration this evening. He said that a landscaping plan, proposed building elevations and a site lighting plan have been provided.

Mr. Marks said that the topsoil pile discussed in draft Condition #5 will be temporary and is noted on the drawing to be among all the temporary measures which will be removed following completion of the project. He said that he would like to recognize that this condition is complete [based upon the site plan drawing note regarding the removal of temporary measures].

He also said that several of the additional draft resolution notes (#5 and #6 regarding the temporary topsoil pile and the calculation of all existing and proposed impervious surface areas on the site, respectively) have also been addressed on the drawing.

Mr. Brand and Mr. Hemminger asked if a date has been established for the removal of the temporary topsoil and other temporary measures. Mr. Hemminger said that the temporary measures must be removed prior to the issuing of a Certificate of Occupancy. Mr. Marks agreed with this. Mr. Brand said that this would be a Certificate of Compliance rather than a Certificate of Occupancy. Mr. Hemminger and Mr. Marks agreed with this.

Mr. Marks asked about the resolution which indicates that the application is partially complete. Mr. Hemminger said that the board’s plan is to move the application forward following the Town staff’s review of the drawing that each of the conditions on this evening’s resolution have been addressed.

Mr. Brand asked about the date when this application would be on the Planning Board agenda. Mr. Delpriore said that it will be on the agenda for the meeting on March 19, 2025. He also said that the Town staff will review the Final Site Plan Amendment drawing in preparation for the March 19th meeting.

Mr. DeGeorge asked about the paving of the parking lot. Mr. Hemminger said these details would be reviewed by the board at the meeting on March 19th.

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

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0101

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

ACTION: **Final Site Plan Amendment: Determination of that the additional information submitted to date for this application is partially complete for scheduling a public meeting for Final Site Plan Amendment for site improvements for property located at 1067 Gateway Drive; classifying the Action as being an Unlisted Action under the State Environmental Quality Review Act (SEQRA); and determining that the Action is subject to**

a referral to the Ontario County Planning Board for review under the Municipal Law.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received on January 31, 2025, additional information previously requested at their January 15, 2025, meeting from the applicant’s engineers, Marks Engineering; and

WHEREAS the Planning Board has reviewed said information which includes the following items from the January 15, 2025, Planning Board Resolution:

1. There is to be a landscaping plan provided, showing existing and proposed landscaping, that is part of this application which complies with the standards contained in the Planning Board’s 2022 adopted MTOD/MSOD Site Design Guidelines. A copy of these standards and related documents are attached to this resolution.
2. There is to be a set of drawings identifying the proposed building elevations.
3. There is to be a site lighting plan prepared identifying the existing and proposed illumination patterns for this new building.
4. The existing stone parking area is to be paved and striped in accordance with Town regulations (Chapter 165, Article V, Section 37 Off-street parking and loading).
5. The site plan drawing is to contain a note identifying the applicant’s intent for the removal of the proposed “Temporary Topsoil Pile.”
6. A calculation of all existing and proposed impervious areas on the site is to be provided to enable a determination to be in accordance with the provisions contained in Chapter 138, Stormwater Management and Erosion and Sediment Control, of the Farmington Town Code.

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

1. Drawing C100, dated 1/9/25, entitled “Landscape Plan,” has been submitted.
2. There is a set of drawings prepared by SOFTPLAN, pages 1/5, for the Decal LLC Warehouse, 1067 Gateway Drive, Farmington, New York 14425, has been submitted.
3. Drawing Number L101, prepared by Marks Engineering, entitled “Lighting Plan” and dated 1/9/25, has been submitted.

- 4. Drawing Number C100, prepared by Marks Engineering, entitled “Site Plan” and dated 1/27/25, has been submitted.
- 5. Drawing Number C100 does not contain a note identifying the applicant’s intent for the removal of the proposed “Temporary Topsoil Pile.”
- 6. There is no calculation of all existing and proposed impervious surface areas on the site.

