

# *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, June 18, 2025 • 7:00 p.m.**

### **MINUTES—DRAFT #1—SUBJECT TO CHANGE**

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

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

*R = Attended via remote video conference.*

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

**Staff Present:**  
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 and Parks Superintendent

**Attending:**  
Ryan Braeger, 2465 State Route 21, Palmyra, N.Y. 14522—**R**  
Timothy Mattice, 1014 Dominion Drive, Katy, Texas 77450—**R**

## **1. APPROVAL OF MINUTES**

**Minutes of June 4, 2025:**

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the June 4, 2025, meeting be approved.

Motion carried by voice vote.

## 2. LEGAL NOTICE

None.

## 3. NEW FINAL TWO-LOT SUBDIVISION

### **PB #2025-0601          New Final Two-Lot Subdivision Plat Application**

**Name:** Georgianna Gerlock, 1673 Sand Hill Road, Shortsville, N.Y. 14548

**Location:** Tax Map #43.00-1-34.000, a total of 60 acres and located along the east side of Sand Hill Road, between Shortsville Road and Latting Road.

**Zoning District:** A-80 Agricultural

**Request:** Determination of a complete application and starting the formal review and approval process for a Final Two-Lot Subdivision Plat approval. The project proposes to subdivide Tax Map Account 43.00-1-34.000, creating Lot #1 to be comprised of 6.038 acres (with an existing single-family dwelling and accessory buildings) and Lot #2 to be comprised of 55.601 acres (to remain in agricultural production), both lots to be located along the east side of Sand Hill Road.

On June 4, 2025, the Planning Board approved with conditions the Preliminary Two-Lot Subdivision Plat for this project (PB #2025-0402).

On June 13, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Georgiana Gerlock; to her surveyor David Parrinello of Marks Engineering; and to Brennan Marks, P.E., and Lindsay Tidd, also of Marks Engineering.

There were no 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 #2025-0601**

**APPLICANT:** Georgiana Gerlock, 4941 Shortsville Road,  
Shortsville, N.Y. 14548

**ACTION:** Final Two-Lot Subdivision Plat, Tax Map Account 43.00-1-34.000, proposed Lot #1 to be comprised of 6.038 acres and proposed Lot #2 to be comprised of 55.601 acres, located along the east side of Sand Hill Road, between Shortsville Road and Latting Road. Lot #1 contains an existing single-family dwelling and related buildings. Lot #2 to remain as agricultural production land subject to Final Site Plan approval by the Planning Board prior to issuance of building permit.

**Determination whether the application can be accepted as complete for scheduling a public meeting and scheduling a public meeting upon this Action.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a drawing prepared by Freeland-Parrinello, Land Surveyors, entitled “Final Two-Lot Subdivision Plat, Lot No. 1 & Lot No. 2, Georgiana C. Gerlock Subdivision of Land,” dated April 9, 2025, and Job No. 25-085; and

**WHEREAS** the Planning Board has reviewed said information and a draft resolution prepared by the Town Director of Planning and Development.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board makes the following findings:

1. The applicant is proposing the land subdivision of Tax Map No. 43.00-1-34.000 into two (2) lots. Lot #1 to contain an existing single-family dwelling and related accessory structures, and Lot #2 to remain as productive agricultural land; and
2. The applicant is informed that before a Building Permit may be issued for site development of the proposed Lot #2 final site plan approval will be required by the Planning Board; and
3. The property has been posted with a Public Notification Sign of Pending Application; and
4. A public meeting is required to be held by the Planning Board.

**BE IT FURTHER RESOLVED** that the Planning Board makes the following determinations:

1. The application is accepted for public review and consideration; and
2. A public meeting is scheduled by the Planning Board for Wednesday, July 2, 2025, commencing at 7:00 p.m.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant Georgiana Gerlock via email to geegerlock@icloud.com or the address listed above; the Applicant’s Engineer Marks Engineering, attn: David Parrinello, Licensed Land Surveyor, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424; 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:

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

**4. NEW FINAL SITE PLAN**

**PB #2025-0602      New Final Site Plan Application**

**Name:** Ryan J. and Ashley E. Braeger, 2465 State Route 21, Palmyra, N.Y. 14522

**Location:** Tax Map #10.00-1-29.111

**Zoning District:** A-80 Agricultural

**Request:** Determination of a complete application and starting the formal review and approval process for a Final Site Plan. The project proposes a single-family dwelling and a freestanding two-car garage with related site improvements to be located on Tax Map Account 10.00-1-29.111, a parcel of land along the south side of Turner Road, between Ellsworth Road and Yellow Mills Road.

