

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, August 20, 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
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 and Parks Superintendent
Paula Ruthven, Town of Farmington Zoning Officer

Attending:

Jake Calabrese, P.E., Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614
Donald J. Cheney, Esq., Cheney Law Firm, PLLC, 336 North Main Street,
Canandaigua, N.Y. 14424
Verna Cowley—**R**
Laura Donaldson, Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way,
Farmington, N.Y. 14425

Elisabeth Dudek, Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way,
Farmington, N.Y. 14425
Christina Fluman, Edge Architecture, 277 Alexander Street, Suite 407, Rochester, N.Y. 14607
John Gabriele, Electric Car Corner, 6162 State Route 96, Farmington, N.Y. 14425
John Iannone, Auto Outlets USA, 5763 Duke of Gloucester Way, Farmington, N.Y. 14425
Cathy Iacoriello, Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way,
Farmington, N.Y. 14425
James Krossber, Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425—**R**
Mike Krossber, Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425—**R**
Tim Lawless, 425 Old Macedon Center Road, Fairport, N.Y. 14450
Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424
Fran Rhyner, 1118 County Road 8, Farmington, N.Y. 14425
Andrew Spencer, R.L.S., BME Associates, 10 Liftbridge Lane East, Fairport, N.Y. 14450
Barbara Stickler—**R**
Kara [?], Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14425
Sara [?], Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14425
Joel [?], Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14425
[?], Electric Car Corner, 6162 State Route 96, Farmington, N.Y. 14425
Zoom User—**R**

1. APPROVAL OF MINUTES

A. Minutes of Workshop Meeting of August 6, 2025:

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, that the minutes of the Workshop Meeting of August 6, 2025, meeting be approved.

Motion carried by voice vote.

B. Minutes of Planning Board Meeting of August 6, 2025:

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, that the minutes of the Planning Board Meeting of August 6, 2025, meeting be approved.

Motion carried by voice vote.

2. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on August 12, 2025:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct three (3) Public Hearings on the 20th day of August 2025, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14424, for the purpose of receiving testimony upon and considering the applications of:

PB #2025-0702: DONALD J. CHENEY, ESQ., c/o Cheney Law Firm, PLLC, 336 North Main Street, Canandaigua, N.Y. 14424; representing Kathy Jo Rhyner and Kolby Rhyner, owners of property at 1118 County Road 8, Tax Map Account 30.00-1-59.100: Request a Special Use Permit for a Major Home Occupation and Preliminary Site Plan approval to allow a Pet Grooming Business according to Chapter 165, Article VI, Section 72, of the Code of the Town of Farmington. There is one additional employee which classifies this use as a Major Home Occupation. The property is zoned RS-25 Residential Suburban District.

PB #2025-0703: KROSSBER ENTERPRISES, LLC, 5984 STATE ROUTE 96, FARMINGTON, N.Y. 14425: Request for Preliminary Site Plan approval. The project proposes an 11,261-square-foot building and related site improvements on two Tax Map Accounts (29.11-1-19.10 and 29.11-1-18.10) that are proposed to be combined and addressed at 5984 State Route 96. The property is zoned GB General Business District.

PB #2025-0704: LAURA DONALDSON, c/o BRIDGES FOR BRAIN INJURY, 5760 DUKE OF GLOUCESTER WAY, FARMINGTON, N.Y. 14425: Request for Preliminary Site Plan approval. The project proposes construction of a 16,000-square-foot Day Programming building and an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area and related site improvements on property at 1111 County Road 8, Tax Map Account 30.00-1-61.100. The property is zoned A-80 Agricultural District.

ALL PARTIES IN INTEREST will be given an opportunity to be heard in respect to such applications. Persons may appear in person, by agent, or via Zoom.

By order of:

Ed Hemminger, Chairperson, Town of Farmington Planning Board

3. NEW PUBLIC HEARING: SPECIAL USE PERMIT AND PRELIMINARY SITE PLAN

PB #2025-0702 New Special Use Permit and Preliminary Site Plan Application

Name: Donald J. Cheney, Esq., c/o Cheney Law Firm, PLLC, 336 North Main Street, Canandaigua, N.Y. 14424; representing Kathy Jo

Rhyner and Kolby Rhyner, owners of property at 1118 County Road 8.

Location: 1118 County Road 8, Tax Map #30.00-1-59.100

Zoning District: RS-25 Residential Suburban District

Request: Special Use Permit for a Major Home Occupation and Final Site Plan approval to allow a Pet Grooming Business according to Chapter 165, Article VI, Section 72, of the Code of the Town of Farmington. There is one additional employee which classifies this use as a Major Home Occupation. The property is zoned RS-25 Residential Suburban District.

On July 16, 2025, the Planning Board determined that this application is complete and scheduled a Public Hearing for the meeting this evening (August 20, 2025).

On August 19, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Donald J. Cheney, c/o Cheney Law Firm, PLLC, Canandaigua, N.Y.; to the owner Francine Rosenberg/Rhyner (Kathi Jo and Kolby Rhyner); to the applicant's engineer William J. Grove, P.E., Grove Engineering, Naples, N.Y.; and to the applicant's surveyor Anthony Venezia, Venezia & Associates, Canandaigua, N.Y.

Prior to the meeting, Mr. Cheney provided the following information:

Cheney Law Firm, PLLC represents Francine Rhyner who is the life tenant at the above captioned real property. Ms. Rhyner is the owner/operator of Paws on Main located at 325 North Main Street, Canandaigua, New York. Paws on Main is a full service pet grooming facility located in the City of Canandaigua. My client wishes to operate a pet grooming facility at her residence/horse farm located at 1118 County Road 8 in the Town of Farmington ("Property"). The goal would be, as Ms. Rhyner nears retirement, she will have a place that she can still groom pets without going to the business in Canandaigua every day. Ms. Rhyner's son is also a licensed dog groomer and may also work at the Property from time to time grooming pets.

The Property is 9.15 acres located on the west side of County Road 8 and is zoned RS-25. There is currently an active horse farm at the Property. The pet grooming business will take place in an existing barn at the Property as shown on the survey prepared by Venezia Professional Land Surveyors. All pet grooming will be indoors and no activities will take place outside. Access to the pet grooming facility will be via an existing paved driveway. A typical pet grooming appointment takes between 1–2 hours. People drop off their pets and return to pick up the pet once grooming is complete. The only exterior change at the Property will be a septic system to handle the gray water from the pet wash facility.

A major home occupation is governed by Section 165-72 of the Town of Farmington Zoning Law and requires the issuance of a special use permit. Ms. Rhyner's compliance with the requirements for a major home occupation/special use permit are detailed below.

1. The Property is currently in compliance with all provisions of Town Code;
2. The Property is the residence of Ms. Rhyner and her family which is the primary use of the Property. There is small active horse farm at the Property. The pet grooming business is subordinate to the primary residential use;
3. There is no other major home occupation use at the Property;
4. Ms. Rhyner is the actual life tenant/owner of the Property and does live at the Property;
5. The only other person who may work at the pet grooming facility will be Kolby Rhyner who is the applicant's son;
6. The major home occupation will be carried on in an existing barn at the Property and not within the principal dwelling unit;
7. The proposed use is not a kennel. No pets will remain at the Property overnight. The services being offered are pet grooming services consisting of trimming the hair and nails on a pet and washing the pet;
8. To the extent site plan review is required by the Planning Board my client is happy to comply. There will be no exterior changes at the Property;
9. The proposed major home occupation will be fairly transparent and unobtrusive. The applicant is making use of an existing building at the Property. The surrounding uses are low density residential and agricultural. The closest property line to the pet grooming facility is about 150 feet to the south with the adjacent use being a field for crops.
 - a. The pet grooming facility will not create any noise. All pet grooming will be inside the building. Pet grooming will occur during normal day time business hours.
 - b. There will be no pedestrian traffic associated with the proposed use.

