

*Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**

*First meeting of the Farmington Planning Board held on January 21, 1959*

**Wednesday, March 6, 2024 • 7:00 p.m.**

**MINUTES—APPROVED**

*The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. 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.*

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**Board Members Present:** Edward Hemminger, *Chairperson*  
Adrian Bellis  
Timothy DeLucia  
Aaron Sweeney  
Douglas Viets

**Staff Present:**  
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.  
Ronald L. Brand, Town of Farmington Director of Development and Planning  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Tim Ford, Town of Farmington Highway Superintendent

**Attending:**  
Robert Brenner, Partner, Canandaigua Development Company LLC, 28 South Main Street,  
Canandaigua, N.Y. 14424  
Liz Herpich, 18 Coachlight Circle, Farmington, N.Y. 14425  
Patrick S. Laber, P.E., 129 South Union Street, P.O. Box 89, Spencerport, N.Y. 14559

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**1. MEETING OPENING**

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

**2. APPROVAL OF MINUTES**

**Minutes of February 21, 2024:**

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the minutes of the February 21, 2024, meeting be approved.

Motion carried by voice vote. Mr. Sweeney and Mr. Viets abstained due to their absences from the meeting on February 21, 2024.

**3. LEGAL NOTICE**

None.

**4. NEW FINAL 71-LOT SITE PLAN**

**PB #0301-24                      New 71-Lot Site Plan Application**

**Name:**                              Canandaigua Development Company LLC, c/o Robert Brenner,  
83 South Main Street, Canandaigua, N.Y. 14424

**Location:**                              1532–1582 Alfalfa Crescent and 1561–1589 Meadowbrook Lane

**Zoning District:**                      R-7.2 Planned Subdivision

**Request:**                              Final Site Plan approval for construction of 71 single-family  
homes with supporting infrastructure and a stormwater  
management facility.

On January 17, 2024, the Planning Board approved the State Environmental Quality Review (SEQR) classification for this application (Type II Action) and the Preliminary Site Plan with conditions for Sections 7A and 7B of the Farmbrook Subdivision (PB #0103-24).

Mr. Laber (Schultz Associates) presented this application. Mr. Brenner (Canandaigua Development Company LLC) also attended.

Mr. Laber said that nothing much has changed from the Preliminary Site Plan which was approved by the Planning Board on January 17, 2024, other than the refinement of small details as requested by the Town Engineer and the Water Department.

Mr. Brand, Mr. Delpriore, Mr. Ford and Mr. Brabant had no comments on this application this evening. Board members also had no comments on this application this evening.

Mr. Hemminger asked Mr. Laber and Mr. Brenner if they received the draft approval resolution prior to the meeting and if they agreed with the conditions. Mr. Brenner said yes.

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

■ A motion was made by MR. SWEENEY, seconded by MR. BELLIS, that the reading of the following resolution be waived and that the resolution be approved:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
SECTIONS 7A AND 7B, FARBROOK SUBDIVISION TRACT, FINAL SITE PLAN  
APPROVAL WITH CONDITIONS**

**PB #0301-24**

**APPLICANT: Robert Brenner for Canandaigua Development Company LLC,  
83 South Main Street, Canandaigua, N.Y. 14424**

**ACTION: Final Site Plan Approval, Section 7A, Alfalfa Crescent, Lots  
1532 through 1582; and Section 7B, Meadowbrook Lane, Lots  
1561 through 1589; for the construction of a total of seventy-  
one (71) single-family dwellings and stormwater facility on  
18.34+/- acres of land.**

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

**WHEREAS**, the Board has received testimony at tonight's meeting; and

**WHEREAS**, the Board has given consideration to the referral recommendations contained in the Ontario County Planning Board's January 10, 2024, referral # 03-2024; and

**WHEREAS**, the Board has previously, by separate resolution, reaffirmed its previous Determination of Non-Significance, in May of 2022, previously classified the proposed Action (PB #0501-22, Preliminary Re-Subdivision Plat Approval) as a Type I Action involving the development of more than ten (10) acres of land; and

**WHEREAS**, the Board, as the designated Lead Agency, made a Determination of Non-Significance upon said Action (PB #0501-22) thereby satisfying the procedural requirements provided within SEQRA for the above referenced related Action (PB #0301-24).