On May 21, 2025, the Planning Board approved with conditions the Preliminary Site Plan for this project (PB #2025-0302).

On June 13, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicants Ryan J. and Ashley E. Braeger; to their engineer Michael G. Sponable, P.E., of Greene Land Surveying, PLLC; and to Town of Macedon Highway Superintendent Chris Countryman.

Mr. Braeger attended via remote video conference.

There were no 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 #2025-0602**

**APPLICANT: Ryan J. and Ashley E. Braeger, 2465 State Route 21,  
Palmyra, N.Y. 14522**

**ACTION: Final Site Plan, Tax Map Account 10.00-1-29.111, for a  
proposed single-family dwelling and a freestanding two-car  
garage with related site improvements to be located on a parcel  
of land along the south side of Turner Road, between  
Ellsworth Road and Yellow Mills Road.**

**Determination whether the application can be accepted as  
complete for scheduling a public meeting and scheduling a  
public meeting upon this Action.**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a final plan drawing, with the last revision date 5/27/25, prepared by Michael G. Sponable, P.E., entitled “Final Site Plan of Land to be developed by Ryan J. & Ashley E. Braeger,” and identified as Job No. 24-7273; and

**WHEREAS** the Planning Board has reviewed said information and a draft resolution prepared by the Town Director of Planning and Development.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board makes the following findings:

1. The Final Site Plan drawing is in substantial agreement with the conditions of approval granted for the Preliminary Site Plan; and

- 2. The property continues to be posted with a Public Notification Sign of Pending Application; and
- 3. A public meeting is required to be held by the Planning Board.

**BE IT FURTHER RESOLVED** that the Planning Board makes the following determinations:

- 1. The application is accepted for public review and consideration; and
- 2. Town staff is to send an electronic copy of the above referenced final site plan drawing to Chris Countryman, Town of Macedon Highway Superintendent; and
- 3. A public meeting is scheduled by the Planning Board for Wednesday, July 2, 2025.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicants Ryan J. and Ashley E. Brager, via email to RBRAEGER@gmail.com; the Applicant’s Engineer, Michael Sponable, P.E., at Greene Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513, greenelandsurveyiing@gmail.com; Chris Countryman, Highway Superintendent, Town of Macedon, 2067 O’Neil Road, Macedon, N.Y. 14502, [highwaysuper@macedontown.net](mailto:highwaysuper@macedontown.net); Farmington Town Staff; the Farmington 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	Aye

Motion carried.

**5. SPECIAL USE PERMIT AND FINAL SITE PLAN FIRST 90-DAY EXTENSION**

**PB #2025-0207      Special Use Permit Renewal and Final Site Plan Extension  
First 90-day Extension 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.

**Zoning District:** A-80 Agricultural District

**Request:** Request for the first 90-day extension of time to the Special Use Permit and Final Site Plan for an existing personal wireless communications facility on Lot #2 of the Mattice Subdivision Tract located on the north side of Kyte Road, south of I-90 (the New York State Thruway) and east of County Road 28.

On April 2, 2025, the Planning Board approved with conditions the Special Use Permit Renewal and Final Site Plan (PB #2025-0207).

On June 13, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant Tim Mattice; and to his surveyor Robert B. Hatch, L.S., of Schultz Associates, Spencerport, N.Y.

Mr. Mattice attended via remote video conference.

Mr. Brand said that the applicant is seeking this 90-day extension to allow time for his contractor to schedule the paving of the driveway apron off from Kyte Road and onto to Lot #2 of the subdivision, as required by the conditions of Final Site Plan approval. He said that Mr. Mattice has retained a paving company for this work but that this project is #50 on the contractor’s list of paving work for this season.