- c. The major home occupation will have 4-6 vehicles that will drop off a pet and pick up a pet, assuming a full daily schedule for pet grooming. A typical pet grooming takes between 1-2 hours and there will only be one pet grooming station. Vehicle trips will be spaced out and will only occur during the daytime hours;
 - d. Customers will drop their pet at the facility and then will leave and come back to pick up the pet. There is more than adequate parking at the Property to accommodate the drop off and pick up of pets;
 - e. The applicant has no plans to add to existing lighting for the proposed major home occupation;
 - f. There will be no change to the exterior of the building;
 - g. The proposed use will create minimal waste. The pet groomer will use towels that will require laundering;
 - h. There will be no exterior display for the sale of goods, materials, equipment or inventory.
10. The applicant will be requesting a revised sign permit to incorporate the pet grooming business into the existing sign for the horse farm. The sign design is not complete at this time so the applicant will submit a sign permit application in the future for the revised sign.

The proposed pet grooming facility will have minimal impacts. All pet grooming will be done on the interior of an existing building. The Property is 9.15 acres with no adjacent building or structure close to the applicant's property line. The care and grooming of pets has become much more popular with the public at large and this small/low impact facility will be a great addition to the Town of Farmington.

—Donald J. Cheney, Esq., August 18, 2025

Mr. Hemminger opened the Public Hearing on this application.

Mr. Cheney presented this application. Ms. Rhyner also attended.

Mr. Cheney reviewed the description of this application which he had provided in writing prior to the meeting (*see above*). He said that this this would be a pet grooming service and that it would not be a kennel.

Mr. Brand said that this application was classified as a Type II Action under the State Environmental Quality Review regulations (SEQR) at the Planning Board meeting on July 16, 2025, which satisfied the procedural SEQR requirements.

He said that the actions before the board this evening are consideration of the Special Use Permit and Final Site Plan, and that Mr. Cheney provided written responses to the Town Code criteria for a Special Use Permit for a Major Home Occupation. Mr. Brand said that the application is considered a Major Home Occupation because it would be located outside of the primary residence and involves one additional employee.

Mr. Brand said that he strongly supports Farmington as having the best looking dogs. He asked the board to look favorably upon this application.

Mr. Delpriore said that comments from the Town staff on this application have been included in the draft resolution which has been prepared for the board's consideration this evening, and that the application meets the requirements of the Town Code.

Mr. Brabant said that he has no additional engineering comments based upon the information which he has received at this time.

Mr. Hemminger asked twice if anyone in the meeting wished to speak for or against this application, or to ask questions. There were no comments or questions from those in the meeting room.

He then asked twice if anyone on the remote video conference wished to speak for or against the application, or to ask questions. 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.

Mr. Hemminger then closed the Public Hearing. The Public Hearing on PB #2025-0702 was closed.

Mr. Hemminger asked Mr. Cheney if he received the draft resolution prior to the meeting and if he agreed with the conditions of approval. Mr. Cheney said yes.

■ 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 #2025-0702

APPLICANT: Donald J. Cheney, c/o Cheney Law Firm, PLLC, 336 North Main Street, Canandaigua, N.Y. 14424; representing Kathi Jo Rhyner and Kolby Rhyner, owners of property at 1118 County Road 8.

ACTIONS: Special Use Permit and Final Site Plan Approval for a pet grooming business, to be located in a renovated building on property located at 1118 County Road 8, Tax Map Account 30.00-1-59.100, with one employee which is classified as a Major Home Occupation in the RS-25 Residential Suburban District.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight opened a Public Hearing upon the above identified Action and received testimony; and

WHEREAS the Planning Board has considered the Ontario County Planning Board's referral (#125-2025), as being a Class 1 referral, dated August 13, 2025; and

WHEREAS the Planning Board understands that this application is for a Special Use Permit for a proposed dog grooming business that is to be conducted outside the home, with one employee other than the owner, and is, therefore, identified in Chapter 165, Section 72 B. of the Farmington Town Code as a Major Home Occupation; and

WHEREAS Chapter 165, Section 72 B. requires the Planning Board to make findings that all of the criteria listed in sub-sections B. (1) through (12) have been addressed and find that they will be complied with; and

WHEREAS the Applicant has submitted a letter to the Town Director of Planning and Development, dated August 18, 2025, which addresses each of the criteria contained in Chapter 165, Article VI, Section 72. B (1) through (12) of the Farmington Town Code; and

WHEREAS the Farmington Town Code, Chapter 165, Sections 72 B. (8) and 72 D. (2), also requires a Site Plan drawing to be approved by the Planning Board for any Major Home Occupation; and

WHEREAS the Planning Board further understands that there are no additional buildings to be constructed on the site involved with the proposed dog grooming business, and that the only site improvement involves the installation of a second on-site wastewater treatment system being installed for the proposed dog grooming business; and

WHEREAS the Planning Board has, on July 18, 2025, classified the above referenced Action as being a Type II Action under the provisions of Article 8 of the New York State Environmental Conservation Law, the State's Environmental Quality Review (SEQR) Regulations, thereby satisfying the SEQR procedures; and

WHEREAS the Planning Board tonight has closed the Public Hearing upon this Action.

NOW THEREFORE BE IT RESOLVED that the Planning Board finds that the Applicant's Attorney, in his letter to the Town Director of Planning and Development, dated August 18, 2025, has addressed each of the criteria contained in Chapter 165, Article VI, Section 72. B (1) through (12).

BE IT FURTHER RESOLVED that the Planning Board determines, based upon its review of the Applicant's Attorney's responses, that all of the criteria listed in Chapter 165, Article VI, Section 72 B. (1) through (12) have been met and, therefore, approves a Special Use Permit for a dog grooming business involving one (1) additional employee with the following conditions:

- (1) A/all Building Permit(s) is/are to be applied for the proposed renovation to an existing building where the proposed dog grooming business is to be located; and
- (2) The proposed dog grooming operation shall be conducted entirely within a portion of an existing building being renovated and shown on the Final Site Plan drawing prepared by Venezia Associates and said building shall not be used for any residential purpose; and
- (3) No Certificate of Occupancy for the proposed dog grooming building is to be issued by the Town Code Enforcement Officer (CEO) until: (a) an on-site wastewater treatment system permit for the proposed on-site wastewater treatment system that is shown on drawings prepared and stamped by William J Grove, P.E., Grove Engineering, PLLC, dated April 24, 2025, Sheets 1 of 7 through 7 of 7, has been issued by the CEO; and (b) the installation of said system has been inspected and approved by a Certified Inspector in accordance with the regulations contained in Chapter 126 of the Farmington Town Code, entitled "Individual On-Site Wastewater Treatment System Law;" and
- (4) A Final Site Plan, for this Special Use Permit has been signed by the Planning Board Chairperson and filed in the Town Development Office.

BE IT FURTHER RESOLVED that the Planning Board does hereby grant Final Site Plan Approval for the proposed Special Use Permit identified above herein with the following conditions:

- (1) The drawing entitled "Map of Survey prepared for: Kathi Jo & Kolby Rhymer, showing land a 1118 County Road 8, Town of Farmington, New York," prepared by Venezia Professional Land Surveyors and identified as Job #25023, signed and stamped by Anthony A. Venezia, Licensed Land Surveyor, dated 01/30/2025, as is to be further amended is hereby approved as the required Final Site Plan drawing for the above referenced Special Use Permit, with the following conditions:

- (a) The title of the drawing is to be amended to read . . . “Final Site Plan, Kathi Jo & Kolby Rhyner, Dog Grooming Business;” and
- (b) There is to be a signature line added for the Planning Board Chairperson’s signing and dating and in the location shown on Appendix G-12.0 of the adopted Town of Farmington Site Design and Development Criteria Manual; and
- (c) There is to be a General Note added to this drawing that identifies the entire site lies within a Zone C, Area of Minimal Flood Hazard, as identified on Panel Number 0020B, Community Number 361299, effective date September 30, 1983; and
- (d) There is to be a General Note added to this drawing that identifies the Final Site Plan drawing is a condition of Town Planning Board File PB#2025-0702, dated August 20, 2025; and
- (e) There is to be a General Note added to this drawing that identifies the “Proposed Location of Septic Field for Dog Grooming Business” shown on the drawing is based upon the design plan drawings prepared and stamped by William J Grove, P.E., Grove Engineering, PLLC, dated April 24, 2025, Sheets 1 of 7 through 7 of 7; and
- (f) There is to be a General Note added to this drawing that identifies any additional site lighting for the proposed dog grooming business shall be subject to the requirements contained in Chapter 165, Article V, Section 64 of the Farmington Town Code; and
- (g) There is to be a General Note added to this drawing that identifies any Commercial Speech Sign for the proposed dog grooming business is subject to compliance with the provisions of §165–38 through –49 of the Farmington Town Code.

