

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, March 5, 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
August Gordner, Town of Farmington Code Enforcement Officer
Paula Ruthven, Town of Farmington Zoning Officer

Attending:

Brian Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522
Scott Blazey 5075 Rushmore Road, Palmyra, N.Y. 14522—**R**
Scott DeHollander, DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564
Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14425—**R**

1. APPROVAL OF MINUTES

Minutes of February 19, 2025:

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the minutes of the February 19, 2025, meeting be approved.

Motion carried by voice vote. Mr. Viets abstained due to his absence from the meeting on February 19, 2025.

3. LEGAL NOTICE

None.

4. NEW FINAL SITE PLAN

PB #2025-0204 Final Site Plan Application

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

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

Request: Final Site Plan Application, Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision: Proposing a single-family dwelling, a proposed “Agricultural Building” and related site improvements.

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

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

On February 19, 2025, the Planning Board determined that the Final Site Plan application was complete.

On March 4, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via email to the applicant and his engineer.

Scott Blazey and Brennan Marks (Marks Engineering) presented this application via remote video conference.

Mr. Marks acknowledged receipt of the third revised draft resolution. He said that there were no substantial comments and that he is ready to move forward if the board is also ready.

Mr. Hemminger said that the third revised draft resolution included several technical points from the Town staff and the Town engineer.

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 #2025-0201

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

ACTION: Final Site Plan Approval with Conditions, Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has reviewed an application for the above referenced Action; and

WHEREAS the Planning Board's review includes a set of drawings prepared by the Applicant's Engineers, Marks Engineering, for final site plan approval for the proposed site development of Lot #2 of the above referenced subdivision, proposing a single-family dwelling and a proposed "Agricultural Building" and related site improvements identified on a set of drawings identified as EX100, Existing Conditions; C100, Site Plan; C500, General Details; and C501 Details, having a latest revision date 1/30/25; and

WHEREAS, the Planning Board has considered the public record on this application; and

WHEREAS, the Planning Board has considered the draft resolution prepared by the Town's Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grants final site plan approval, with the following conditions for the above referenced site improvements:

1. Final site plan approval is granted only for the proposed single-family dwelling, the proposed "Agricultural Building" and related site improvements shown on the above referenced drawing C100, entitled "Final Site Plan For: Lot 2 of the Brian L. and Elizabeth S. Blazey Subdivision Tract;" and
2. Separate Building Permits are to be required for the proposed single-family dwelling and the proposed "Agricultural Building." A note to this effect is to be added to plan sheet C100; and

3. The following note is to be added to drawing C501, Wastewater Treatment System Notes that reads as follows . . . “The design standards contained within Section 2, Subsection 2.01, Sewage Disposal Systems, Subsections A and B of the Town of Farmington Site Design and Development Criteria,” (§ 126-7. A., Farmington Town Code); and
4. All Details shown on drawing C501 that reference 2024 are to be corrected showing the updated 2025 Appendices adopted January 14, 2025, since some of the Appendices shown on this drawing have former numbers; and
5. The Typical Driveway Apron Detail, Appendix H-3.0, dated 2025, is to show the driveway apron pavement connecting to the edge of pavement on Rushmore Road and not to the shoulder of Rushmore Road. This pavement shall be installed prior to the issuance of a Certificate of Occupancy.
6. Drawing C100 is to be amended removing the “Pavement entrance to right-of-way” and replacing it with reference to the detail shown on Appendix H-3.0, dated 2025; and
7. A Driveway Permit shall be obtained from the Town Highway superintendent prior to the construction of the proposed driveway. The proposed driveway shall be inspected and compaction of said driveway certified by an approved third-party testing agency and/or project engineer to include a proof-roll-and may be witnessed by Town Staff prior to the issuance of a building permit on the proposed single-family dwelling structure. This note is also to be added to the driveway detail; and
8. The reference shown on drawing C100 that reads . . . “Stabilize slope greater than 4:1w/ST-110 Erosion Fabric as Manufactured by Tensar or equal seed w/Ernst Steep Slope Grass Seed Mixture #181 (TYP)” is to be amended to read . . . “Stabilize all areas where slopes are greater than 4:1.....;” and
9. Drawing C100 is to be further amended by adding a legend to the drawing for the shading call out for the areas of the site where landscaping is to be provided, as referenced in the February 19, 2025, Planning Board Resolution for determining a complete application. Once shown, then the revision box is to be further amended to reflect the date and change made; and
10. Provide a typical detail on the plan sheet for slope stabilization with rolled erosion control products and proposed; and
11. An erosion and sediment control (E&SC) SWPPP is to be prepared and submitted for Town staff and Town Engineer approval. Once provided the Town will need to sign the MS4 SWPPP Acceptance Form; and
12. All revisions made to the above identified drawings are to be identified in the drawing’s revision boxes.