BE IT FURTHER RESOLVED that Planning Board determines this application will be complete for public review once Drawing Number C100 contains a note identifying the applicant’s intent for the removal of the proposed “Temporary Topsoil Pile;” and the applicant’s engineer has provided calculations of all existing and proposed impervious surface areas on the site.

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

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

BE IT FURTHER RESOLVED that once Town Staff have received the Amended Site Plan drawing and the engineer’s calculations, then the application may be determined to be complete application for a referral to the Ontario County Planning Board for review and recommendation, at their March 12, 2025, meeting, in accordance with the provisions of Sections 239-l and -m of the New York State General Municipal Law.

BE IT FURTHER RESOLVED that the Planning Board does hereby schedule a public meeting upon the above referenced Action, for their March 19, 2025, meeting.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Joseph DeGeorge (jodedeGeorge2@gmail.com); the Applicant’s Engineer, Brennan Marks, P.E.; Town staff; the Town Engineer and filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

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|------------------|-----|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |

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|---------------|---------|
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

C. Determination of Complete Application for Acceptance:

PB #2025-0202 Preliminary Site Plan Application

Name: T&M Properties, LLC, c/o Michael Lawless,
1 Capron Street, Unit 3C, Rochester, N.Y. 14607

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

Request: Preliminary Site Plan: Determination of the application to be complete for scheduling a Public Hearing for the proposed construction of a 47,680-square-foot one-story office and maintenance building and related site improvements for property located along the north side of Loomis Road; classifying the Action as being a Type I Action under the State Environmental Quality Review Act (SEQRA) and subject to a coordinated review; determining that the Action is subject to a referral to the Ontario County Planning Board for review under the Municipal Law; and scheduling a Public Hearing upon this Action.

On February 13, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant and his engineer.

Mr. Swedrock (of BME Associates) attended via remote video conference.

Prior to the meeting, he provided the following information:

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

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

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

The sanitary sewer will connect to an existing sanitary sewer manhole located on the south side of Loomis Road. A proposed sanitary sewer lateral will be constructed to serve the proposed building. An oil/water separator is proposed for the proposed maintenance building. We are proposing to connect to the existing 8-inch water main on the north side of Loomis Road and extend into the site with a new public 8-inch water main with hydrants along the road. A combined domestic and fire water service will connect to the new public watermain to serve the proposed building and fire suppression system. The overall preliminary plans include a comprehensive storm water management plan, including future development areas developed at 65 percent coverage allowable per code. The stormwater design meets the current NYSDEC regulations for water quantity and quality, as well as landscaping, and lighting improvements proposed with site development.

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

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

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

Mr. Hemminger said that this application is subject to a referral to the Ontario County Planning Board at its next meeting on March 12, 2025. He also said that the application is subject to a State Environmental Quality Review (SEQR) 30-day coordinated review which will begin on February 20, 2025, and end on March 19, 2025. The SEQR Involved Agencies are:

New York State Department of Health
New York State Department of Environmental Conservation
New York State Thruway Authority
Farmington Water and Sewer Superintendent
Farmington Highway Superintendent

The draft resolution which has been prepared for consideration by the Planning Board this evening directs the Town staff to publish a Legal Notice to advertise a Public Hearing on this application on Wednesday, April 2, 2025.

Mr. Swedrock asked a procedural question regarding the application dates:

1. March 12, 2025: Application referred to the Ontario County Planning Board.
2. March 19, 2025: Farmington Planning Board declares its intent to be designated as the Lead Agency for making the SEQR determination of significance on this application.
3. April 2, 2025: Farmington Planning Board Public Hearing.

Mr. Hemminger said that the Town staff will prepare and publish the Legal Notice for the Public Hearing.