BE IT FURTHER RESOLVED that this Final Site Plan Approval with the conditions listed above herein is valid for a period of 180 days from today and shall automatically expire unless the Final Site Plan drawing has been signed and filed in the Town Development Office, or there has been a request submitted to the Town Development Office for an extension of time to allow for the site plan conditions to be complied with.

BE IT FURTHER RESOLVED that no Building Permit shall be issued until the Planning Board Chairperson’s signature has been affixed to the Final Site Plan drawing.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Donald J. Cheney, Cheney Law Firm, PLLC, 336 North Main Street, Canandaigua, N.Y. 14424, or emailed to dcheney@cheneyfirm.com; the property owner Kathi Jo and Kolby Rhyner, 1118 County Road 8, Farmington, N.Y. 14425 or emailed to

pawsonmainstreet grooming@gmail.com; the Applicant's Surveyor Anthony A. Venezia, L.L.S, Venezia Associates, Professional Land Surveyors, 336 North Main Street, Canandaigua, N.Y. 14424, or anthony@veneziasurvey.com; the Applicant's Engineer, William J. Grove, P.E., Grove Engineering, PLLC, 8677 State Route 53, Naples, N.Y. 14512, or grove.engineering@yahoo.com; 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.

4. **NEW PUBLIC HEARING: PRELIMINARY SITE PLAN**

PB #2025-0703 New Preliminary Site Plan Application

Name: Krossber Enterprises, LLC, c/o James Krossber,
5984 State Route 96, Farmington, N.Y. 14425

Location: 5984 State Route 96 and 5974 State Route 96

Zoning District: GB General Business and MTOD Major Thoroughfare Overlay District

Request: Preliminary Site Plan approval. The project proposes an 11,261-square-foot building and related site improvements on two Tax Map Accounts (29.11-1-19.10 and 29.11-1-18.10) that are proposed to be combined and addressed at 5984 State Route 96. The property is zoned GB General Business District.

On July 16, 2025, the Planning Board determined that this application is complete and scheduled a Public Hearing for the meeting this evening (August 20, 2025).

On August 14, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant James Krossber and to his consulting engineering office Marks Engineering (Brennan Marks, P.E., and Lindsey Tidd).

Mr. Hemminger disclosed that he is the Commander of the Farmington AMVETS Post #332 and that the applicants have made a donation to the AMVETS Post which will raffled off as a fund-raising project for the Post. To remove any appearance of a conflict of interest, Mr.

Hemminger recused himself from participating in the discussion or the determination of this application and stepped down from the dais.

Mr. Viets then conducted this portion of the meeting.

Mr. Viets opened the Public Hearing on this application.

Mr. Marks presented this application. James and Michael Krossber attended via remote video conference.

Mr. Marks said that the applicants wish to expand their current business (Krossber Pools and Spas) by adding a new building of a little over 11,000 square feet on an adjacent parcel of land which will be annexed to their current property. He said that additional parking would be added to the site and that the project will include utility infrastructure and a landscaping buffer.

Mr. Marks said that the existing building on the property will be used for storage and office space and that the new building will include an indoor showroom to display their products, additional offices, and will better and improve the site for their business.

Mr. Brand said that a 30-day coordinated review under the State Environmental Quality Review (SEQR) regulations with the two identified SEQR Involved Agencies (New York State Department of Transportation and Canandaigua–Farmington Consolidated Water District) was established from July 18, 2025, to August 18, 2025. He said that no objections were received from either of the two agencies to the Planning Board's intent to be designated as the SEQR Lead Agency for making the environmental determination on this application, which Mr. Brand said in the next step in the process.

Mr. Brand said that the Planning Board is ready this evening to designate itself as the SEQR Lead Agency for making the environmental determination and to direct the Town staff to prepare Part 2 and Part 3 of the Full Environmental Assessment Form.

Mr. Brand asked Mr. Marks if he received the draft resolution prior to this evening's meeting. Mr. Marks said yes.

Mr. Delpriore said that the application has been referred to the Town staff for comments. He acknowledged receipt of a revised set of Preliminary Site Plan drawings which were received on August 5, 2025, from Marks Engineering (*see* Attachment #01 to the project abstract) and which have been uploaded to the Planning Board database for review.

Mr. Brand said that this application was referred to the Ontario County Planning Board (OCPB, Referral #126 of 2025), as a Class 1 referral, that the OCPB reported that there would be no countywide impact, and that the application complies with the County [regulations].

Mr. Brabant said that this application has been referred to MRB Group for review and that he will provide engineering comments prior to the next meeting.

Mr. Viets asked twice if anyone in the meeting wished to speak for or against this application, or to ask questions. There were no comments or questions from those in the meeting room.

He then asked twice if anyone on the remote video conference wished to speak for or against the application, or to ask questions. There were no comments or questions from those on the remote video conference.

Mr. Viets said that the Public Hearing will be continued to the next meeting on September 3, 2025, at which time the board is expected to make the SEQR determination.

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
SEQR LEAD AGENCY DESIGNATION**

PB #2025-0703

APPLICANT: **Krossber Enterprises, LLC, 5984 State Route 96,
Farmington, N.Y. 14425**

ACTION: **Designation of Lead Agency Status, directing drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) and a draft resolution for findings and making a determination of significance be prepared under the provisions of the State Environmental Quality Review (SEQR) Regulations, for the proposed construction of an 11,361 square foot building and related site improvements on property identified as Tax Map Account Numbers 29.11-1-19.10 and 29.11-1-18.10 which are to be combined into one account. The property is located along the north side of State Route 96, west of the Hook Road intersection and east of Commercial Drive intersection.**

WHEREAS the Town of Farmington Town Planning Board (hereinafter referred to as Board) has classified the proposed Action referenced above as an Unlisted Action (hereinafter referred to as Action) under 6NYCRR, Part 617, Article 8 of the State Environmental Conservation Law (ECL), the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS the Board has completed a coordinated review for said Action with Involved Agencies, which ended at noon on Monday, August 18, 2025; and,

WHEREAS the Board received no objection from any Involved Agency to it being designated the Lead Agency for making findings and a determination of significance upon the proposed Action.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby designate itself as the Lead Agency under the SEQR Regulations, for the above referenced Action.

BE IT FURTHER RESOLVED that the Board directs the Town Director of Planning and Development to prepare drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for the Board's review and acceptance at their meeting on Wednesday, September 3, 2025.

BE IT FURTHER RESOLVED that the Board directs the Town Director of Planning and Development to prepare a draft resolution of findings and making a determination of significance upon the proposed Action for the Board's review and acceptance at their meeting on Wednesday, September 3, 2025.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant James Krossber, 5984 State Route 96, Farmington, N.Y. 14425 (jim@krossber-pools.com); the Applicant's Engineer Brennan Marks, P.E., at Marks Engineering, P.C., 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (bmarks@marksengineering.com); the Involved Agencies identified under SEQR for the coordinated review (i.e., New York State Department of Transportation, attn: Matthew Oravec, P.E.; and Canandaigua–Farmington Consolidated Water District, attn: Aaron Bissell, Water and Sewer Superintendent); Farmington Town Staff; Farmington Town Engineers, MRB Group, D.P.C., Attn: Lance S. Brabant; and a copy filed with the Town of Farmington Development Office.

