Town of Farmington

1000 County Road 8
Farmington, New York 14425

RECEIVED
2025 NOV 18 AM 10:5
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON

PLANNING BOARD

The first meeting of the Farmington Planning Board was held on January 21, 1959.

Wednesday, November 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.—***R***
Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Paula Ruthven, Town of Farmington Zoning Officer

Attending:
Robert Brenner, Canandaigua Development Company, LLC, 83 South Main Street, Canandaigua, N.Y. 14424
Asa and Heidi Hoffman, 560 Sheldon Road, Palmyra, N.Y. 14522
Virginia and Marvin Kratzenberg, 630 Sheldon Road, Palmyra, N.Y. 14522
Mike Krossber, Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425
Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424
Michael Phillips—***R***

---

1. Minutes of October 15, 2025:

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the Planning Board Meeting of October 15, 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 October 29, 2025:

Legal Notice

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 5th day of November 2025, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, New York 14425, for the purpose of receiving testimony upon and considering the application of:

PB #2025-1001: HEIDI HOFFMAN, ON BEHALF OF RONALD L. HAMMOND AND HEIDI L. BALLETTO, OWNERS OF PROPERTY AT 560 SHELDON ROAD, PALMYRA, N.Y. 14522: For a Special Use Permit and Site Plan approval for the property located at 560 Sheldon Road to be classified as a Kennel under the provisions of Chapter 165, Zoning Law, Article II, Section 10 Definitions; and Article VI, Special Use Permits, Section 75 Kennels, of the Code of the Town of Farmington.

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

By order of:
Ed Hemminger, Chairman
Town of Farmington Planning Board

3. CONTINUED PUBLIC HEARING: FINAL SITE PLAN AMENDMENT

PB #2025-0802	**Continued Public Hearing: Final Site Plan Amendment Application**
Name:	Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425
Location:	5540 Holtz Road
Zoning District:	A-80 Agricultural District

Request: Request for a Final Site Plan Amendment to allow a proposed structure, a 4,320-square-foot pole barn at a height of 25 feet, and related site improvements to be constructed at 5540 Holtz Road (Tax Map Account #9.03-1-6.400).

On September 4, 2024, the Final Site Plan for construction of a single-family home on Lot #4 of the DeHollander Subdivision (Scout Plains Subdivision) was approved by the Planning Board (PB #0803-24).

On July 28, 2025, the Zoning Board of Appeals (ZBA) opened a Public Hearing on a height variance application (ZB #2025-0602). At a later date, a second area variance application was submitted to the ZBA for the approval of an Accessory Structure larger than 300 square feet (ZB #2025-0704). ZBA action was continued to August 25, 2025, pending the State Environmental Quality Review (SEQR) determination of significance on this Final Site Plan Amendment by the Planning Board.

On August 6, 2025, the Planning Board established the SEQR coordinated review period from August 7, 2025, to September 5, 2025.

On August 25, 2025, the ZBA continued the area variance Public Hearings to October 27, 2025, pending the Planning Board's SEQR determination.

On September 17, 2025, the Planning Board opened the Public Hearing on the Final Site Plan amendment, declared itself as the SEQR Lead Agency for making the determination of significance on this application, directed the Town staff to prepare Parts 2 and 3 of the Full Environmental Assessment Form, and continued the Public Hearing to the meeting on October 1, 2025.

On October 1, 2025, the Public Hearing was continued to the meeting on October 15, 2025.

On October 15, 2025, the Public Hearing was continued to the meeting this evening (November 5, 2025).

On October 27, 2025, Mr. Bellis withdrew both of the area variance applications which were pending before the ZBA.

On October 29, 2025, the Planning Board's draft resolution for this evening's consideration of an amendment to the Final Site Plan was sent via email to Mr. Bellis and to his engineer Scott DeHollander, P.E.

Mr. Bellis disclosed that he is the property owner and applicant, and thereby recused himself from participation in the consideration and determination of this application. He stepped down from the dais.

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Bellis said that he would like to withdraw his application for a Final Site Plan Amendment because of the pending review of possible changes to Town Code Section 165.58 on Accessory Structures. (*See* discussion regarding this topic in the Planning Board meeting minutes of October 15, 2025, p. 25.)

Mr. Brand said that a draft resolution for the board's consideration this evening has been prepared for the withdrawal of the application.