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

■ A motion was made by MS. SOUSA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0202

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

ACTION: **Preliminary Site Plan: Determination of the application to be complete for scheduling a Public Hearing for the proposed construction of a 47,680-square-foot one-story office and maintenance building and related site improvements for property located along the north side of Loomis Road; classifying the Action as being a Type I Action under the State Environmental Quality Review Act (SEQRA) and subject to a coordinated review; determining that the Action is subject to a referral to the Ontario County Planning Board for review under the Municipal Law; and scheduling a Public Hearing upon this Action.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above Action application from BME Associates; and

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

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

1. The application is accepted for public review and a Public Hearing is hereby scheduled for Wednesday, April 2, 2025, commencing at 7:00 p.m. .
2. Town staff is hereby directed to publish a Legal Notice for this Public Hearing, post the property along the I-90 and Loomis Road frontages, post the Legal Notice on the Town Hall Bulletin Board and the Town's website.
3. The application is classified a Type I Action under 6 NYCRR, Part 617.4 (b) (i), article 8 New York State Environmental Conservation Law (ECL).
4. The Action is subject to a coordinated review with Involved and Interested agencies.
5. The Involved Agencies include: New York State Department of Health; New York State Department of Environmental Conservation; New York State Thruway Authority; Farmington Water and Sewer Superintendent; and the Farmington Highway Superintendent.

- 6. The Planning Board declares its intent to be designated Lead Agency for this Action at its meeting on Wednesday, March 19, 2025.
- 7. The Action is subject to a referral to the Ontario County Planning Board for its meeting on Wednesday, March 12, 2025.
- 8. Town staff is hereby directed to send out electronically a Project Notification Review Letter, along with a Town SEQR Response Form, for a coordinated review under the provisions of the ECL referenced above. Said review is to commence on Thursday, February 20, 2025, and end at noon on Wednesday, March 19, 2025.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, T&M Properties of WNY, LLC, attention Timothy and Michael Lawless; the Applicant’s Engineer, J. Lincoln Swedrock, P.E., BME Associates; Town staff; the Town Engineer; and a copy filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

D. Determination of Complete Application for Acceptance:

PB #2025-0204 Preliminary Site Plan Application

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

Location: Tax Map #9.03-1-7.000, located along the east side of County Road 8 at the northeast corner of County Road 8 and Holtz Road.

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

and Holtz Road; classifying the Action as being a Type II Action under the State Environmental Quality Review Act (SEQRA); determining that the Action is Exempt from a referral to the Ontario County Planning Board for review under the Municipal Law; and scheduling a public meeting upon this Action.

On February 14, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant.

Mr. Brand said that the original draft resolution sent to the board and the applicant on February 14th was recalled on February 18th and replaced because of the clarification by the Building Department of the length of the lot frontage on County Road 8. As a result of the Building Department review, this application does not require an area variance from the Zoning Board of Appeals which had been included in the original draft resolution.

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

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0204

**APPLICANT: Scott DeHollander, DeHollander Design, Inc.
7346 Dryer Road, Victor, NY 14564**

ACTION: Preliminary Site Plan: Determination of the application to be complete for scheduling a public meeting for the proposed construction of a single-family dwelling and related site improvements for Tax Map Account 9.03-1-7.000, a 1.034 acre parcel of land located south of the Scout Plains Subdivision Tract at the north east corner of County Road 8 and Holtz Road; classifying the Action as being a Type II Action under the State Environmental Quality Review Act (SEQRA); determining that the Action is Exempt from a referral to the Ontario County Planning Board for review under the Municipal Law; and scheduling a public meeting upon this Action.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above Action application from DeHollander Design, Inc.; and

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

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

1. The application is accepted as being adequate for public review and scheduling a public meeting with the Planning Board; and
2. The application pending before the Planning Board is classified a Type II Action under 6 NYCRR, Part 617.5 (11) and (13), Article 8 New York State Environmental Conservation Law (ECL). Type II Actions have been determined not to have a significant impact on the environment and are otherwise precluded from environmental review under the ECL; and
3. The Action [Preliminary Site Plan for a single parcel] is classified an Exempt Action (Exemption #6, Ontario County Planning Board Bylaws) and, therefore, would not be subject to a County referral.