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

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

Motion carried.

Following the voting, Mr. Hemminger returned to his place on the dais.

5. NEW PUBLIC HEARING: PRELIMINARY SITE PLAN

PB #2026-0704 New Preliminary Site Plan Application

Name: Laura Donaldson, c/o Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14425.

Location: 1111 County Road 8, Farmington, N.Y. 14425

Zoning District: A-80 Agricultural District

Request: Preliminary Site Plan approval for construction of a 16,000-square-foot Day Programming building and an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area and related site improvements on property at 1111 County Road 8, Tax Map Account 30.00-1-61.100. The property is zoned A-80 Agricultural District.

On July 16, 2025, the Planning Board determined that this application is complete and scheduled a Public Hearing for the meeting this evening (August 20, 2025).

On August 14, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Laura Donaldson; to her engineer Jake Calabrese, P.E., of Marathon Engineering; to Thomas Yourch, Chairperson, Farmington Zoning Board of Appeals; and to the applicant's architectural firm of Edge Architecture, c/o Allen Rossignol, AIA, LEED, AP; and Project Manager Christina Fluman.

Prior to the meeting, Mr. Calabrese submitted the following information:

On behalf of our client, Bridges for Brain Injury, Inc., we are pleased to submit plans and related materials of the above-referenced project for your review, and request that this application be placed on the agenda for the Town of Canandaigua Project Review Committee meeting of August 7, 2025, and subsequently the August 20, 2025 agenda of the Planning Board for Preliminary Site Plan Approval and the August 25, 2025 agenda of the Zoning Board of Appeals for Variance Approval.

Bridges for Brain Injury guides individuals with traumatic brain injuries and physical disabilities and their families, by "bridging the gap" between surviving and living lives of independence with dignity and hope. Each person receives a comprehensive assessment and a service plan that is individually tailored to meet their specific goals, interests, and needs. These services can include service coordination, life skills training and day program services.

The Wildlife Rockstars Program is a wildlife and conservation education program run by Bridges for Brain Injury staff and day program members. As part of their rehabilitation, members are rebuilding and learning new skills as they are trained in the handling and care of live native and exotic animals, birds, reptiles and more.

Bridges For Brain Injury, who received a Temporary Use Permit from the Town last year, is proposing to expand their operation by constructing a 16,000-square-foot Day Programming Building, an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area, as well as infrastructure and parking improvements. These will be constructed on their existing 24.7-acre site having Tax Map #30.00-1- 61.100, located on the east side of County Road 8 approximately 0.4 miles north of NY Route 96.

We have identified two variances that will be required:

Item	Required	Proposed	Comment
§165-55-B Keeping of Animals Animal Shelter Setback from Side and Rear Lot Lines	200 feet	49 feet	Variance req'd.
§165-55-B Keeping of Animals Farm Animal Waste Setback from any Lot Line	200 feet	50 feet	Variance req'd.

**Stormwater Management and Utility Memorandum
Bridges for Brain Injury, Inc., 1111 County Road 8
July 10, 2025**

Bridges For Brain Injury, is proposing to relocated to 1111 County Road 8 in the Town of Farmington to expand their operation by constructing a 16,000-square-foot Day Programming Building, an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area, as well as infrastructure and parking improvements. They have already been granted a Temporary Use Permit from the Town last year. The proposed improvements will be constructed on their existing 24.7-acre site having Tax Map #30.00-1-61.100 located on the east side of County Road 8, approximately 0.4 miles north of NY Route 96.

The project includes utility infrastructure, pedestrian, and vehicular circulation (all internal to the site). Lighting and landscaping will be installed, and stormwater management improvements made to support the project.

The following is a summary of the utilities servicing the site and a brief discussion on proposed stormwater management:

Water—The existing structures are serviced by a private water service with a meter in tile. This service will be abandoned and a new combined water service extended down the existing driveway. This routing was chosen to permit limited impact to the existing trees along the entry way and install the proposed backflow and meter for the larger service within an existing structure. The combined service will be 6" and provide an anticipated 5 gpm

of domestic demand and 250 gpm fire sprinkler demand. No hydrant will be provided off of the proposed water service, instead, a dry hydrant will be installed in the existing pond to provide the needed fire flow (NFF) recommended by ISO. NFF is 750 gpm, 250 will be provided by the sprinkler system, 500 gpm for duration of 1 hour is 30,000 gallons, the permanent pool of the pond has 2.5 million gallons and therefore the dry hydrant is sufficient to supply the additional fire flow needed for the project.

Calculations for sizing the water service and the available volume of the pond are in Appendix A of this memo.

Sanitary—Infiltration and geotechnical testing has been performed at multiple locations on the site to determine if on-site wastewater treatment is feasible. Tight soils, limited slope and evidence of high groundwater have been observed which limit options for septic systems to treat wastewater.

Therefore, an on-site package treatment plant will be installed to treat wastewater for the project in conjunction with eOne private pumps and force mains to convey the sewage from the proposed buildings to the treatment area. The on-site package treatment plant is proposed to be a Membrane Bioreactor system with an ultraviolet (UV) disinfection module manufactured by Enereau (or equal). The package plant will be installed in the northeast corner of the site and discharge treated effluent to surface waters. It is anticipated that this will require an individual SPDES permit from the New York State Department of Conservation (NYSDEC) due to the daily flow at full build-out exceeding 1,000 gallons per day (GPD).

Daily flow calculations as well as detail on the Enereau nrPUR MBR system are in Appendix B of this memo.

Storm—The proposed stormwater runoff will be collected into the project's storm sewer system and conveyed to the existing stormwater management facility. The proposed building roof runoff will also be connected to the existing system. Storm sewers will be privately owned and maintained, and will be sized for a 10-year storm event

Stormwater Management—The proposed project will disturb more than one (1) acre of land and is therefore subject to the NYSDEC general permit and will require a stormwater pollution prevention plan (SWPPP) to be completed and a Notice of Intent (eNOI) to be filed to obtain coverage. The site is located within the Black Creek watershed which is not a 303(d) watershed requiring additional treatment. The project is classified as a redevelopment project with an increase in impervious area and will utilize the existing pond as a stormwater management facility. It is anticipated that improvements to the existing pond and 18" outlet pipe will be necessary to comply with the permit such as: addition of an outlet control structure to regulate flows, shelving of

the pond banks to create an aquatic bench and stabilization of the interior banks of the pond with vegetation.

Required minimum runoff reduction volumes (RRv) and Water Quality Volumes (WQv) volumes are as follows:

Design Requirements Table

Volume	Required	Provided
RRv	2.2 acres	3.7 acres
WQv	1.7 acres	0.85 acres

RRv and WQv will be provided via tree wells and bioretention areas with remaining WQv provided in the permanent pool of the modified stormwater management facility.

See Appendix C for required and provided RRv and WQv calculations and a figure from the NYSDEC Environmental Resource Mapper showing that the existing pond is not identified as a potential wetland. A full Stormwater Prevention Plan will be provided prior to preliminary approvals for review by the town engineer.

Gas and Electric—Gas and electric services are anticipated to be run from existing mains that run within the County Route 8 right-of-way and will be coordinated directly with RG&E.

Lighting—The proposed site will utilize pole-mounted site lighting. The luminaires will be down-facing LED light fixtures, which are “Night Sky” compliant. These lighting features are intended to use energy efficiently and minimize glare on adjacent properties, in accordance with Town Code.

—*Jake Calabrese, P.E., Marathon Engineering, July 10, 2025*

Mr. Hemminger opened the Public Hearing on this application.

Mr. Calabrese, Ms. Donaldson and Ms. Fluman presented this application.