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

Mr. Hemminger asked Mr. Bellis if he was okay with the draft resolution as submitted. Mr. Bellis said yes.

The proposed draft resolution to be considered by the board this evening includes the provision for the closing of the Public Hearing (*see* paragraph #6 of the resolution).

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

■ A motion was made by MS. SOUSA, 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:

FARMINGTON PLANNING BOARD RESOLUTION
WITHDRAWAL OF APPLICATION AND CLOSING PUBLIC HEARING

PB #2025-0802

APPLICANT: **Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425**

ACTION: **Final Site Plan Amendment: Chapter 165, Section 100, to allow a proposed Accessory Structure (a pole barn) to be constructed on the above referenced property with a maximum buildable area of 4,230 square feet. The property is located along the north side of Holtz Road, east of County Road 8.**

Withdrawal of application; closing of Public Hearing.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight continued the Public Hearing on the above Action; and

WHEREAS the Board has been informed by Paula Ruthven, Town Zoning Officer, that on Tuesday, October 21, 2025, the Applicant notified Town staff of his intent to withdraw both area variance applications and a final site plan amendment application pending before the Town Planning Board; and

WHEREAS the Board has been informed tonight by the Applicant that he did, on Monday, October 27, 2025, officially withdraw two area variance applications (Files ZB #2025-0602 and ZB #2025-0704) pending before the Town of Farmington Zoning Board of Appeals; and

WHEREAS the Board has received from the Clerk of the Zoning Board of Appeals, two certified resolutions, dated Monday, October 21, 2025, acknowledging their acceptance of the withdrawals; and

WHEREAS the Board has tonight received testimony from the Applicant, as part of the Public Hearing record on the above referenced Action, that he withdraws this Application for Final Site Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby accepts the withdrawal of this Application and moves to close the public hearing upon the above identified Action.

BE IT FURTHER RESOLVED THAT the Applicant by withdrawing his application may submit a new application to the Town without having to wait a period of one year (§ 165, Article VIII, Section 97 C.) as there will not be any denial of this Action.

BE IT FINALLY RESOLVED THAT certified copies of this resolution are to be provided to the applicant, the Clerk of the Town of Farmington Zoning Board of Appeals, the Town Clerk and the Town's property file.

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

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

Motion carried.

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

4. CONTINUED PUBLIC HEARING: PRELIMINARY SITE PLAN:

PB #2025-0703 **Continued 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 application for the construction of 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) at 5984 State Route 96.

On July 16, 2025, the Planning Board determined that this application was complete and scheduled a Public Hearing for the meeting on August 20, 2025.

On August 20, 2025, the Planning Board declared its intent to be designated as the State Environmental Quality Review (SEQR) Lead Agency for making the environmental determination of significance on this application, directed the Town staff to prepare Part 2 and Part 3 of the Full Environmental Assessment Form, and continued the Public Hearing to the meeting on September 3, 2025.

On September 3, 2025, the Planning Board accepted the Full Environmental Assessment Form Part 2 and Part 3, approved the SEQR determination of non-significance, and continued the Public Hearing to the meeting on September 17, 2025.

On September 17, 2025, the Public Hearing was continued to the meeting on October 15, 2025.

On October 15, 2025, the Public Hearing was continued to the meeting this evening (November 5, 2025).

On November 3, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants James and Michael Krossber, and to their consulting engineering office Marks Engineering (Brennan Marks, P.E., and Lindsey Tidd). On November 4, 2025, an amended resolution also was sent via email.

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 of a hot tub having an estimated value of over $7,000, which will be raffled off as a fund-raising project for the Post. To avoid any appearance of a conflict of interest with the Town Planning Board's pending decision upon this application, Mr. Hemminger recused himself from participating in any discussion or the determination, and stepped down from the dais.

Mr. Viets, the Planning Board's Vice Chairperson, then conducted this portion of the meeting.

See Planning Board minutes of August 20, 2025, for a description of this project.

Mr. Viets reconvened the Public Hearing on this application.

Michael Krossber and Mr. Marks (of Marks Engineering) presented this application in the meeting room.

Mr. Marks provided an overview of the proposed new structure for the retail sales and service of pools, hot tubs and spas for the Krossber Brothers' company. Mr. Marks said that the Preliminary Site Plan complies with the requirements of the Major Thoroughfare Overlay District (MTOD) and the Town Code.