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby move to approve, the above referenced Action with the following conditions:

1. Final site plan approval is conditioned upon the latest drawings prepared by Shultz Associates, drawing numbers C-1 through C-7, Project No. 23-315, having revision dates of 1/11/24, 1/17/24 and 1/31/24.
2. All Conditions of Preliminary Site Plan Approval, PB #0103-24, remain in effect.
3. A water line valve is to be shown on the final site plan drawings at Station 58+00. This will accommodate any future tie in so that the water main does not need to be shut down.
4. Station 51+00, where they are adding a fire hydrant to the existing line should also add a line valve.
5. The maximum distance separating all line valves being installed is to be 1,000 feet. The distance shown on the drawing between line valves is approximately 1,400 feet. This needs to be corrected.
6. All comments contained in the MRB Group letter dated February 28, 2024, are to be addressed in writing and changes made, as necessary, to the drawings before signing of the Final Site Plan drawings.

**BE IT FURTHER RESOLVED** that the Applicant's Engineer is make these amendments to the plan drawings and then submit it to the Town Code Enforcement Officer for his review and acceptance for signing.

**BE IT FURTHER RESOLVED** that the Planning Board's approval with conditions is valid for a period of 180 days from today and shall automatically expire if the plan drawings have not been signed by all.

**BE IT FURTHER RESOLVED** that once the final site plan drawings have been signed by all and a copy filed with the Town Development Office then the Applicant is to complete the Town's Site Design & Development Criteria Appendix Form G-10.0, Pre-Construction Checklist Form and submit it to the Town CEO who upon determining it to be complete may then schedule a future Pre-Construction Meeting with Town Staff.

**BE IT FINALLY RESOLVED** that the Planning Board directs the filing of this resolution in the Farmington Town Clerk's Office, the project file and further directs copies be provided to the Applicant and the Applicant's Engineer.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Aaron Sweeney	Aye
Douglas Viets	Aye

Motion carried.

**5. OPEN DISCUSSION**

***Director of Development and Planning:***

Mr. Brand provided the following information:

- The Town staff is awaiting the submission of the preliminary drawings for the Paddock Landing Incentive Zoning Project from BME Associates (the applicant’s engineer). The Overall Preliminary Subdivision Plat (PB #1201-23) and the Overall Preliminary Site Plan (PB #1202-23) were approved with conditions by the board on February 21, 2024.
- The contract for Phase 1 of the Transportation Alternatives Program (TAP)—the Sidewalk, Trail Connections and Bike Lanes Project—is expected to be awarded by the Town Board on March 26, 2024. Bids for this project were opened on February 14, 2024. On June 21, 2022, the commissioner of the New York State Department of Transportation notified the Town of an award of \$1,769,000 of Federal highway funds to be matched with \$445,000 of Town funds for this project. Mr. Brand said that bids ranged from approximately \$1.4 million to nearly \$2 million.
- The Ontario County Planning Board will receive the presentation of the Whitestone Incentive Zoning Project at its next meeting on March 13, 2024 (Referral #53-2024). The Town Planning Board received an updated concept drawing from Passero Associates (the applicant’s consulting engineer) on January 4, 2024. The applicant proposes a map amendment to change the zoning on the site from PD to Incentive Zoning to accommodate seven commercial/limited use buildings with 135,000 square feet and 280 rental house units with one-, two- or three-bedrooms and one-car to two-car garages on 65 acres southeast of County Road 412 and State Route 332.
- The Ontario County Planning Board will also receive the presentation from the Fowler Family Trust (PB #0702-23) on March 13, 2024 (Referral #52.0-2024) for an area variance for Parcel C (one of the three proposed parcels) to have a width of 22 feet when 125 feet is required, and the re-subdivision of two existing parcels (totaling approximately 12 acres) into three parcels along Pheasants Crossing, just

east of the Town of Victor/Town of Farmington municipal boundary. Following the review by the Ontario County Planning Board, Mr. Brand said that the area variance application is expected to be considered by the Town Zoning Board of Appeals on March 25, 2024, and by the Planning Board on April 3, 2024. On January 17, 2024, the Planning Board determined that this application was complete. On February 7, 2024, the Planning Board approved a resolution to refer the application to the Ontario County Planning Board and to the Town of Victor upon receipt of a new application to the Zoning Board of Appeals.