Mr. Calabrese reviewed the description of this application which he had provided in writing prior to the meeting (*see above*).

Ms. Donaldson, who is the CEO and co-founder of Bridges for Brain Injury, said that the only difference between people that they serve and all of us here this evening is a tragic moment, i.e., a car accident, assault, a fall or a health crisis, such as a stroke or a brain cancer or aneurism, just to name a few. She said that everyone who they work with has a long-term

disability with lifelong challenges. Ms. Donaldson said that their mission is about bridging the gap between simply surviving the tragedy to finding a new way to thrive and a new purpose in life.

She said that their services are throughout a six county area by providing service coordination, case management and life skills training. Their day program is based in Farmington and operates from Monday through Saturday offering education, recreation, and social outings and activities.

Ms. Donaldson said that one of their signature services is the Wildlife Rockstars Program which is the only program of its kind in the United States. She said that as part of their rehabilitation their members work with and learn about exotic and native animals. They have about 40 different species which they care for, and the members travel throughout New York State giving presentations about the animals and environmental conservation, as well as brain injury awareness. Last year alone, their members gave presentations to about 10,000 people, and this year they have already surpassed that, as they develop their work skills.

Ms. Donaldson said that their vision for their property is to be able to offer more of a healing nature-based program for their members, versus a clinical program—something in nature, working outside, working with animals, expanding their animals' enclosures with more natural habitats for them. They currently have animals in a small outdoor area and in an office building.

She said that some ideas for the property are to offer more unique programming for their members, working with farm animals, woodworking, gardening and taking these to farm-to-table cooking classes.

Ms. Donaldson said that they have been a member of the Farmington community for 13 years and are looking to set some permanent roots instead of renting which they have been doing. She said that this project will give them the opportunity to move their operations and expand and add to the programs including pre-vocational efforts, and to serve others in the community including veterans and those with other disabilities.

Ms. Donaldson said that it is a blessing for them to have the property and to move forward on the project.

Mr. Calabrese said that the new property is located at 1111 County Road. He said that the existing property has two masonry buildings, a one-story home and a horse barn. He said that the horse barn will be removed, and that the single-story home and masonry buildings will remain on site and will be incorporated as part of the site plan.

Mr. Calabrese reviewed the elevation drawings on the video screen and described the location of the fenced area for animals and multiple wildlife enclosures. He said that the current driveway will be widened to about 20 feet to protect the existing trees and to create an entranceway to the property. Mr. Calabrese said that sidewalks will be constructed throughout the site to connect the Day Program buildings and the Wildlife Center with a hardscape to the west of

the existing pond on the site. He said that two bridges will be constructed for access from the hardscape to two islands.

Mr. Calabrese said that stormwater will be managed onsite and will be treated with bioretention and rain harvesting to help with providing water to the animals. Drainage will be run through the existing pond on the site and then dropped to the east of the property to a creek.

He said that water service will be extended from County Road 8 down through the center of the driveway, that both buildings will be sprinklered, and that there will be a dry hydrant installed on the existing pond.

Mr. Calabrese described the two area variances which the applicant will request from the Zoning Board of Appeals (*see* p. 16, above).

He also said that a small wastewater treatment will be required and that he will work with the New York State Department of Environmental Conservation regarding the details.

Ms. Fluman reviewed the architectural details and the site plan master plan which were displayed on the video screen. She said that there are a number of site features which they are trying to amplify as part of the site master plan program, how they oriented the buildings, and why they are where they are.

Ms. Fluman described the main entry driveway as a beautiful promenade with the trees on both sides. She said that they are trying to maintain this and use this as a main entry drive with access to both main buildings coming off the drive.

She said that the termination of the entry is really the central focal point of the site design. Ms. Fluman described the location of the main pedestrian area which has been created, with all traffic to be kept to the northeast part of the site. The southeastern portion will be an accessible pedestrian area.

Ms. Fluman described the building elevations and floor plans which were displayed on the video screen. She said that the buildings were designed to keep with the agricultural context of the site and of Farmington, using metal siding, heavy timber, exaggerated roof overhangs and with a modern twist of darker colors and large glass windows.

Mr. Brand said that a 30-day coordinated review period under the State Environmental Quality Review (SEQR) regulations with the five identified SEQR Involved Agencies (New York State Department of Environmental Conservation, New York State Department of Health, Ontario County Department of Public Works, Town of Farmington Zoning Board of Appeals, and Canandaigua–Farmington Consolidated Water District,) was established from July 18, 2025, to August 18, 2025. He said that no objections were received from these agencies to the Planning Board's intent to be designated as the SEQR Lead Agency for making the environmental determination on this application.

Mr. Brand said that this project will be a very welcome addition to Farmington. He said that their current location has been hidden for 13 years and that now is the time to shine, that the organization could not have selected a better site, that we should make this happen, and that he wishes the organization all success.

Mr. Delpriore said that the application has been forwarded to Town staff, that comments will be provided at the Preliminary Site Plan stage, and that the staff has no objections to this evening's SEQR Lead Agency draft resolution.

Mr. Brabant said that MRB Group also has received the application and will prepare comments prior to the next meeting. He said that he has no objections to the Planning Board's intent to be designated as the SEQR Lead Agency for making the environmental determination.

Mr. Brand said that the Ontario County Planning Board (OCPB) reviewed this application as a Class 1 Action with no major comments or objections.

Mr. Hemminger asked twice if anyone in the meeting wished to speak for or against this application, or to ask questions. There were no comments or questions from those in the meeting room.

He then asked twice if anyone on the remote video conference wished to speak for or against the application, or to ask questions. There were no comments or questions from those on the remote video conference.

Mr. Hemminger said that the Public Hearing will be continued to the next meeting on September 3, 2025, at which time the board is expected to make the SEQR determination.

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
SEQR LEAD AGENCY DESIGNATION**

PB #2025-0704

APPLICANT: Laura Donaldson, c/o Bridges for Brain Injury, 5760 Duke of Gloucester Way, Farmington, N.Y. 14425

ACTION: Designation of Lead Agency Status and directing drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs) be prepared under the provisions of the State Environmental Quality Review (SEQR) Regulations, for the

proposed construction of a 16,000-square-foot Day Programming building, an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area, and related site improvements on property located at 1111 County Road 8, Tax Map Account Number 30.00-1-61.100, located along the east side of County Road 8, north of State Route 96 and south of the Ontario County Railroad property.

WHEREAS the Town of Farmington Town Planning Board (hereinafter referred to as Board) has classified the proposed Action referenced above as an Unlisted Action (hereinafter referred to as Action) under 6NYCRR, Part 617, Article 8 of the State Environmental Conservation Law (ECL), the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS the Board has completed a coordinated review for said Action with Involved Agencies, which ended at noon on Monday, August 18, 2025; and,

WHEREAS the Board received no objection from any Involved Agency to it being designated the Lead Agency for making findings and a determination of significance upon the proposed Action.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby designate itself as the Lead Agency under the SEQR Regulations, for the above referenced Action.

BE IT FURTHER RESOLVED that the Board directs the Town Director of Planning and Development to prepare drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for the Board's review and acceptance at their meeting on Wednesday, September 3, 2025.

BE IT FURTHER RESOLVED that the Board directs the Town Director of Planning and Development to prepare a draft resolution of findings and making a determination of significance upon the proposed Action for the Board's review and acceptance at their meeting on Wednesday, September 3, 2025.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Laura Donaldson, c/o Bridges for Brain Injury, 5760 Duke of Gloucester Way, Farmington, N.Y. 14425 (ldonaldson@bridgesforbraininjury.org); the Applicant's Engineer, Jake Calabrese, P.E., Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614 (jcalabrese@marathoneng.com); the Applicant's Architect, Allen Rossignol, AIA, LEED, AP, Edge Architecture, 277 Alexander Street, Suite 407, Rochester, NY 14607 (allen@edge-architecture.com); the Involved Agencies identified under SEQR for the coordinated review (i.e., New York State Department of Health, New York State Department of Environmental Conservation, Ontario County Department of Public Works, Town of Farmington Water and Sewer Department, Town of Farmington Zoning Board of Appeals); Farmington Town Staff; Farmington Town Engineers, MRB Group, D.P.C., attn: Lance S. Brabant; and a copy filed with the Town of Farmington 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.