BE IT FURTHER RESOLVED that the Planning Board does hereby schedule a public meeting be held upon this application on Wednesday evening, March 5, 2025.

BE IT FURTHER RESOLVED that Town staff is directed to publish notice of this meeting in the Town’s Official Newspaper, post notice of this application on the Town Hall Bulletin Board and post the subject property in two locations, one along County Road 8 and one along the north side of Holtz Road.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to: the Applicant, DeHollander Design Inc., attention Scott DeHollander, P.E.; the property owner, John Graziore, Gerber Homes and Additions, 1260 Ridge Road, Ontario, New York 14519; Garrett Beisheim, Jr. Engineer Ontario County Department of Public Works; Town staff; the Town Engineer; and a copy filed with the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

E. Determination of Complete Application for Acceptance:

PB #2025-0205 Preliminary Site Plan Application

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

Location: Scout Plains Subdivision Tract, Lot #R-3.

Request: Scout Plains Subdivision, Lot #R-3, Preliminary Site Plan application: Acceptance of the above application as complete for scheduling a public meeting for Preliminary Site Plan Approval, Lot #R-3, Scout Plains Subdivision Tract.

On February 14, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant.

Mr. Brand said that this application is straightforward and that Town Fire Marshal August Gordner may provide a comment that a pull-off area may be needed for access by fire and emergency equipment because of the length of the driveway from the road to the new home.

Mr. Bellis asked about length of a driveway for which an emergency vehicle pull-off area would be required. Mr. Brand and Mr. Delpriore said that the distance is 500 feet.

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

■ A motion was made by MR. BELLIS, seconded by MS. SOUSA, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0205

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

ACTION: Scout Plains Subdivision, Lot #R-3, Preliminary Site Plan application: Acceptance of the above application as complete for scheduling a public meeting for Preliminary Site Plan Approval, Lot #R-3, Scout Plains Subdivision Tract.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above referenced Action and application from DeHollander Design, Inc; and

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

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

1. The application is accepted as being adequate for public review and a public meeting; and
2. This Action is hereby scheduled for a public meeting to be held on Wednesday, March 5, 2025; and
3. Town staff is hereby directed to post the property along the Lot’s County Road 8 frontage; and
4. The application is classified as a Type II Action under 6 NYCRR, Part 617.5 (11) and (13), Article 8 of the New York State Environmental Conservation Law (ECL). Type II Actions have been determined not to have a significant impact on the environment and are otherwise precluded from environmental review under the ECL; and
5. The Action is also classified as an Exempt Action by the Ontario County Planning Board Bylaws and, therefore, is not subject to a referral to the County Planning Board under the provisions of Sections 239-l and -m of the New York State General Municipal Law.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, DeHollander Design, Inc.; Garrett Beisheim, Jr. Engineer, Ontario County Department of Public Works; Town staff; the Town Engineer; and a copy filed in the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

F. Determination of Complete Application for Acceptance:

PB #2025-0206 Preliminary Subdivision Application

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

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

Request: Mattice Subdivision Tract, Lots 1–4, Preliminary Subdivision application: Acceptance of the above application as complete for scheduling a Public Hearing for Preliminary Subdivision Plat approval, Lots 1 through 4, Mattice Subdivision Tract.

On February 14, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant and his engineer.

Nick French of Schultz Associates presented this application via remote video conference to answer any questions.

The current site is 28.280 acres with a residential structure and an existing cell tower. The applicant would like to subdivide the property to create separate lots around the existing cell tower and the existing residential structure and create two new additional residential lots. At the time that the application was submitted on December 17, 2024, the Town staff informed the applicant the current Special Use Permit for the cell tower had expired and that a new application must be brought up to date (*see* next application PB #2025-0207).

Mr. Brand said that the subdivision application is straightforward.