- Mr. Brand said that he is working on new regulations for an Agricultural Protection Overlay District.
- The time period has closed for the Parks and Recreation survey. Mr. Brand said that 480 responses were received and that all but two of them were submitted electronically.

***Code Enforcement Officer:***

- The Final Site Plan Amendment to Lot #R-2 of the Blackwood Industrial Park (PB #0507-21) on the northeast corner of County Road 41 and County Road 8 is expected to be on the next Planning Board agenda on March 20, 2024. On February 21, 2024 the application had been continued to a date to be determined by the Town staff upon receipt of additional material from the applicant.
- Sarah Mitchell, the administrator in the Building Department, will be leaving her position to accept a new opportunity in the Town of Gorham. Mr. Delpriore said that the office will be in transition as interviews begin to hire a new staff member. He requested that board members notify him if application packets or other materials are needed. Mr. Hemminger said that this could be a good time to consider having the board materials available only by electronic distribution. Mr. Bellis suggested that the Building Department look into refining the current on-line method of providing electronic documents. Mr. Delpriore said that they will look into this.

***Highway/Parks Superintendent:***

Mr. Ford said that he returned to today from a lobbying trip to Albany regarding the funding of several highway programs. He said that the State may consider the reduction of funding for some of these programs.

***Planning Board Members:***

Mr. Hemminger said that he continues to work with the Town staff regarding the house on the DeFelice property on State Route 96 near Cassidy’s. He said that a prospective buyer has an interest in relocating her business from the Town of Victor to this structure to open a spray tan and an all-body waxing business. Mr. Hemminger said that the prospective buyer’s lease at her Victor location will expire in March 2025 and that she is on the right track to discuss this now with the Town staff.

**6. PUBLIC COMMENTS**

None.

**7. TRAINING OPPORTUNITIES**

**■ 2024 Municipal Bootcamp Trainings:**

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

**Thursday, March 28, 2024, 6:00 p.m.–7:00 p.m.**

Session 3: Zoning Board Basics: Roles of the Zoning Board in Community Development

**Thursday, April 25, 2024, 6:00 p.m.–7:00 p.m.**

Session 4: Environmentally Speaking: The Nuts and Bolts of SEQR

**Thursday, May 23, 2024, 6:00 p.m.–7:00 p.m.**

Session 5: A History Lesson: Challenges and Opportunities with Historic Properties

**Thursday, June 27, 2024, 6:00 p.m.–7:00 p.m.**

Session 6: Putting the Home in Hometown: Strategies for Attracting Housing Investment to Your Community

**Thursday, July 25, 2024, 6:00 p.m.–7:00 p.m.**

Session 7: From Big to Small: Translating Comprehensive Plans into Land Use Regulations

**Thursday, September 26, 2024, 6:00 p.m.–7:00 p.m.**

Session 8: Under the Tent: Open Meetings, Record Keeping, and Engaging the Public in Community Development

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

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

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

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

Questions and registration:

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

■ **New York Planning Federation Recorded Webinars:**

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

■ **General Code e-Code**

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.

Information: <https://www.generalcode.com/training/>

■ **Future Training Opportunities Online:**

Ontario County Planning Department website now lists upcoming training:

<https://www.co.ontario.ny.us/192/Training>

**8. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 7:08 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, March 20, 2024, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425. This meeting will also be available via remote video conference.

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

Respectfully submitted,

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John M. Robortella  
Farmington Planning Board Clerk