BE IT FURTHER RESOLVED that the Town Code Enforcement Officer shall, prior to issuing a Building Permit for this project, require proof that the applicant has paid the prevailing Park and Recreation Fee to the Town Clerk's Office.

BE IT FURTHER RESOLVED that once the above amendments are made to the identified drawings, one paper copy and an electronic copy of the drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Upon accepting the revised drawings, the CEO shall contact the Town Highway Superintendent, the Town Engineer and the Planning Board Chairperson to sign the set of final drawings.

BE IT FURTHER RESOLVED that this Conditional Final Site Plan Approval is valid for a period of 180 days from today and shall automatically expire if revised drawings have not been submitted to the Town Development Office and signatures affixed.

BE IT FURTHER RESOLVED that once Final Site Plan Drawings have been signed and filed in the Town Development Office, the Town Code Enforcement Officer may issue Building Permit(s).

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicant's Engineer, Town Staff, the Town Engineer, the Town Clerk 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 PRELIMINARY SITE PLAN

PB #2025-0204 New Preliminary Site Plan Application

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

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

Request: Preliminary Site Plan for the proposed construction of a single-family dwelling and related site improvements on a 1.034-acre parcel of land, identified as Tax Map #9.03-1-7.000, located at the

northeast corner of County Road 8 and Holtz Road, and south of Lot 31 in the Scout Plains Subdivision Tract.

On February 19, 2025, the Planning Board determined that the Preliminary Site Plan application for this project was complete.

On February 27, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant and others.

Mr. DeHollander presented this application in the meeting room.

He said that this 1.034-acre lot existed prior to the most recent subdivision of the land and that many years ago a site plan had been proposed on the lot. He said that the current site plan follows the previous arrangement which had been proposed in the past.

Mr. DeHollander said that a one-story walk-out ranch home is planned and will connect to Town water. He said that the driveway will be off from Holtz Road and that the proposed grading of the lot will lend itself to the walk-out ranch home.

Mr. Hemminger asked Mr. DeHollander if he had received the draft approval resolution and if he was okay with the conditions. Mr. DeHollander said yes.

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

■ A motion was made by MR. BELLIS, 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:

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—SEQR CLASSIFICATION**

PB #2025-0204

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

ACTION: Preliminary Site Plan, SEQR Classification, for the proposed construction of a single-family dwelling and related site improvements on a 1.034-acre parcel of land, identified as Tax Map Account 9.03-1-7.000, located at the northeast corner of County Road 8 and Holtz Road, and south of Lot #R-1 in the Scout Plains Subdivision Tract.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application submitted by the above referenced Applicant, to construct a

single-family dwelling and related site improvements upon a 1.034-acre parcel of land identified above; and

WHEREAS, the Board has reviewed the latest published lists of Type I and Type II Actions contained within Parts 617.4 and 617.5 of Article 8 of the New York State Environmental Conservation Law (ECL), for classifying the class of the above referenced Action under the State Environmental Quality Review Act (SEQRA).

NOW, THEREFORE, BE IT RESOLVED that the Board finds the proposed Action involves construction of a single-family residence on an approved lot including provision of necessary utility connections and the installation of a drinking water well and on-site wastewater treatment system in connection with other actions listed in Part 617.5.

BE IT FURTHER RESOLVED that the Board, based upon this finding, does hereby classify the above referenced Action as being Type II Action under the provisions contained in Part 617.5 (11) and (13) of Article 8 of the New York State Environmental Conservation Law (ECL) thereby satisfying the procedural requirements under the State Environmental Quality Review Act (SEQRA).

BE IT FURTHER RESOLVED that Type II Actions, under SEQRA, have been determined not to have a significant impact upon the environment or are otherwise precluded from environmental review under the ECL.

BE IT FINALLY RESOLVED that a certified copy of this resolution be placed in the file for this application and a certified copy provided to the Town Code Enforcement Officer, the Town 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.