Mr. Brand said that he was pleased to see the changes which have been made on the drawings, and that with these changes the Town staff is ready to go with the Preliminary Site Plan this evening. He said that the application will move to the Final Site Plan following the submission by Mr. Marks of the revised Preliminary Site Plan drawings.

Mr. Delpriore asked for confirmation of the number of square feet in the proposed new structure. Mr. Marks said that the new structure will be a 11,361-square-foot building.

Mr. Delpriore also said that the Town Water and Sewer Department has recommended that draft Condition #7 (iv) be removed. This condition originally required that the water line connection to the new building was to have been designed showing access from the Hook Road water line instead of from the State Route 96 water line. Mr. Delpriore said that the removal of this condition will enable the applicant to use the existing water line into the property for the new building.

Ms. Ruthven said that the applicant currently has an area variance application pending before the Zoning Board of Appeals (ZBA) for relief from the provisions of § 165-34.2 M. (2) of the Town Code regarding the construction of a five-foot-wide concrete sidewalk across the site's Hook Road frontage. She said that this application has been submitted to the Ontario County Planning Board for review.

Mr. Brabant acknowledged receipt of the updated Preliminary Site Plan, that he met with the Town staff regarding the plans, and that he has no issues with the board moving forward with Preliminary Site Plan approval with conditions this evening. He said that MRB Group may have some comments related to the Final Site Plan.

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

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

Mr. DeLucia acknowledged receipt of the amended draft resolution and that he understands the amendment.

Mr. Bellis asked about the applicant's ZBA application. Mr. Delpriore said that this will be on the ZBA agenda at the end of this month.

Mr. Viets asked Mr. Marks if he was okay with the amended draft resolution. Mr. Marks said yes.

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 Public Hearing on this application be closed.

There were no objections to this motion. The Public Hearing on PB #2025-0703 was closed.

■ 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 amended:

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—APPROVAL WITH CONDITIONS
KROSSBER ENTERPRISES, LLC

PB #2025-0703

APPLICANT:	**Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425**
ACTION:	**Preliminary Site Plan approval with conditions for the construction of an 11,361-square-foot building and related site improvements on tax map account (29.11-1-19.110) at 5984 State Route 96, Farmington, N.Y. 14425.**

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

WHEREAS the Board has received a revised set of drawings, dated 10/30/25, from the Applicant's Engineers, for review and approval of the above referenced Action; and

WHEREAS the Board has received public testimony on the above Action; and

WHEREAS the Board has reviewed a draft resolution prepared by the Town Director of Planning & Development for the Board's consideration and decision on the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Board grants Preliminary Site Plan Approval of the revised Preliminary Site Plan drawings, dated 10/30/2025, identified as Job #25-126, prepared by Marks Engineering, P.C., entitled "Preliminary Commercial Site Plan for: Krossber Enterprises, LLC, 5984 & 5974 New York State Route 96," with the following Conditions:

1. All revised Preliminary Site Plan drawings are to remove the two previous Tax Map Accounts (29.11-1-19.100 and 29.11-1-18.10) and replace with the new Tax Map Account (29.11-1-19.110) to reflect the new tax map account number resulting from the Lot Line Adjustment Map recently filed with Ontario County.

2. All revised Preliminary Site Plan drawings are to be further amended to identify the property's street address as 5984 State Route 96.

3. All drawings are to be further amended to remove the former lot line between the former Tax Map Accounts (29.11-1-19.100 and 29.11-1-18.10).

4. The Cover Sheet is to be further amended as follows:

    a. All references to the street address are to read 5984 State Route 96; and

    b. A signature/date line is to be added for the Town Water and Sewer Superintendent; and

    c. There is to be a revision date added to this sheet which is to be dated sometime after November 5, 2025.

5. The Plat Map Drawing is to be amended to either:

    a. include the information shown on the Lot Line Adjustment Plat Drawing, recently filed in the Office of the Ontario County Clerk, including the Liber and Page of the recording and the new Tax Map Account Number (29.11-1-19.110); or

    b. remove it from the revised set of drawings as its current information is out-of-date. If this drawing is removed, then there is to be a note added to Drawing C100 that provided the information listed in Condition 4.a. above.