Following the voting, Mr. Hemminger encouraged the applicant and her engineer to work closely with the Town staff on the details of this application, and to especially attend the meetings of the monthly Project Review Committee. He said that the more they work with the Town staff, the easier the process will be.

**6. LETTER OF CREDIT ESTABLISHMENT
T&M Properties of WNY, LLC (Villager Construction)**

■ 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
T&M PROPERTIES OF WNY, LLC (VILLAGER CONSTRUCTION)
LETTER OF CREDIT ESTABLISHMENT
OVERALL SITE IMPROVEMENTS, LOOMIS ROAD PARK PROJECT**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated August 15, 2025, from Ronald Brand, Director of Planning and Development, a letter from Lance S. Brabant, CPESC, MRB Group, dated August 7, 2025, which identifies their coordinated review with Matt Heilmann, Town Construction Inspector of a Letter of Credit (LOC) to be established for overall site improvements consistent with the approved Final Site Plan, file #PB 2025-0202 and a draft resolution for the Planning Board to recommend to the Town Board acceptance of the establishment of a LOC for the above referenced Action; and

WHEREAS their recommendations are to establish a LOC for allowing overall site improvements, in the total amount of \$778,843.24; and

WHEREAS under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether to honor the requested establishment of a Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project, the recommendations from the Town Construction Inspector

and the Town Engineers, and the Determination from the Town Director of Planning and Development, does hereby recommend that the Town Board take formal action to approve the request to establish a Letter of Credit in the total amount of \$778,843.24.

BE IT FINALLY RESOLVED that a certified copy of this resolution and a cover memo from the Planning Board Chairperson are to be provided to: Farmington Town Clerk; Farmington Town Supervisor; Farmington Town Highway and Parks Superintendent; Farmington Town Water and Sewer Superintendent; Farmington Town Construction Inspectors; Farmington Town Code Enforcement Officer; Farmington Town Engineers, MRB Group, D.P.C.; Farmington Town Director of Planning and Development; the Applicant's Engineer; and the Applicant.

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. CONTINUED FINAL SITE PLAN AMENDMENT

PB #2025-0701 Continued Final Site Plan Amendment Application

Name: Auto Outlets USA (Electric Car Corner), 6162 State Route 96, Farmington, N.Y. 14425

Location: 6162 State Route 96

Zoning District: GB General Business

Request: Final Site Plan Amendment approval for a proposed 1,980-square-foot maintenance building addition to the Electric Car Corner Principal Structure, and related improvements at the above address, Tax Map Account #29.00-1-73.110.

On June 7, 2023, the Planning Board approved the Final Site Plan for Electric Car Corner (PB #0204-23). The Planning Board Chairperson signed the Final Site Plan on June 28, 2023.

On July 16, 2025, the Planning Board determined that this application is complete and scheduled the public meeting upon this application for the meeting this evening (August 20, 2025).

On August 14, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant John Iannone and to his engineer J. Lincoln Swedrock, P.E., of BME Associates. On August 18, 2025, Draft #2 of the resolution was sent via email to the distribution list for this application.

On August 15, 2025, Mr. Iannone sent a letter to Mr. Hemminger informing the Town of the closing of Auto Outlets USA at 5763 Duke of Gloucester Way and the transfer of the vehicle inventory to Electric Car Corner at 6162 State Route 96 (*see Attachment #01 to Auto Outlets USA abstract*).

Mr. Spencer of BME Associates presented this application. Mr. Iannone and Mr. Gabriele also attended.

Mr. Spencer said that the applicant plans the addition of a maintenance building to be attached to the existing Electric Car Corner building on the site. He said that the new structure would be placed to the rear of the existing building and that the two buildings would be attached through a breezeway connection. He said that the gravel parking will remain and would be restriped.

Mr. Spencer said that the owners understand that the Special Use Permit which had been approved for Electric Car Corner (PB #0902-22, October 5, 2022) allows for 90 vehicles to be on the site for sale. He said that vehicles will be coming in at different time frames and in various numbers with each delivery.

Mr. Spencer said that all utilities for the new building are on the site today. He said that any connections to water and electricity will be through the existing structure.

Mr. Spencer acknowledged the Town staff comment in draft condition of approval #2 that the position of the new structure will not be located on top of the sanitary sewer lateral. He said that the building has been placed outside of the sanitary sewer lateral. He reviewed the location of the building on the drawing which was displayed in the meeting room.

Mr. Spencer said that there will be no change to the existing pole-mounted lighting fixtures, and that existing pole-mounted lights will remain. He said that the only additional lighting which may be incorporated may be installed above the service bay overhead doors.

An elevation rendering of the new building was displayed in the meeting room. Mr. Hemminger requested that any new lighting be dark-sky compliant.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening for the approval of this application with conditions. He said that the draft had been distributed to the applicant and his engineer prior to the meeting.

Mr. Delpriore said that this application was reviewed by the Town staff, that their comments have been included in the draft resolution, and that the staff is ready to move forward.

Mr. Brabant said that this application was not referred to MRB Group, and that he has no comments on it.

Mr. Bellis asked if the building sign will change because of the closing of Auto Outlets USA and the transfer of vehicles to Electric Car Corner. Mr. Iannone said that there will just be a sign on the window which will be visible as customers walk in.

Mr. Bellis asked about the existing number of parking spaces, and if there would be fewer parking spaces. Mr. Spencer said that the new building will take the place of some parking spaces, and that these spaces have been removed. He said that the inventory at Auto Outlets USA is being distributed to Electric Car Corner, and to other locations owned by the owner, and that they will wait and see how sales are going before considering whether to apply for an amendment to their Special Use Permit [regarding the maximum number of vehicles on the site]. He said that the number of vehicles in inventory usually drops between September and the first of April, that they are always holding about 65 vehicles in inventory at Electric Car Corner, and that they have been actively trying to disburse vehicles to their other locations. He said that he hopes they can come back [to the Planning Board], but for now they do not see a need for parking until they see an uptick in business.

Mr. Iannone said that there is a cost for them to move cars, and they have been trying to sell cars off [the Auto Outlets USA] lot. He also said that they have a mixture of gas and electric cars for sale at Electric Car Corner.

Mr. Gabriele said that they purchased the building on State Route 96 for Electric Car Corner because they wanted to own the property and because State Route 96 is a much more commercial-friendly thoroughfare. He said that it is easier to reach the State Route 96 location from the Thruway than from the State Route 332 location due to motorists not having to “loop” from the southbound lane of State Route 332 to reach Auto Outlets USA which is located on the northbound lane.

Mr. Gabriele said that this is a more strategic move for them. Mr. Bellis said that he was concerned about the loss of parking spaces [due to the new building on the Electric Car Corner site]. Mr. Iannone said that they may lose about four parking spaces. Mr. Gabriele said that they employ vehicle transport people and are also relocating vehicles to their sites in Wolcott, N.Y., and Webster, N.Y.

Mr. Hemminger said that the second draft of the resolution included the requirement that a Knox Box be installed, per the fire department and the Town fire marshal. He said that is a common requirement.

Mr. Hemminger also said that he understands the cost of paving the parking area, and that the gravel surface of the parking area must be dust free. He also said that all parking on the site must be in the designated parking area and not on the grass. Mr. Hemminger said that this is just a reminder.

He also said that he appreciated the letter from Mr. Iannone [regarding the closing of Auto Outlets USA on State Route 332 and the relocation of the vehicle inventory from that site].

Mr. Hemminger asked if the applicant received the draft approval resolution and if he was okay with the conditions of approval. Mr. Spencer said yes.