■ 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 #2025-0204

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

ACTION: **Preliminary Site Plan approval for the proposed construction of a single-family dwelling and related site improvements on a 1.034-acre parcel of land, identified as Tax Map Account 9.03-1-7.000, located at the northeast corner of County Road 8 and Holtz Road, and south of Lot #R-1 in the Scout Plains Subdivision Tract.**

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

WHEREAS the Planning Board tonight has reviewed the packet of information contained with the application which includes drawings number 1, 2 and 3, prepared by Scott DeHollander, P.E., DeHollander Design, entitled “Preliminary Site Plan Existing Lot Scout Plains Subdivision Tract,” dated 2/2025, identified as Project Number 000125; and

WHEREAS the Planning Board tonight has received public input at tonight’s meeting; and

WHEREAS the Planning Board has considered the draft resolution prepared by the Town’s Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grants Preliminary Site Plan Approval, with the following conditions:

1. Preliminary Site Plan Approval is granted for Tax Map Account 9.03-1-7.000 and based upon the above referenced drawings prepared by DeHollander Design; and
2. Drawing Number 1, existing title is to be amended to read as follows . . . “Preliminary Site Plan, Tax Map Account 9.03-1-7.000, Brychy Residence;” and
3. Drawing Number 1. the Septic System Certification, is to be amended to include the following statement. “The design standards contained within Section 2, Subsection 2.01, Sewage Disposal Systems, Subsection A and B of the Town of Farmington Site Design and Development Criteria (§126-7 A. Town of Farmington Town Code);” and
4. All Details shown on Drawing Number 3 that reference 2024, are to be corrected showing the updated 2025 Appendices adopted January 14, 2025, since some of the Appendix numbers shown on the drawings have the former numbers; and
5. Drawing Numbers 1 and 3, The Typical Driveway Apron (new Detail, Appendix H-3.0, dated 2025), is to show the driveway apron pavement connecting to the edge

of pavement on Holtz Road and not to the shoulder area along Holtz Road. A Driveway Permit shall be obtained from the Town Highway superintendent prior to the construction of an approved construction entrance. The driveway pavement shall be installed prior to the issuance of a Certificate of Occupancy; and

6. Drawing Number 1, the driveway design, is to show the detail on (new) Appendix H-3.0, dated 2025, to the edge of pavement along Holtz Road; and
7. All revisions made to Drawings Numbers 1, 2 and 3, are to be noted in each of the revision boxes along with the date the revisions are made and a brief description; and
8. The Signature Blocks (Plan Approvals) on all three drawings are to be amended adding the Town Highway Superintendent's signature line.

BE IT FURTHER RESOLVED that once the above amendments are made to the identified drawings, one paper copy and an electronic copy of the revised drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Upon accepting the revised drawings, the CEO shall contact the Town Highway Superintendent, the Town Water Superintendent and the Town Engineer and the Planning Board Chairperson to sign the revised set of Preliminary Site Plan drawings.

BE IT FURTHER RESOLVED that this Conditional Preliminary Site Plan Approval is valid for a period of 180 days from today and shall automatically expire if revised drawings have not been submitted to the Town Development Office and signatures affixed.

BE IT FURTHER RESOLVED that once Preliminary Site Plan drawings have been signed and filed in the Town Development Office, the Planning Board will then entertain an application for Final Site Plan Approval.

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

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

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

Motion carried.

5. NEW PRELIMINARY SITE PLAN

PB #2025-0205 New Preliminary Site Plan Application

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

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

Request: Scout Plains Subdivision, Lot #R-3, Preliminary Site Plan application for the proposed construction of a single-family dwelling and related site improvements on Lot #R-1 of the Scout Plains Subdivision Tract, located along the east side of County Road 8, north of Holtz Road.

On February 19, 2025, the Planning Board determined that the Preliminary Site Plan application for this project was complete.

On February 28, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant and others.

Mr. DeHollander presented this application in the meeting room.

He said that this application is a little more technical [than the previous application this evening] and is the largest lot in the original subdivision. Mr. DeHollander said that what makes this a little more challenging is that it has a longer driveway. He acknowledged the receipt of Town staff comments to provide emergency vehicle pull-off area(s) along the driveway that are to be 30 feet wide by 80 feet long at intervals of 250 feet apart starting at the highway right-of-way (*see* Condition #8).