6. Drawing C100, Site & Utility Plan Map, is to be further amended as follows:

    a. The Site Plan Drawing and Utility Plan Drawing are to be separate drawings; and

    b. The Site Plan Drawing is to comply with the provisions contained in §165-34 (MTOD Major Thoroughfare Overlay District) and §165-34.2 (MSOD Main Street Overlay District) of the Farmington Town Code, by showing the following:

        (i) One new driveway entrance from State Route 96 to the site having a centerline located 220 feet east of the centerline of the western driveway entrance to the adjacent Torito's Cantina Restaurant; and

(ii) A note is to be added to the new Site Plan Drawing that identifies the Planning Board determines that the provisions of §165-334 (d) of the Town Code does not apply in this instance given that aa required driveway along Hook Road does not meet the minimum driveway spacing standards from the signalized intersection of State Route 96 and Hook Road and, therefore, would not contribute to planned highway safety of both highways; and

(iii) There is to be details added to the Final Site Plan Drawing that identifies the design for closing the two existing driveways serving the newly combined Krossber site, as required under permitting by the New York State Department of Transportation; and

(iv) The revised site plan drawing is to show the streetlight and street tree locations. The streetlights are to start at the west property line and spaced 70-feet apart across the State Route 96 frontage; and

(v) There is to be a note added that identifies the streetlight fixtures are shown on Drawing C301; and

(vi) There is to be a note added to Drawing C100 to identify that streetlights otherwise required across the Hook Road frontage has been determined by the Planning Board not to be required as they do not contribute to known plans for such streetlighting along the west side of Hook Road; and

(vii) Drawing C100 is to include the design details for the streetscape improvements being installed; and

(viii) The Site Plan is to show a thirty-foot-wide grassed buffer strip north of the existing sidewalk along the north side of State Route 96; and

(ix) There is to be a note added to the Site Plan Drawing that a Knox Box is to be installed on the proposed building and a means of access provided to the Fire Department prior to the issuance of a Certificate of Occupancy; and

(x) The Site Plan Drawing is to identify the distance between the State Route 96 and Hook Road intersection and the site's new driveway location; and

(xi) The Site Plan Drawing is to show the parking lot striping dimensions changed to reflect the "Parking Lot Double Stripe" details. Drawing C300 is to also be amended to show this detail.

(xii) The parking lot striping detail referenced above will allow for a twenty-four-foot-wide drive lane which is to be shown on the amended Site Plan Drawing; and

(xiii) The Site Plan Drawing is to show the Over-Head Electric (OHE) line being installed underground on the site and not over-head; and

(xiv) The proposed guy wire shown on the Site Plan Drawing for anchoring a service pole is to be eliminated. If this is the location for the proposed new meter and disconnect there is to be curbing, bollards and a fence installed around it to offer protection from vehicles and pedestrians; and

(xv) The Site Plan Drawing is to identify the area in between the edge of pavement and the sidewalk adjacent to the building. If this area is to be a landscaped area then landscaping will need to be shown on Drawing L100; and

(xvi) The Site Plan Drawing is to show curbing, a raised sidewalk, bollards, or parking stops at the edge of the pavement area near the building to prevent vehicles from pulling right up onto the sidewalk shown; and

(xvii) The Site Plan Drawing is showing a note "swing gate" pointing to what appears to be another fence in front of the dumpster enclosure. The design details for this fence are to be provided along with the size of this "swing gate."

7. The Site Utility Plan Drawing is to contain the following notes:

(i) The sanitary sewer lateral material is to read 4-inch SDR-21; and

(ii) Note 12 on Drawing C100, that references a 6-inch SDR-35 is to be changed to a 4-inch SDR-21; and

(iii) Note 13 on Drawing C100, that references a cleanout spacing of 80-100 feet is to be amended to read a maximum spacing of 85 feet; and

BE IT FURTHER RESOLVED the Drawing Number C200, "Grading and Erosion Plan," needs to clarify if these grades are for the E&S phase or if they are to be the finished grades. Therefore, there is to be a separate grading sheet from the E&S sheet shown.

BE IT FURTHER RESOLVED the Applicant will need to either install a five-foot-wide concrete sidewalk across the site's Hook Road frontage or make application to the Town Zoning Board of Appeals (ZBA) for an area variance to the provisions of §165-34.2 M. (2)

of the Town Code. In the event the ZBA determines a sidewalk across the Hook Road frontage does not contribute to a sidewalk connection shown on the Town's adopted Sidewalk/Trail/Bicycle Master Plan Map, then a note to this effect, including the ZBA File and date of determination, is to be shown on the Final Site Plan Drawing.