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

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as 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 Site Plan, Lot #2, Mattice Subdivision Tract:**

**Request for a 90-day extension of time to the above referenced resolution approving with conditions a Special Use Permit and Final Site Plan for an existing personal wireless communications facility on Lot #2, Mattice Subdivision Tract, located on the north side of Kyte Road, south of I-90, the New York State Thruway and east of County Road 28.**

**WHEREAS** the Town of Farmington Director of Planning and Development (hereinafter referred to as Town Director) has received on June 10, 2025, at 4:24 p.m., an email from

Tim Mattice, the property owner of the above referenced Lot #2, requesting a 90-day extension of time for compliance with the conditions adopted on April 3, 2025, by the Town of Farmington Planning Board (hereinafter referred to as Planning Board); and

**WHEREAS** the extension of time is requested to allow the property owner to have the driveway apron to Lot #2 to complete this condition of approval by the Planning Board; and

**WHEREAS** the Town Director has been informed by the applicant that he is now on A & G Paving’s list for blacktopping the driveway apron for Lot #2, later this year; and

**WHEREAS** the Planning Board has also reviewed the information contained in an email request to the Town Director, dated May 29, 2025, at 3:04 p.m., from Bonnie Belair, Sr. Attorney, American Tower, that was made under the Freedom of Information Law (FOIL), for information about the renewal of the Special Use Permit for the existing personal wireless communications tower located on Lot #2 of the Mattice Subdivision Tract; and

**WHEREAS** the Planning Board has also reviewed the Town Director’s email response, dated June 6, 2025, at 1:51 p.m., to Bonnie Belair; and

**WHEREAS** the Planning Board has considered the above information and the testimony given at tonight’s public meeting, in making this decision.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board approves the request for a 90-day extension to the time period for completing the installation of a blacktopped driveway apron to Lot #2 from along the west bound travel lane on Kyte Road. The time period is to begin on Monday, June 16, 2025, and will end on Tuesday October 14, 2025.

**BE IT FURTHER RESOLVED** that the pending Special Use Permit and Final Site Plan Approvals shall take effect upon the installation of the above referenced driveway apron and acceptance thereof by the Town Highway Superintendent, along with his signature on the Final Site Plan along with the Planning Board Chairperson’s signature and shall continue to remain in effect an in accordance with the conditions set forth in the above referenced April 3, 2025, Planning Board resolution.

**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, LS 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



On October 16, 2024, the Public Hearings on PB #0408-24 and PB #0409-24 were closed and the Sky Solar East Preliminary Site Plan (PB #0408-24) and the Sky Solar West Preliminary Site Plan (PB #0409-24) were approved with conditions.

On April 16, 2025, the Planning Board approved the first 90-day extension of these applications.

On June 13, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant Frank Ruffolo of Sky Solar, Inc.; and to his engineer Carl F. Frey, P.E., of LaBella Associates.

Speaking on behalf of Mr. Ruffolo who could not attend the meeting this evening, Mr. Brand said that the applicant’s consulting engineering company has assigned a new engineer to this project who has recommended an amendment in the design of the proposed Town-dedicated road. Mr. Brand said that the new engineer requires additional time to prepare the engineering and lot-line adjustment drawings with Jonathan Orpin of New Energy Works, who is the neighboring property owner.

Mr. Bellis said that recent Project Review Committee minutes reflect that the applicant has been working with the Town staff on this project and seemed to indicate that things were wrapping up. He asked about the need for a second 90-day extension, Mr. Brand said that the applicant is continuing to address the conditions of Preliminary Site Plan approval on both the East and West portions of the project, and that the new engineer identified several additional issues which must be corrected [prior to the submission of the Final Site Plan applications].