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

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0206

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

ACTION: Mattice Subdivision Tract, Lots 1–4, Preliminary Subdivision application: Acceptance of the above applica-

**tion as complete for scheduling a Public Hearing for
Preliminary Subdivision Plat approval, Lots 1 through
4, Mattice Subdivision Tract.**

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

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

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

1. The application is accepted as being adequate for public review and future scheduling of a Public Hearing; and
2. The application is classified as a Type II Action under 6 NYCRR, Part 617.5 (23) and (24), Article 8 of the New York State Environmental Conservation Law (ECL). Type II Actions have been determined not to have a significant impact on the environment and are otherwise precluded from environmental review under the ECL; and
3. The Action is subject first to a referral to the Ontario County Planning Board (OCPB), for its review and recommendation under the provisions of Sections 239-l and -n of the New York State General Municipal Law, before the Town Planning Board will schedule a public hearing upon said Action; and
4. The deadline for submitting a referral to the OCPB for their March 12, 2025, meeting is Wednesday, February 26, 2025; and
5. Assuming the application for Preliminary Subdivision Plat approval is complete and the OCPB makes recommendation thereon at their March 12, 2025, meeting, the Town Planning Board could, at their March 19, 2025, meeting, schedule a Public Hearing date for Wednesday, April 2, 2025. A resolution making this determination will be placed on the Town Planning Board's March 19, 2025, meeting agenda.

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

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

G. Determination of Complete Application for Acceptance:

PB #2025-0207 Renewal of Special Use Permit and Site Plan Application

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

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

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

On February 14, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant and his engineer.

Nick French of Schultz Associates presented this application via remote video conference and to answer any questions.

Mr. French said that he is filling in for Robert Hatch, L.S., of Schultz Associates this evening. He said that he understands that the applicant has to go through the Special Use Permit procedure again for the existing cell tower because a new lot is being created by the subdivision of the property (*see* previous application PB #2025-0206, above).

Mr. Brand said that when the Special Use Permit was issued initially years ago for the cell tower, at that point in time planning boards were allowed to set a time period for a Special Use Permit. Since then, the courts have held that once a Special Use Permit is issued, unless there are extenuating circumstances, a board cannot put a time limit on the permit. Mr. Brand said that what we have here is a cell tower that was permitted for a two-year period that had to be renewed, but that it was not renewed. He said that the two-year period has expired and the cell tower on the property continues to operate

without Town approval, which is a situation that the applicant and Town must now correct.

Mr. Brand said that the Town is now waiting for information that the operator of the cell tower has a valid F.C.C. permit, and that hopefully that information will be provided soon. He said that he does not know how the Town could approve a Special Use Permit for a cell tower which does not have a valid F.C.C. permit.

Mr. French agreed with Mr. Brand that a valid F.C.C. permit must be in place, and that there may not be a valid permit in place right now.

Mr. Hemminger requested that the applicant’s engineer work with the Town staff to resolve this issue in order for the application to move ahead.

Mr. Brand also said that because the Town is considering this as a new Special Use Permit application, the applicant must address each one of the approximately 20 Special Use Permit criteria in the Town Code. He suggested that Schultz Associates begin by reviewing the original Special Use Permit and amend the criteria as appropriate.

Mr. French asked about the requested information. Mr. Brand said that he had provided Kris Schultz with this evening’s two draft resolutions regarding these applications which specifically indicate the materials which must be provided to the Town in order for the applications to move forward.

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

■ A motion was made by MS. SOUSA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0207

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

ACTION: Special Use Permit Renewal and Final Site Plan Approval for Lot #2 of the Mattice Subdivision Tract: Acceptance of the above applications as complete for scheduling a Public Hearing for the renewal of a Special Use Permit and Final Site Plan Approval, for an existing personal wireless communications facility on Lot #2, Mattice Subdivision Tract, located on the north

side of Kyte Road and south of I-90 (the New York State Thruway).