BE IT FURTHER RESOLVED that drawing L-101, entitled "Lighting Plan," is to include the locations for the proposed streetlights and their illumination patterns.

BE IT FURTHER RESOLVED that drawing L-101, entitled "Lighting Plan," is to include illumination patterns for all lighting fixtures. The revised "Lighting Plan" is to include illumination patterns for the existing buildings, the proposed building, drive aisles and on-site parking spaces.

BE IT FURTHER RESOLVED that there be a design detail added to the Drawing C301 for the relocated dumpster enclosure.

BE IT FURTHER RESOLVED the Site Plan Drawing is to contain a note that identifies the design detail for the proposed relocated dumpster enclosure is shown on Drawing C301.

BE IT FURTHER RESOLVED that all changes made to the set of drawings submitted with this amended set of drawings are to be identified on the respective drawings.

BE IT FURTHER RESOLVED that once these conditions of approval have been complied with and shown on revised drawings, then one electronic set and one paper copy are to be submitted to the Town Code Enforcement Officer for his review and acceptance prior to the signing by the identified officials.

BE IT FURTHER RESOLVED that this conditional approval of the Preliminary Site Plan drawings shall automatically expire within 180 days from today unless the Applicant requests and is granted an additional period of time from the Board.

BE IT FURTHER RESOLVED that once Preliminary Site Plan drawings have been signed and filed in the Town Development Office, then the Applicant's Engineer may submit Final Site Plan Drawings and an application for Final Site Plan Approval for the Planning Board's acceptance and scheduling a public meeting to take action thereon.

BE IT FURTHER RESOLVED that copies of this resolution are to be provided to the Applicant and the Applicant's Engineer.

BE IT FINALLY RESOLVED that the Board directs certified copies of this resolution are to be provided to Matthew Oravec, P.E., Regional Traffic Engineer, Region 4 Office, NYSDOT 1530 Jefferson Road, Rochester, NY 14623 or Matthew.Oravec@dot.ny.gov; Ryan Fischer, Canandaigua Office NYSDOT, Parish Street, Canandaigua, New York 14424 or Ryan.Fischer@dot.ny.gov; Town Development Staff; the Town Clerk; and the Town Property File.

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: SPECIAL USE PERMIT AND SITE PLAN

Name: Heidi Hoffman, on behalf of Ronald L. Hammond and Heidi L. Balletto, owners of property at 560 Sheldon Road, Palmyra, N.Y. 14522

Location: 560 Sheldon Road, Tax Map #18.00-1-4.112

Zoning District: A-80 Agricultural District

Request: Special Use Permit and Site Plan for a kennel license to keep one extra dog.

On October 15, 2025, the Planning Board determined that this application was complete and scheduled the Public Hearing for this evening's meeting (November 5, 2025).

On October 30, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Heidi Hoffman.

Mr. Hemminger opened the Public Hearing on this application.

Ms. Hoffman presented this application.

She said that they just would like to have one additional dog in their home [which would bring the number of dogs in their home to four].

Mr. Brand said that a property must be classified as a kennel, per State regulations, if four or more dogs are to be kept. He said that the Town Clerk cannot issue a permit to Ms. Hoffman for the fourth dog at their home until Ms. Hoffman receives a Special Use Permit from the Planning Board for a Kennel License.

Mr. Brand said that Ms. Hoffman's application does not involve any new structures and does not involve the boarding or breeding of animals on the property. He said that the draft

resolution which has been prepared for the board's consideration this evening has been written specifically for the property owner, and that the conditions would not be transferable to a subsequent property owner.

Mr. Hemminger asked about the State Environmental Quality Review (SEQR) classification of this application. Mr. Brand said that the board determined that this is a Type II Action under the SEQR regulations because there are no proposed changes to the property.

Mr. Hemminger asked if anyone in the meeting room wished to speak for or against this application, or to ask questions.

Ms. Kratzenberg (630 Sheldon Road) said that she and her husband can hear the dogs barking at times.

Mr. Kratzenberg said they live about a thousand feet from where they [the applicants] live and that one of his neighbors who could not attend the meeting this evening also says that he has a problem with the dogs. Mr. Kratzenberg said that he is a dog lover and that he does not know if there is a dog factory [on the applicants' property].