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

■ A motion was made by MR. VIETS, 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  
SKY SOLAR, INC. COMMERCIAL DRIVE EAST AND WEST SOLAR PROJECTS  
EXTENSION OF APPROVALS FOR 90 DAYS**

**PB #0408-24                      Preliminary Site Plan—East Project  
PB #0409-24                      Preliminary Site Plan—West Project**

**APPLICANT:                      Sky Solar, Inc., 1129 Northern Boulevard, Suite 404,  
Manhasset, N.Y. 11030**

**ACTION:                              Second 90-Day Extensions of Preliminary Site Plan approvals  
of PB #0408-24 and PB #0409-24**

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Board) has received a letter dated June 11, 2025, from Frank Ruffolo, EVP of Operations, Sky Solar, Inc., requesting a 90-day extension of time to the conditions of Preliminary Site Plan approvals for the two above referenced Projects, which is set to expire on July 16, 2025; and

**WHEREAS** the Applicant's new engineer has identified a need exists to extend the original 270-day condition of approval to allow additional time for the revisions to be made to the two preliminary site plan drawings and to file the revised Lot Line Adjustment Plat between Sky Solar and Jonathan Orpin (New Energy Works) in the office of the Ontario County Clerk, a condition of Preliminary Site Plan Approval; and

**WHEREAS** the Planning Board finds the Applicant has demonstrated a good faith effort working with a change in project engineers at LaBella Associates and previously obtaining the Final Lot Line Adjustment Plat; and

**WHEREAS**, the Applicant has been provided a copy of this draft resolution and a copy of this draft resolution has been posted on the Town's Official Website in accordance with the provisions of the State's Open Meetings Law and established Town Operating Procedures.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby move to approve a 90-day extension of time to: the second conditional approval granted on April 16, 2024, that is due to expire on July 16, 2025.

**BE IT FURTHER RESOLVED** that said 90-day extension period shall commence on Thursday, July 17, 2025, and continue through Wednesday, October 15, 2025.

**BE IT FURTHER RESOLVED** that the Applicant is hereby given notice that should there not be resolution of these two applications on or before Wednesday, October 15, 2025, then there will need to be a third letter requesting another extension to continue the condition of approval starting on Thursday, October 16, 2025. This letter must be submitted to the Planning Board not later than noon on Thursday, October 9, 2025, to allow the request to be placed on the October 15, 2025, meeting agenda.

**BE IT FINALLY RESOLVED** that the Board does hereby direct that certified copies of this resolution are to be provided to the Farmington Town Highway and Parks Superintendent; the Superintendent of the Farmington Town Water and Sewer Department; the Town Code Enforcement Officer; the Town Construction Inspectors; the Town Fire Marshal; the Town Engineers, MRB Group, D.P.C., Attn: Lance S. Brabant, National Director of Planning and Environmental Review Services; the Town Director of Planning and Development; 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
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

## 7. INTRODUCTION AND REVIEW: TOWN CODE CHAPTER 144 AMENDMENTS

On June 13, 2025, the Planning Board and Town staff received the most recent Draft #3, dated June 12, 2025, of amendments to Town Code Chapter 144 Subdivision of Land.

Mr. Brand provided the following summary of these amendments this evening:

Chapter 144 Subdivision of Land, was adopted in October 2001. Since then there have been a number of amendments made to Article 16 of the New York State Town Law, to the State's Environmental Conservation Law (SEQR), Chapter 165 (Zoning Law) of the Town Code [MTOD and MSOD Regulations], the Town's *Comprehensive Plan* (2003 and 2021 editions) and the Town's Site Design and Development Criteria Manual. All of these amendments are now incorporated into the preliminary draft of Chapter 144.

Perhaps the more important amendments distinguish the difference between land subdivision and site plan approvals. Also, are the numerous references to the Town's Site Design and Development Criteria Manuals.

Some of these amendments have been implemented already, such as the planning board making findings and a determination to schedule either a public hearing or public meeting.

Other amendments incorporate cluster subdivision regulations which include protection to the extent practical of the Class 1 through 4 Soils for agricultural production; and definitions of new and old terms.

Now to be part of the Chapter 144, is clarification of the process for notifying the Clerk of an adjacent municipality (Section 239-nn of the State's General Municipal Law) of a scheduled public hearing (or meeting) upon an application within 500 feet of the municipal boundary.

Sureties are now further defined to include a maximum three-year period in accordance with New York State Town Law.

The date of receipt of a complete application is now defined.

Deadlines are now including for the planning board to act upon complete applications avoiding the default provision in New York State Town Law.

Stormwater Regulations are now included in these amendments.

Preservation of natural features have been expanded and defined.

Concrete sidewalks within the MTOD and MSOD are now defined.