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

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

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

1. The application is accepted as being adequate for public review and future scheduling of a Public Hearing once Town staff has reviewed a report from the applicant that addresses each of the Special Use Permit criteria contained in §165-68 A and B of the Town Code; and
2. Once said report has been accepted, then this application will be placed on a future Planning Board Meeting Agenda for further consideration; and
3. The Action is first subject to a referral to the Ontario County Planning Board (OCPB), for its review and recommendation under the provisions of Sections 239-l and -m of the New York State General Municipal Law, before the Town Planning Board will schedule a Public Hearing upon said Action; and
4. If the applicant's engineers can complete the requested report and Town staff have an opportunity to review it prior to the County's deadline for submitting a referral to the OCPB for their March 12, 2025, meeting which is Wednesday, February 26, 2025, then the Planning Board would be able to take the action identified below in Finding #5; and
5. Assuming the application for a Special Use Permit renewal and Preliminary Plan approval is complete; and the OCPB makes recommendation thereon at their March 12, 2025, meeting, then the Town Planning Board could, at their March 19, 2025, meeting, schedule a Public Hearing date for Wednesday, April 2, 2025. A resolution making this determination will be placed on the Town Planning Board's March 19, 2025, meeting agenda.

BE IT FURTHER RESOLVED that the applicant's engineer (Robert B. Hatch, Schultz Associates, P.C.) has any questions about what is requested herein, he is to contact the Town Director of Planning and Development either by phone (315) 986-8100, Ext. 5; or via email (rlbplans@gmail.com).

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

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

H. Determination of Complete Application for Acceptance:

PB #2025-0208 Final Site Plan Amendment Application

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

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

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

On February 14, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant and his engineer.

Mr. Amering of Costich Engineering presented this application via remote video conference.

He said that he will hold the formal presentation of this application until the Public Hearing is convened on April 2, 2025.

Mr. Amering also said that he reviewed the draft resolution which has been prepared for the board’s consideration this evening and that he agrees with the conditions of approval.

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

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0208

**APPLICANT: MDM MAC Properties Farmington, LLC (Meyer’s
Finger Lakes RV Site, 6200 State Route 96,
Farmington, N.Y. 14450**

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

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

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

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

1. The application is accepted as being adequate for public review and future scheduling of a public meeting; and
2. The Action is classified a Type II Action under the provisions of 6 NYCRR, Part 617.5 (9), a part of Article 8 of the New York State Environmental Conservation Law (ECL), the State’s Environmental Quality Review Regulations. Type II Actions are not subject to further review under this Part. These actions have been determined not to have a significant impact on the environment; and
3. The Action is first subject to a referral to the Ontario County Planning Board (OCPB), for its review and recommendation under the provisions of Sections 239-l and -m of the New York State General Municipal Law, at the OCPB’s March 12, 2025, meeting before the Town Planning Board will schedule a public hearing upon said Action; and

- 4. Town staff is hereby instructed to submit a referral to the OCPB for their March 12, 2025, meeting, then the Town Planning Board could, at their March 19, 2025, meeting, schedule a Public Hearing date for Wednesday, April 2, 2025. A resolution making this determination will be placed on the Town Planning Board’s March 19, 2025, meeting agenda.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Mark Meyer (mmeyer@meyersrvs.com); Alex Amering, P.E., Costich Engineers, (alex@costich.com), 217 Lake Avenue, Rochester, N.Y. 14608; Town staff; the Town Engineer; and a copy filed in the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

I. Determination of Application Not Accepted:

PB #2025-0209 Special Use Permit Application

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

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

Request: Special Use Permit Amendment application: Application not accepted for the proposed amendment to the Special Use Permit for the Meyer’s Finger Lakes RV Site, located at 6200 State Route 96.

On February 14, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant and his engineer.

Mr. Amering of Costich Engineering presented this application via remote video conference.