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 #2025-0701

APPLICANT: **Auto Outlets USA (Electric Car Corner),
6162 State Route 96, Farmington, N.Y. 14425**

ACTION: **Final Site Plan Amendment, Tax Map Account 29.00-1-73.110,
for a proposed 1,980-square-foot maintenance building
addition to the Electric Car Corner Principal Structure and
related site improvements at the above address.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight received an application for the above referenced Action, which includes:

- (a) A drawing prepared by BME Associates, prepared by A. Spencer/J. Squier, entitled “Electric Car Corner, Amended Final Site Plan, 6162 State Route 96,” dated July 2025, Drawing No. 01, Project No. 2988; and
- (b) Two building elevation photos, Project No. 2988, dated 8/4/2025, entitled “Electric Car Corner Front Elevation Rendering and Electric Car Corner Rear Elevation Rendering having the same Project Number and Date; and
- (c) Town Staff comments from Matt Heilmann, Construction Inspector; and Dan Delpriore, Code Enforcement Officer; and
- (d) The Ontario County Planning Board referral number 124-2025, a Class 1 Action, with the following comment: “Proper disposal of waste and fluids from vehicle maintenance/servicing needs to be ensured;” 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 approves the Final Site Plan Amendment with the following conditions:

1. The title of the drawing is to be amended by adding the word Amendment to read . . . “Final Site Plan Amendment.”
2. The Applicant’s Engineer is to confirm in writing that the location of the building addition as being amended shows the northeast portion of the existing building while the building elevation photos depict a northwest portion of the existing building for the addition. The concern is that the building addition does not conflict with the existing sanitary lateral location.
3. There is to be a note added to the drawing identifying whether there will be any floor drains in the building addition, and if so provide the calcs showing that the current oil/water separator in the existing building has adequate capacity.
4. The final site plan drawing and photos need to add signature blocks as shown in the location in Appendix G-12, Town of Farmington Site Design and Development Criteria Manual.
5. A statement is to be added to the final site plan drawing that all new parking areas will be installed and striped to Town standards as shown on Appendix H-14 of the above referenced Town Manual.
6. The final site plan drawing needs to show all the utilities on the site, including whether the new building addition will have an oil/water separator for the floor drains in that addition.
7. The existing site lighting and illumination patterns are to be shown on the proposed final site plan amendment drawing to include the proposed site lighting and illumination pattern for the proposed building addition.
8. The existing gravel surface drive aisles and parking spaces need to be designed and constructed to comply with the Town’s requirement in Chapter 165, for dust free surfaces.
9. Per the Fire Department and the Fire Marshal, a Knox Box is to be installed.

BE IT FURTHER RESOLVED that this Final Site Plan Approval with Conditions is valid for a period of 180 days from today and shall automatically expire unless the drawing and photos are signed within this period, or there has been a request for an extension of time to allow for these conditions to be complied with.

BE IT FURTHER RESOLVED that no Building Permit shall be issued until signatures have been affixed to the amended final site plan drawing and photo simulations.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicants John Iannone and John Gabrielle, Auto Outlets Electric Car Corner; the Applicant's Engineer, J. Lincoln Swedrock, P.E., at BME Associates; 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.

8. NEW SPECIAL USE PERMIT

PB #2025-0803 New Special Use Permit Application

Name: Terry and Stephanie Young, 4971 State Route 96, Shortsville, N.Y. 14548

Location: 4971 State Route 96, Tax Map #43.00-1-2.000

Zoning District: A-80 Agricultural District

Request: Determination of a complete application for a Special Use Permit to operate a dog kennel in the basement of an existing dwelling with a related outdoor private dog park, and the sales of dog treats, accessories and decorations to the general public on property located at 4971 State Route 96.

On August 15, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Terry and Stephanie Young.

The applicants or a representative were not present at the meeting or via remote video conference.

Mr. Brand said that this application is not complete, and that the biggest part is the need for a site plan. Mr. Delpriore said that the intent of this application may be more than just a kennel.

Mr. Hemminger said that it appears that retail sales may also be part of the application. He requested that the applicant work with the Town staff to determine what is required to make this a complete application.

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**

PB #2025-0803

APPLICANTS: Terry and Stephanie Young, 4971 State Route 96,
Shortsville, N.Y. 14548

ACTION: Special Use Permit to operate a kennel, a dog park for timed rentals, along with selling dog treats and various homemade dog care accessories and decorations to the public, on property located at 4971 State Route 96, Tax Map Account Number 43.00-1-2.000.

Findings and determination whether to accept the application for scheduling a Public Hearing.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight received an application for the above referenced Action, which includes:

- (a) A portion of a survey map prepared by Freeland-Parrinello Land Surveyors for the subject tax map parcel identified above which shows an outline for what is thought to be a fenced area for the proposed dog park, and the existing principal structure and looped driveway; and
- (b) The Planning Board Application Form dated 07/22/2025; and (c) two pages identifying the proposed time involved with erecting the fenced-in area for the proposed dog park and the fence materials for construction of said dog park, and a description for two (2) indoor kennels 72H x 48W x 95 D; 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 Planning Board finds the application for a proposed Special Use Permit is subject to a referral to the Ontario County Planning Board (OCPB) under the provisions of Section 239-l and -m of the New York State General Municipal Law.

However, at this time there is not sufficient documentation for submitting a complete County Planning referral; and

2. The Planning Board further finds that currently there is not a detailed Preliminary Site Plan drawing that has been submitted which could provide evidence of compliance with Town Code requirements for such application to accompany the requested Special Use Permit; and
3. The Planning Board further finds that there is no Part 1 Short Environmental Assessment Form provided with this application and that the proposed Action is subject to further review and classification under the provisions of 6NYCRR, Part 617, of Article 8 of the New York State Environmental Conservation Law (ECL), the State's SEQR Regulations; and
4. The Application identifies certain commercial operations are involved with operating a dog park and the selling to the public dog treats and various homemade dog care accessories and decorations to the general public, which involve a Major Home Occupation for which there is no application; and
5. The Planning Board further finds that there is no cover letter from the Applicants explaining the proposed Special Use Permit for the indoor kennel being proposed; and
6. The Planning Board further finds that there is no commercial speech sign associated with the proposed Special Use Permit and if one is intended then it too should be included at this time with the Special Use Permit application.

BE IT FURTHER RESOLVED the Planning Board based upon the above findings makes the following determinations:

1. The Planning Board determines the Application submitted may not be accepted for public review, the scheduling of a Public Hearing and approval as it lacks required information and additional application(s) for at least a Major Home Occupation and Preliminary Site Plan Approval; and
2. The Planning Board further determines that the Application submitted may not be accepted for public review and approval as it does not have any information to enable the Board to classify the proposed Special Use Permit or any other related Actions, in accordance with the provisions of Article 8 of the New York State Environmental Conservation Law (ECL).

BE IT FURTHER RESOLVED that the Applicants are requested to schedule a meeting with the Town Director of Planning and Development, the Town Code Enforcement Officer and the Town Zoning Officer to determine what additional applications are required, to review those applications and any supporting documentation, before this Special Use Permit Application will be again placed on a future Planning Board Meeting Agenda

for determining whether the application(s) are complete for public review and scheduling of a public hearing.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicants Terry and Stephanie Young, 4971 State Route 96, Shortsville, N.Y. 14548 (joeyoung427@yahoo.com); the 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.

9. NEW FINAL SITE PLAN AMENDMENT

PB #2025-0804 New Final Site Plan Amendment Application

Name: Lorene Benson, Executive Director, Victor Association of Cultural and Performing Arts, Inc., 630 Crowley Road, Farmington, N.Y. 14425

Location: Cobblestone Arts Center, 1622 State Route 332

Zoning District: GB General Business District

Request: Final Site Plan Amendment for the construction of a 2,312-square-foot pole barn on a portion of the property located at 1622 State Route 332, Tax Map Account #41.00-1-38.100.