Mr. DeHollander said that the colonial two-story house will sit back on the larger portion of the site. He said that its location will be consistent with other houses on County Road 8 and that there are no plans for a walk-out.

He acknowledged receipt of the draft approval resolutions and that he is okay with them.

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:

FARMINGTON PLANNING BOARD RESOLUTION PRELIMINARY SITE PLAN—SEQR CLASSIFICATION

PB #2025-0205

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

ACTION: **Preliminary Site Plan, SEQR Classification, for the proposed construction of a single-family dwelling and related site improvements on Lot #R-3 of the Scout Plains Subdivision Tract located along the east side of County Road 8 north of Holtz Road.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application submitted by the above referenced Applicant, to construct a single-family dwelling and related site improvements upon Lot #R-3 of the above identified subdivision tract; and

WHEREAS, the Board has reviewed the latest published lists of Type I and Type II Actions contained within Parts 617.4 and 617.5 of article 8 of the New York State Environmental Conservation Law (ECL), for classifying the class of the above referenced Action under the State Environmental Quality Review Act (SEQRA).

NOW, THEREFORE, BE IT RESOLVED that the Board finds the proposed Action involves construction of a single-family residence on an approved lot including provision of necessary utility connections to public water and an on-site wastewater treatment system in connection with other actions listed in Part 617.5.

BE IT FURTHER RESOLVED that the Board, based upon this finding, does hereby classify the above referenced Action as being Type II Action under the provisions contained in Part 617.5 (11) and (13) of Article 8 of the New York State Environmental Conservation Law (ECL) thereby satisfying the procedural requirements under the State Environmental Quality Review Act (SEQRA).

BE IT FURTHER RESOLVED that Type II Actions, under SEQRA, have been determined not to have a significant impact upon the environment or are otherwise precluded from environmental review under the ECL.

BE IT FINALLY RESOLVED that a certified copy of this resolution be placed in the file for this application and a certified a certified copy provided to the Town Code Enforcement Officer, the Town 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.

■ A motion was made by MR. BELLIS, 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:

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—APPROVAL WITH CONDITIONS**

PB #2025-0205

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

ACTION: Preliminary Site Plan for the proposed construction of a single-family dwelling and related site improvements on Lot #R-3 of the Scout Plains Subdivision Tract located along the east side of County Road 8 north of Holtz Road.

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

WHEREAS the Planning Board tonight has reviewed the packet of information contained with the application which includes drawings number 1, 2, 3 and 4, prepared by Scott DeHollander, P.E., DeHollander Design, entitled “Preliminary Site Plan Lot #R-3 Scout Plains Subdivision Tract,” dated 2/2025, identified as Project Number 000225; and

WHEREAS the Planning Board tonight has received public input; and

WHEREAS the Planning Board has considered the draft resolution prepared by the Town’s Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grants Preliminary Site Plan Approval, with the following conditions:

1. Preliminary Site Plan Approval is granted for Lot #R-3 of the above referenced subdivision tract and is further based upon the above referenced drawings prepared by DeHollander Design; and
2. Drawing Number 2. the Septic System Certification, is to be amended to include the following statement: “The design standards contained within Section 2, Subsection 2.01, Sewage Disposal Systems, Subsection A and B of the Town of Farmington Site Design and Development Criteria (§126-7 A. Town of Farmington Town Code);” and

3. All Details shown on Drawing Numbers 3 and 4 that reference 2024, are to be corrected showing the updated 2025 Appendices adopted January 14, 2025, since some of the Appendix numbers shown on the drawings have the former numbers; and
4. Drawing Number 1 is to be amended by adding the Trench Detail that is shown on Appendix W-12.0, dated 2025, of the adopted Town of Farmington Site Design and Development Criteria Manual; and
5. Drawing Number 1 or 2 is to identify the total length of the water service to allow determination if a meter pit is needed for this project. If the total length is 300 feet or more a meter pit is required. If required, the location for the meter pit is to be shown and a note added to the appropriate drawing number identifying the Water Department will install the meter pit. Finally, a determination will need to be made on the minimum size of the water service for this project; and
6. Drawing Number 1 shows the curb stop located within the right-of-way for County Road 8. The curb stop is to be located at the right-of-way/property line; and
7. All revisions made to Drawings Numbers 1, 2, 3 and 4, are to be noted in each of the revision boxes along with the date the revisions are made and a brief description; and
8. Emergency apparatus pull off area(s), that is/are 30-feet-wide by 80-feet-long, is/are to be provided at intervals 250 feet apart starting at the highway right-of-way, to provide emergency access clearance from the edge of the driveway to any obstruction. The location and design is/are to be added to either Drawing Number 1 and/or Number 2 in compliance with the 2020 New York State Fire Code. The entire driveway is to be constructed to support HS-20 loading.
9. The note on Drawing Number 1 that references the required Ontario County Highway Permit [shown as dated x/x/x] is to be completed on the Final Site Plan drawing before signing by the Town Planning Board Chairperson; and
10. A copy of said County Highway Permit shall be provided to the Town for filing with the Final Site Plan Approval.