Mr. Brand said that the applicant was previously issued a Special Use Permit for the operation of Meyer’s RV of the Finger Lakes dealership on this property, which was granted by the Planning Board on September 19, 2018 (PB #0702-18) with a number

of conditions. He said that the applicant has now annexed an adjacent parcel of land to the Meyer's Special Use Permit area and that the current application is well within the original conditions of approval of the Special Use Permit including the number of total RV units to be parked on the property. Mr. Brand also said access to the new area of the dealership would be internal [and would not require additional road cuts].

Mr. Brand asked about the submission of an overall site plan. Mr. Amering said that an overall site plan was submitted electronically and that he can provide hard copies if needed.

Mr. Brand then said that since the newly acquired parcel of land is contiguous to the Meyer's RV original parcel and that all conditions of the original Special Use Permit are being enforced, it is the determination of the Town staff that an additional Special Use Permit for a portion of the site that is now part of the original property is not required.

Mr. Brand and Mr. Delpriore agreed that an additional Special Use Permit is not required and that the Town Board be requested to authorize the return of the applicant's fee for this application.

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

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0209

APPLICANT: MDM MAC Properties Farmington, LLC, the Meyer's Finger Lakes RV Site, 6200 State Route 96, Farmington, N.Y. 14425

ACTION: Special Use Permit Amendment application: Application not accepted for the proposed amendment to the Special Use Permit for the Meyer's Finger Lakes RV Site, located at 6200 State Route 96.

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

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

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

- 1. The application is not accepted as being adequate for public review and future scheduling of a Public Hearing. The Planning Board finds that the area of the overall site now being developed is part of the Meyer’s Finger Lakes RV site. The Board further finds that with the proposed Site Plan Amendment, the use of this portion of the overall site meets all of the conditions of the existing Special Use Permit (File PB #0702-18), dated September 19, 2018. Therefore, no amendment to the existing Special Use Permit for this site is required.

BE IT FURTHER RESOLVED that the Planning Board recommends the Town Code Enforcement Officer prepare a draft resolution for the Town Board’s approval at its next meeting on Tuesday, February 25, 2025, authorizing the return of the Special Use Permit application fee for this application.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Mark Meyer (mmeyer@meyersrvs.com); Alex Amering, P.E., Costich Engineers, (alex@costich.com), 217 Lake Avenue, Rochester, N.Y. 14608; Town staff; the Town Engineer; and a copy filed in the Town Development Office.

The following vote on the above resolution was recorded in the meeting minutes:

| | |
|------------------|---------|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Regina Sousa | Aye |
| Douglas Viets | Excused |

Motion carried.

J. NOTIFICATION FROM TOWN OF VICTOR

Notification was received from Keith Maynard II, Town of Victor Program Manager, of the Victor Planning Board’s scheduled Public Hearing for a proposed Preliminary 24-Lot Subdivision application, identified as Timberview Estates, located off-from Cline Road in the Town of Victor and adjacent to the Victor–Farmington town line, pursuant to the provisions of Section 239-nn of the New York State General Municipal Law.

Polidori & Ferri Custom Homes of Victor, N.Y., the applicant, plans 24 single-family home lots on the 74.5-acre parcel. The project would consist of 20 lots on a

dedicated town road and four lots on a separate private drive onto Cline Road. All 24 proposed lots are to be located in the Town of Victor.

Mr. Brand said that the project notification is being sent to Farmington because the Victor property is within 500 feet of the two Towns municipal boundary. He requested that Planning Board members provide any of their comments for a report to be submitted to the Victor Planning Board in time for the Public Hearing on the application.

Mr. Delpriore said that the Victor application indicates a future development in the Town of Farmington but an application for development in Farmington has not yet been submitted.

Mr. Hemminger said that the current proposal is all on the Victor side of the boundary at this time.

Mr. Bellis asked about the boundary line of the property. Mr. Delpriore said that the boundary line does not follow the road line.

Mr. Hemminger asked board members to provide him with comments regarding the Victor application and he will forward them to the Town staff.