On August 15, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Lorene Benson and to her engineer Patrick Laber, P.E., of Schultz Associates.

Mr. DeLucia disclosed that he has an indirect relationship to the applicant Ms. Benson because his daughter is married to Ms. Benson's son. To remove any appearance of a conflict of interest, Mr. DeLucia recused himself from participating in the discussion or the determination of this application and stepped down from the dais.

The applicant or a representative were not present at the meeting or via remote video conference.

Mr. Brand said that this application is ready for consideration now that a land transfer for a strip of property, owned by the applicant, and which extends from the Auburn Trail to State Route 332, has been completed and transferred to the Town of Farmington. He said that this transfer referred to property that was part of the State-approved design of the Auburn Trail, but that it had not been completed. Mr. Brand said that he and others of the Town staff have walked the site; that the drawings have been revised, signed, and submitted to Ontario County; and that the application is now ready to go.

Mr. Brand also said that the Final Site Plan Amendment drawing for the proposed new pole barn has been completed by the applicant's engineer at Schultz Associates.

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

■ A motion was made by MR. VIETS, 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 #2025-0804

APPLICANT: Lorene Benson, c/o Victor Association of Cultural and Performing Arts, Inc. (Cobblestone Arts Center), 630 Crowley Road, Farmington, N.Y. 14425

ACTION: Final Site Plan Amendment application for the construction of a 2,312-square-foot pole barn on a portion of their property located at 1622 State Route 332, Tax Map Account 41.00-1-38.100.

Findings and determination whether to accept the application for scheduling a public meeting.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight received an application for the above referenced Action, which includes: (a) a proposed Final Site Plan drawing prepared by Schultz Associates, Engineers & Land Surveyors, P.C., entitled "Pole Barn Addition and Related Site Improvements, Victor Association of Cultural and Performing Arts, Inc., Final Site Plan Amendment," dated July 14, 2025, Sheet No. C-1; and (b) a July 25, 2025, cover letter from Patrick S. Laber, P.E., Schultz Associates; and (c) a Short Environmental Assessment Form, Part 1, dated 7/14/25; and

WHEREAS the Town of Farmington Town Board, at their meeting on Tuesday, August 12, 2025, approved the transfer of title of a portion of Town-owned land, to the Victor Association of Cultural and Performing Arts, Inc., where the proposed pole barn is to be

located, and a Lot Line Adjustment Plat has been signed by the Planning Board Chairperson and is proceeding to be filed with Ontario County; 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 Planning Board finds the application for a proposed Final Site Plan Amendment on property fronting along State Route 332, like the Cobblestone property, is subject to a referral to the Ontario County Planning Board (OCPB) under the provisions of Section 239-l and -m of the New York State General Municipal Law; and
2. The Planning Board further finds that there is a detailed final site plan amendment drawing that has been submitted which provides evidence of compliance with Town Code requirements; and
3. The Planning Board further finds that there is a Part 1 Short Environmental Assessment Form provided with this application and that the proposed Action is subject to further review and classification under the provisions of 6NYCRR, Part 617, of article 8 of the New York State Environmental Conservation Law (ECL), the State's SEQR Regulations.

BE IT FURTHER RESOLVED the Planning Board based upon the above findings makes the following determinations:

1. The Planning Board determines the Application submitted may be accepted for public review and the scheduling of a public meeting; and
2. The Planning Board classifies the Action as a Type II Action under the provisions of 6NYCRR Part 617.5 (9) and (12), a part of article 8 of the New York State Environmental Conservation Law (ECL); and
3. The Planning Board by making this classification has determined this Action is not to have a significant impact on the environment or is otherwise precluded from environmental review under the ECL, article 8; and
4. The Planning Board determines that a referral under the provisions of Sections 239-l & -m of the New York State General Municipal Law is to be submitted to the Ontario County Planning Board, for their review and recommendation at the September 10, 2025, meeting; and
5. The Planning Board determines that the County Planning referral must be completed before the Board may consider deciding upon this application.

NOW, THEREFORE, BE IT FURTHER RESOLVED that:

1. The Town Development Office is directed to submit a referral to the Ontario County Planning Board, for their September 10, 2025, meeting for the proposed final site plan amendment; and
2. The Planning Board does hereby schedule a public meeting be held upon the proposed Final Site Plan amendment, for Wednesday evening, September 17, 2025; and
3. Town staff are to prepare and post public notice of this meeting agenda item in accordance with established procedures.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Lorene Benson, c/o Victor Association of Cultural and Performing Arts, Inc., 630 Crowley Road, Farmington, N.Y. 14425 (cobblestonearts@aol.com); the Applicant's Engineer & Surveyors Patrick Laber, P.E. Schultz Associates, P.C., 128 South Union Street, Spencerport, N.Y. 14559 (patlaber@schultzpc.com); the 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	Recused
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

Following the voting, Mr. DeLucia returned to his place on the dais.

10. OPEN DISCUSSION***Director of Planning and Development:***

Mr. Brand provided the following information:

- Next Tuesday night (August 26, 2025) the Town Board will hold four Public Hearings to consider local laws on the keeping of animals, on weight restrictions on certain Town highways, on the use of personal properties for burials and burial grounds, and on water rules and regulations in the Town.

Mr. DeLucia asked about weight limits on Town roads, and if the proposed limits will affect the future State-required electric school buses which are expected to be

heavier than current gasoline-powered school buses. Mr. Ford said that the local law regarding weight limits is more or less to keep constant truck traffic from destroying the Town roads, and that local delivery trucks and electric school buses would continue to be permitted on Town roads.

- The revised Farmington Meadows Incentive Zoning Project (formerly Whitestone Incentive Zoning Project) on the east side of State Route 332 and north of County Road 8, is expected to be submitted to the Town Board soon. A concept plan was presented to the Planning Board on August 6, 2025, by Jeff Cook of Cook Properties and Shauncy Maloy, P.E., of Passero Associates. Mr. Brand said that the project is moving in the right direction with the amendments which have been made by the applicant based upon the comments from the Town Board and the Planning Board.
- The update to the 2021 Town of Farmington Comprehensive Plan is expected to be presented to the Planning Board for review at the second meeting in September. The record of this document is:

2021 Town of Farmington Comprehensive Plan:

Adopted December 22, 2003

Amended July 16, 2011

Amended January 25, 2022

Plan Maintenance Record Amended March 14, 2023

(Town Board Resolution #132 of 2023)

Code Enforcement Officer:

Mr. Delpriore provided the following information:

- The application for the Alexander–Shear Subdivision, which had been proposed along Collett Road and County Road 8, has been withdrawn as of August 18, 2025, due to the applicant still waiting for legal documents from Empire Pipeline and a response from the New York State Department of Environmental Conservation (NYSDEC) regarding the delineation of a wetland on the property.

In a letter sent to the Town by the applicant's engineer Larry Heininger, P.E., of Marques and Associates, P.C. of Rochester, N.Y., Mr. Heininger wrote that the applicant plans to resolve the issues with Empire Pipeline and the NYSDEC prior to refile an application for a four-lot subdivision.

- Mr. Delpriore asked about the board's experience with the new iWorQ software. Mr. Bellis said that the software is easier to use than the previous OneDrive system. Mr. Delpriore said that the Town staff is still working with the new software and that they are still loading data from the previous system. Mr. Viets asked if draft resolutions will also be posted to the new system. Mr. Delpriore said that eventually

they will. Mr. Brand said that draft resolutions would still be provided via email for now.

Highway Superintendent:

Mr. Ford said that the Highway Department is working on drainage work throughout the Town.

Town Engineer:

Mr. Brabant said that MRB Group is continuing work on updates to the Municipal Separate Stormwater System (MS4) district maps for the Town.

11. PUBLIC COMMENTS

None.

12. 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 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>

13. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:00 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, September 3, 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 clerk locked the front doors to the Town Hall.

Respectfully submitted,

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