BE IT FURTHER RESOLVED that once the above amendments are made to the identified drawings, one paper copy and an electronic copy of the revised drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Upon accepting the revised drawings, the CEO shall contact the Town Water Superintendent and the Planning Board Chairperson to sign the revised set of Preliminary Site Plan drawings.

BE IT FURTHER RESOLVED that this Conditional Preliminary Site Plan Approval is valid for a period of 180 days from today and shall automatically expire if revised drawings have not been submitted to the Town Development Office and signatures affixed.

BE IT FURTHER RESOLVED that once Preliminary Site Plan drawings have been signed and filed in the Town Development Office, the Planning Board will then entertain an application for Final Site Plan Approval.

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

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

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

Motion carried.

7. **OTHER BOARD ACTIONS**

A. **Hathaway's Corners Apartment Project, Phase 2B: Letter of Credit Release #4 (Final):**

■ 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 LETTER OF CREDIT RELEASE #4 (FINAL) HATHAWAY'S CORNERS APARTMENT PROJECT, PHASE 2B

PB #0603-22

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated February 28, 2025, from Lance S. Brabant, CPESC, Planning & Environmental Services—National Director, MRB Group, D.P.C., the Town Engineers, to approve the final release of funds (Release No. 4) from the established Letter of Credit for site improvements completed as part of the above referenced project; and

WHEREAS, the Town Director of Planning & Development, in a memo dated March 3, 2025, has determined that all of the identified site improvements have

now been accepted by Town Staff, in accordance with the provisions in Chapter 144, Section 32, of the Farmington Town Code; and

WHEREAS, the Planning Board has reviewed the Applicant's Engineer's Estimate of Values, BME Associates, dated February 26, 2025, along with the completed Town Surety Release Forms G-1.1, dated 2/28/25 and G-2.0 dated 2/28/25; 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 release from the Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineers, and the determination by the Town's Director of Planning & Development, does hereby recommend that the Town Board take formal action to approve the request for the final release of funds (Release #4) from the established Letter of Credit in the total amount of \$86,033.09.

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.

B. Victor Farmington Volunteer Ambulance Corps Preliminary Site Plan Designation of SEQR Lead Agency:

On February 5, 2025, the Planning Board determined that the application for this project was complete and scheduled the State Environmental Quality Review (SEQR) 30-day coordinated review period from February 6, 2025, to March 3, 2025.

On February 24, 2025, the Zoning Board of Appeals approved an area variance to allow relief from the requirement that sidewalks are to be provided along all sites fronting along State and County highways, and other Town highways, within the Major Thoroughfare Overlay District (MTOD) that connect to, or contribute to, the completion of a pedestrian network in the area (*see* ZB #2025-001).

On March 5, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant, the applicant's engineer and others.

■ A motion was made by MR. VIETS, 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
VICTOR FARMINGTON AMBULANCE STATION 2 PROJECT
PRELIMINARY SITE PLAN—SEQR DESIGNATION AS LEAD AGENCY**

PB #2025-0104

**APPLICANT: Victor Farmington Ambulance, c/o Jared Palmer,
1321 East Victor Road, Victor, N.Y. 14564**

**ACTION: Lead Agency Designation: Preliminary Site Plan
Application, to document compliance with the State's
SEQR Regulations allowing for the construction of the
Victor Farmington Ambulance Station 2 Project and
related site improvements located on land at the south-
west side of the intersection of State Route 96 and
County Road 8.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) did on Wednesday, February 5, 2025, classify the above referenced Action as being an Unlisted Action, subject to a coordinated review with Involved and Interested Agencies under the provisions of Parts 617.4 and 617.5 of 6 NYCRR, a part of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS, the Board did establish a coordinated review period and a public review and comment period upon said Action which began on Thursday, February 6, 2025, and ended at noon on Monday, March 3, 2025; and