Mr. Brand said that he and the Town staff will review the proposal which includes some steep slopes in both towns.

6. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- There is interest in the development of one of the GLN Farmington Realty sites on the south side of State Route 96 west of the State Route 332/State Route 96 intersection and east of the Farmington Market Center (Tops Supermarket Plaza). A real estate agent has had discussions with the owner of the property. The Town is awaiting information on what type of project it may be. Mr. Hemminger suggested that the Town staff remind the developer to contact RG&E to determine the electric and natural gas availability to this site.
- The developers of the proposed Whitestone Incentive Zoning Project located on the east side of State Route 332 and south of County Road 41 have contacted their engineering firm Passero Associates to prepare revised plans. Mr. Brand said that they may be doing a modified version of the original plan. Mr. Hemminger, said that the developers would have to return to the Town Board for plan revisions because this is an Incentive Zoning project. It was originally presented to the Planning

Board on November 1, 2023. The Town Board approved the local law and the Incentive Zoning conditions on August 13, 2024.

- The Town staff continues to work on amendments Town Code Chapter 144 Land Subdivision, Local Law 000 of 2025 creating Chapter 103 Park-and-Ride Regulations and Local Law 000 of 2025 creating Chapter 115 Short-Term Residential Regulations. Revised drafts are expected to be submitted in March.
- The Town Board is expected to take steps toward the formal adoption of the updated Park and Recreation Master Plan at its next meeting. Mr. Brand said that the Town staff will work MRB Group on the State Environmental Quality Review determination and will coordinate the Plan's review with the Ontario County Planning Board.
- The Town has submitted an infrastructure grant application to Ontario County for the Beaver Creek sanitary sewer force main and the Mertensia Road sanitary sewer line connections to the Town's Interceptor Sewer line. Mr. Brand said that New York State will provide funding for one infrastructure project in each of the State's counties.
- The Town continues to work with the Farmington Volunteer Fire Association on researching grant opportunities for improvements to the fire department's facilities. He said that five sources of grant funds have been identified and that he and Bill Davis of MRB Group are following up.
- Interest has been expressed in the use of shipping containers as storage units, and how to regulate these uses.
- The Town Agricultural Advisory Committee may move forward with the Agricultural Conservation Overlay District at its next meeting on February 20, 2025.

Code Enforcement Officer:

Mr. Delpriore said that application submittal dates may be adjusted to provide Town staff with more time to review applications and prepare draft resolutions for Planning Board consideration. He said that he may have a revised submission schedule for board approval in March.

Highway and Parks Superintendent:

Mr. Ford said that the Highway Department continues with seasonal snow removal and salting operations.

7. PUBLIC COMMENTS

None.

8. TRAINING OPPORTUNITIES

■ MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings

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

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

Session 2: February 27, 2025

From Big to Small: Translating Comprehensive Plans into Land Use Regulation
6:00 p.m.–7:00 p.m.

Session 3: March 27, 2025

Under the Tent: Open Meetings, Record Keeping and Engaging the Public in Community Development
6:00 p.m.–7:00 p.m.

Session 4: April 24, 2025

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

Session 5: May 22, 2025

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

Session 6: June 26, 2025

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

Session 7: July 24, 2025

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

Session 8: September 25, 2025

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

Session 9: October 23, 2025

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

Session 10: December 18, 2025

Santa's Naughty and Nice List: The Best and Worst of 2025
6:00 p.m.–7:00 p.m.

■ New York Planning Federation Recorded Webinars:

For information: (518) 512-5270 or nypf@nypf.org

■ General Code e-Code

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.
Information: <https://www.generalcode.com/training/>

■ **Future Training Opportunities Online:**

Ontario County Planning Department website now lists upcoming training:
<https://www.co.ontario.ny.us/192/Training>

9. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:50 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, March 5, 2025, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

This meeting will also be available via remote video conference.

Following the meeting, the front doors to the Town Hall were locked.

Respectfully submitted,

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