Water Supply references the most recent rules and regulations of the Canandaigua–Farmington Consolidated Water District and the Monroe County Water Authority.

The new procedure for proposing easements on subdivision/site plan drawings and then amending those drawings before Certificates of Occupancy or Certificates of Compliance are issued.

Corrected references to Section 278 of New York State Town Law (Cluster Subdivision Regulations) including updated criteria.

Waivers are further identified.

Re-subdivision and Lot Line Adjustments are further identified.

—Submitted by Ronald L. Brand, June 18, 2025

Mr. Delpriore acknowledged the research time which Mr. Brand has devoted to the preparation of the amendments to Chapter 144 and said that the Town staff will very much appreciate the Planning Board's input, especially because this chapter of the Town Code affects the work of the Planning Board.

Mr. Delucia asked about the separation of the definitions of Conservation Subdivision and Cluster Subdivision in the amended text. Mr. Brand said that the meanings are basically the same. Mr. Delpriore said that the Town staff sometimes has to definite both, even if they are interchangeable.

Mr. Delucia said that Cluster Subdivisions allow for smaller lots if other land is preserved. Mr. Brand also added that Cluster Subdivisions can be approved if the overall density has not changed.

Mr. Delpriore said that the Town staff has been working with the Agricultural Advisory Committee to permit clustering to save prime agricultural soils in the A-80 Zoning District. He said that it is important to have Cluster Subdivisions in this chapter [of the Town Code] and that the board may see additional provisions going forward for the retention of prime soils.

Mr. Delucia asked about proposed § 144-2, Subsection C, as follows:

- C. All division of lots, tracts or parcels of land shall be submitted to the Planning Board for preliminary and final plat approvals as described further in these regulations and within Town Law §§276 through 278, as may be amended, and before they shall be recorded in the office of the Ontario County Clerk.

Mr. Brand said that this text amendment relates to a subdivision of land, and not to a lot line adjustment, because a subdivision of land reflects the creation of new lots, which does not occur with a lot line adjustment. Mr. Delpriore said that usually lot line adjustments are handled administratively by the Town staff and signed by the Planning Board Chairperson, and do not come to the Planning Board. He said that subdivisions create new lots and therefore must come to the Planning Board for review and approval.

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

(See Appendix #1 to the minutes for the complete draft of Town Code Chapter 144.)

## 8. OPEN DISCUSSION

### *Director of Planning and Development:*

Mr. Brand provided the following information:

- A local law is being drafted regarding the burial of deceased human bodies on private property in the Town. Mr. Brand said that a lifelong resident wishes to be buried on his property in Farmington and that the Association of Towns has provided a great deal of input on this topic. He said that issues which must be considered include the future possible sale of the property and the cost of exhuming the remains and transfer of them to a public cemetery, if a future property owner does not wish to have the remains on the land. Mr. Brand also said that additional issues include the future cost of maintaining the burial ground, the location of the burial site, and the possible interment of more than one body. He said that some communities have gone the route of requiring that a maintenance bond be provided by the property owner to the Town for maintenance costs if the burial ground were to be abandoned.
- On June 10, 2025, the Town Board received a presentation of a revised concept plan for the Cook Properties Incentive Zoning Project (formerly known as “White-stone Incentive Zoning Project, State Route 332 and County Road 41”). The revised plan reduces the number of small sized single-family lots, and includes a traffic study update and an analysis of the need for amending the State Environmental Quality Review (SEQR). The initial concept plan was presented to the Planning Board on November 1, 2023.

Mr. Brand said that the Town Board requested a redesign of the site to create a fifth commercial-use lot along State Route 332 and the relocation of the proposed senior citizen housing farther away from State Route 332. He said that Town Board members also asked about access to the second floor of the townhouses via the garages. Mr. Hemminger said that there will be concerns about fire safety and power outages with access to the second-floor through a garage.

Mr. Bellis asked if the developer has completed any similar projects in the area. Mr. Hemminger said that a few members of the Town Board were not impressed with the proposed density of the project. Both Mr. Bellis and Mr. Hemminger expressed concern about the poor parking arrangements which are being proposed by the developer.