WHEREAS, the Board did conduct a coordinated review with Involved and Interested Agencies which began on the dates specified above herein; and

WHEREAS, there are no other Involved Agencies objecting to the Board being designated as the Lead Agency in accordance with the provisions of Part 617.6 of the above referenced provisions of the ECL; and

WHEREAS, the Board did on February 5, 2025, declare its intent to be designated Lead Agency, at its meeting on Wednesday, March 5, 2025, for making the required Determination of Significance upon the above referenced Action; and

WHEREAS, the Board tonight did receive testimony from the Town's Director of Planning and Development attesting to the above referenced coordinated review and 30-day public comment period completed upon the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby designate itself as the Lead Agency for making the required Determination of Significance in accordance with the provisions of Part 617.7 of the above referenced provisions of the ECL.

BE IT FURTHER RESOLVED that the Board does hereby instruct the Town Director of Planning and Development to prepare drafts of Parts 2 and 3 of the Full Environmental Assessment Form for the Board's consideration at their March 19, 2025, meeting.

BE IT FINALLY RESOLVED that copies of this resolution are to be provided to the identified Involved Agencies, the applicant, the applicant's engineer and Town Agencies.

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. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- The clerk will send an email to the board and Town staff regarding the agenda items for the meetings to be held on March 19, 2025, April 2, 2025, and June 4, 2025; and with the publication dates for Legal Notices for several upcoming Public Hearings. Mr. Brand said that this list will include the current applications and will not include any new applications for which the submission deadline is March 13, 2025.
- Ontario County has received seven applications for the awarding of one State infrastructure improvement grant this year. The Town has submitted a grant application for the Beaver Creek sanitary sewer force main and the Mertensia Road sanitary sewer line connections to the Town's Interceptor Sewer Line. Mr. Brand said that if successful the State would provide \$625,000 for this infrastructure improvement project to be matched by \$625,000 in Town funds. He said that only one of the seven submitted applications submitted to Ontario County will be chosen to be submitted to the State for funding.

- The Town is working with Eagle Star Housing’s Farmington Safe Haven facility on Corporate Drive to seek grant funding assistance for a new roof and windows for the building. A letter of support for the grant has been drafted and is expected to be signed this week. Eagle Star Housing has been helping veterans and individuals experiencing housing instability become self-sufficient in Upstate New York since 2012. The Safe Haven facility in Farmington provides housing for veterans for up to 180 days while they search for and locate more permanent housing options. The program is based on the “low-barrier” and “Housing First” model of care that focuses on harm reduction with a community-based early recovery model of supportive housing.
- The Town continues to work with the Farmington Volunteer Fire Association on researching grant opportunities for improvements to the fire department’s facilities. He said that five sources of grant funds have been identified and that he and Bill Davis of MRB Group are following up.

Code Enforcement Officer:

Mr. Gordner said that the Building Department staff has been busy with the preparation of various amendments to this evening’s resolutions in the absence of Mr. Delpriore who will return next week.

Town Engineer:

Mr. Brabant said that the Site Design and Development Criteria Manual has been updated and that he is now working with the Town staff on the annual report on the Town’s Stormwater Pollution Prevention Plan (SWPPP) which is due in April to New York State. He also said that the staff is awaiting comments from the Town Board on the update to the Parks and Recreation Master Plan.

9. PUBLIC COMMENTS

None.

10. TRAINING OPPORTUNITIES

■ MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings

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

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

Session 3: March 27, 2025

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

6:00 p.m.–7:00 p.m.

Session 4: April 24, 2025

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

Session 5: May 22, 2025

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

Session 6: June 26, 2025

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

Session 7: July 24, 2025

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

Session 8: September 25, 2025

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

Session 9: October 23, 2025

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

Session 10: December 18, 2025

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

■ New York Planning Federation Recorded Webinars:

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

■ General Code e-Code

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

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

■ Future Training Opportunities Online:

Ontario County Planning Department website now lists upcoming training:

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

9. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:20 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, March 19, 2025, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

This meeting will also be available via remote video conference.

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

Respectfully submitted,

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