Mr. Hemminger said that the applicants are not asking for approval for the breeding of dogs on the property.

Mr. Kratzenberg said that they [the applicants] have had four dogs all along. Ms. Hoffman said she is here this evening because they would like to have one more dog for a total of four dogs.

Mr. Hemminger thanked Mr. and Mrs. Kratzenberg for their input.

Mr. Delpriore said that the Town has received no noise complaints about the Hoffman property and their keeping of dogs. He said that there is a section of the Town Code specifically on this topic and that no complaints about this property have been received.

Mr. Hemminger said that Mr. Delpriore's report is a good point. He suggested that Mr. and Mrs. Kratzenberg contact the Town Building Department if they have any issues regarding this property so that their concerns can be placed on the record and dealt with by the Town staff.

Ms. Hoffman said that Mr. and Mrs. Kratzenberg are her aunt and uncle, that she has received no complaints about the dogs, and when the dogs bark they are brought back inside.

Mr. Delpriore said that the Town Code is clear that a complaint may be made for the record [of a property].

Mr. Hemminger asked if there were any additional comments or questions from those in the meeting room. There were no additional comments.

Ms. Sousa asked if the existing structure on the property will meet the required setback dimension for a fence. Mr. Delpriore said that the Town staff considered the location of the existing home to be a preexisting nonconforming use, and that the current home is a not being expanded. He said that the applicants would have to make an application to the Town for a variance if they would like to expand the existing structure or construct an additional structure [a fenced in dog run] which could affect a required fence setback. He said the staff determined that this is a preexisting nonconforming use because the applicant is not enlarging the non-conformance.

Mr. Hemminger then asked if anyone on the remote video conference wished to speak for or against this the application or 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.

■ A motion was made by MR. DELUCIA, seconded by MR. BELLIS, that the Public Hearing on this application be closed.

Motion carried by voice vote. The Public Hearing on PB #2025-1001 was closed.

■ 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

PB #2025-1001

APPLICANT:	**Heidi Hoffman, on behalf of Ronald L. Hammond and Heidi L. Balletto, owners of property at 560 Sheldon Road, Palmyra, N.Y. 14522**
ACTIONS:	**Special Use Permit and Site Plan approvals for the property located at 560 Sheldon Road to be classified as a Kennel under the provisions of Chapter 165, Zoning Law, Article II, Section 10 Definitions; and Article VI, Special Use Permits, Section 75, Kennels; of the Code of the Town of Farmington**

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

WHEREAS the Planning Board has received public testimony upon these proposed Actions; and

WHEREAS the Planning Board has reviewed the information provided by the Town Zoning Officer and this draft resolution provided by the Town Director of Planning and Development; and

WHEREAS the Code of the Town of Farmington, Chapter 165 entitled Zoning Law, Article II, Section 10, defines a Kennel as . . . "Any premises on which four or more dogs four months old or older are kept or dogs are bred and/or boarded;" and

WHEREAS the Code of the Town of Farmington, Chapter 165 Zoning Law, Article VI, Special Permit Uses, Section 75 A. entitled Kennels specifies . . . "Kennels may be permitted as special permit uses in the A-80, RR-80 and GB Districts upon the approval of a special use permit by the Planning Board;" and

WHEREAS the Code of the Town of Farmington, Chapter 165 entitled Zoning Law, Article VI entitled Special Permit Uses, Section 75 B. Kennels, specifies . . . "No site preparation or construction shall commence, nor shall existing structures be occupied, until final site plan approval has been granted by the Planning Board and permits have been issued by all governmental agencies involved;" and

WHEREAS the Code of the Town of Farmington, Chapter 165 Zoning Law, Article VI, Special Permit Uses, Section 75 C. Kennels, specifies . . . "Shelters for animals within Kennels shall not be closer that 100 feet to all lot lines other than the front lot line. This shall include all outdoor areas enclosed by fences for the use of animals;" and

WHEREAS the Applicant tonight has given testimony to the Board that this Action is being requested only to enable the property to be classified as a Kennel so that the Applicant may register a fourth dog to be housed on the property and boarded inside the existing principal structure, a single-family dwelling; and

WHEREAS the Applicant further testifies that she does not intend to construct a shelter or a fenced area for the four dogs; and

WHEREAS the Applicant further testifies that she does not intend to breed the four dogs for profit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does make the following findings based upon their review of the above referenced Actions:

1. Kennels (§165-75) may be permitted as special permit uses in the A-80 District upon the approval of a Special Use Permit by the Planning Board.