- The applicant of the T&M Properties of Western NY (Villager Construction) project on Loomis Road, which was given Final Site Plan approval by the Planning Board on June 4, 2025 (PB #2025-0503), requested an amendment to add overtime hours of operation until completion of their current project on the New York State Thruway. Mr. Brand said that the Town Board directed the Town Supervisor to give notice to Villager Construction informing the company that overtime hours of operation on the site would not be permitted [due to the adverse effect the additional hours would have on adjacent residential properties].
- To date, no new information has been received regarding the Ontario CSG 1, LLC Solar Project (PB #2025-0502, New Energy Equity, Lynn T. Fish Farm., 4494 Mt. Payne Road). Mr. Hemminger requested that the Town staff advise the applicant that the property owner will be responsible for the costs of this project, including taxes and decommissioning.

***Code Enforcement Officer:***

Mr. Delpriore said that the Town staff continues to work with the Building Department new software and that Mr. Hemminger has been logging in and reviewing the components of the system. Mr. Delpriore said that new system is “live” for permits, complaints, and Planning Board and Zoning Board of Appeals applications.

***Highway Superintendent:***

Mr. Ford said that Allan Padgham Road has been paved and that chip sealing was completed today. He also said that he was contacted by a representative of National Fuel regarding revised plans which National Fuel received from the applicant for the proposed Alexander–Shear Subdivision along Collett Road and County Road 8. Mr. Ford said that the revised plans include requests by the New York State Department of Environmental Conservation (DED) for delineation of wetlands on the property. On June 4, 2025, the Planning Board approved a 90-day extension of Preliminary Subdivision approval to expire

on September 3, 2025. Mr. Brand and Mr. Delpriore said that the Town staff has not received revised plans from the applicant at this time. Mr. Brand also said that the Victor–Farmington Ambulance Headquarters project at the corner of State Route 96 and County Road 8 is on hold pending the DEC request for delineation of wetlands on that property, as well.

***Planning Board Members:***

Mr. Bellis asked about the status of the uses at the Western New York Commercial Warehouse Project on Loomis Road (PB #0504-23) which received Final Site Plan approval from the Planning Board on May 3, 2023. Mr. Delpriore said he, Town Fire Marshal August Gordner, and Mr. Hemminger met with the property owner and all agreed that the owner has 90 days to work with the tenants to have the unapproved uses of the property removed from the site. Mr. Delpriore said that the Town staff will conduct a complete inspection of the rental units and will provide an update to the Planning Board in July following their inspection and findings. He also said that all tenants must be present when the inspection is made.

Mr. Bellis also asked about the progress of construction and the installation of light poles at the CountryMax warehouse on the southwest corner of Collett Road and Hook Road. The Planning Board approved the Final Site Plan on October 6, 2021 (PB #0602-19). A partial release of the applicant's Letter of Credit was approved on July 17, 2024. Mr. Delpriore said that the owner switched electricians, and that the installation of the light poles is a workflow/scheduling issue with the new electrician's work. Mr. Delpriore said that it is his understanding that the electrician has all the supplies but just has not been able to schedule the work. Mr. Bellis asked about the temporary Certificate of Occupancy. Mr. Delpriore said that the Town Fire Marshal inspected the building and that all safety features have been installed and are working. He said that the owner will be working there only during daylight hours to avoid light pole issues, and that the Town staff will monitor the site's use during the fall. To date, he said that the building is being used only for CountryMax online sales in one small area of the structure, and that the management team has not yet moved in.

Mr. Hemminger said that he heard from a representative of Krossber Brothers Pool and Spa, 5984 State Route 96, regarding their proposal for a new building and a new look to their facility. Mr. Delpriore said that a company representative has reached out to the Town regarding streetscape requirements and is impressed with the document. He said that the company seeks to have a new impressive and destination site for the sale of pools and spas, and that they have looked at a number of similar stores selling these products across the country. He also said that they would like to acquire the lot on the corner of State Route 96 and Hook Road, but Mr. Brand said that this lot has no access from Hook Road.

**9. PUBLIC COMMENTS**

None.

**10. TRAINING OPPORTUNITIES**

■ **MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings**

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

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

**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](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>

**11. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 7:35 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, July 2, 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,

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

**Appendix #1:**  
Proposed amendments to Town Code Chapter 144 Subdivision of Land.