   The Planning Board finds the property is zoned A-80 Agricultural District.

2. No site preparation or construction (associated with a proposed kennel) shall commence, nor shall existing structures be occupied, until Final Site Plan approval

has been granted by the Planning Board and permits have been issued by all governmental agencies involved.

The Planning Board finds the Applicant is not proposing any physical alteration to their property. The Planning Board further finds the Applicant is merely seeking approval of a Special Use Permit to classify the property as a Kennel and to then allow a fourth (4th) dog to be registered with the Town Clerk's Office and a dog license issued for the 4th dog to be boarded inside the principal dwelling located on the property.

The Planning Board further finds that Chapter 49 of the Code of the Town of Farmington (§49-4 D. Restrictions) prohibits the keeping of four or more dogs that are four months of age or older on the premises, regardless of the number of owners, unless the provisions of the Zoning Law of the Town of Farmington, Chapter 165 (§165-75) of the Code of the Town of Farmington, and the laws of the State of New York (Article 7 of the New York State Agriculture and Markets Law) in regard to kennels are complied with.

The Planning Board further finds that the granting of the requested Special Use Permit satisfies the above referenced prohibition for the keeping of four or more dogs, which in this instance allows the keeping of up to four dogs on the premises.

The Planning Board further finds that the granting of the requested Special Use Permit further satisfies the laws of the State of New York (Article 7 of the New York State Agriculture and Markets Law) in regard to Kennels being complied with.

3. Kennels (§165-75) "Shelters for animals within kennels shall not be closer than 100 feet to all lot lines other than the front lot line. This shall include all outdoor areas enclosed by fences for the use of animals."

   The Planning Board further finds there is no proposed shelter for animals or outdoor areas enclosed by fences for the use of animals associated with this requested Special Use Permit.

BE IT FURTHER RESOLVED that this Application (PB #2505-1001), involving the granting of a Special Use Permit for classification of the use of the property, by the Applicant, located at 560 Sheldon Road, in the Town of Farmington as a Kennel, is hereby granted with the following conditions:

a. There shall be only up to four dogs allowed to be kept on the property.

b. There shall be no breeding of the four dogs as part of any commercial use of the property.

c. All four dogs are to be housed inside the principal structure on the premises. There shall be no shelter(s) erected or maintained for the four dogs.

d. This classification of the property as a Kennel is not transferrable to future owners of the property unless said future owner is the Applicant for this Special Use Permit.

BE IT FURTHER RESOLVED that the Planning Board finds that since there is no site development involved with this Special Use Permit Application, that the property's survey map shall suffice as a Final Site Plan Map showing the location of the existing principal structure wherein up to four (4) dogs are to be sheltered. The Board does hereby waive the need for a Final Site Plan drawing to be approved as part of this Special Use Permit.

BE IT FURTHER RESOLVED that in the future should there be any fenced in area on the property that is to be used for up to and including a fourth dog that said area shall be subject further to the provisions of Chapter 165, Article VI, § 75 Kennels, and the issuing of a Building Permit by the Town Code Enforcement Officer.

BE IT FURTHER RESOLVED that a certified copy of this resolution is to be provided to the Applicant, Heidi Hoffman, 560 Sheldon Road, Palmyra, N.Y. 14522 (Hoffman. heidi9676@ gmail.com); the property owners Ronald L. Hammond and Heidi L. Balletto, 560 Sheldon Road, Palmyra, N.Y. 14522; the Farmington Town Clerk's Office; and a certified copy filed with the property file located in the Town Development Office.

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

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

Motion carried.

Following the voting, Mr. Delpriore said that the Town staff has ways to investigate a property if a complaint is received. Ms. Hoffman said that she does not want to get into trouble for having her barking dogs.

6. BOARD ACTION

PADDOCK LANDING INCENTIVE ZONING PROJECT FOURTH EXTENSION OF APPROVALS FOR 180DAYS

PB #1201-23	Overall Preliminary Subdivision Plat Extension Application
PB #1202-23	Overall Preliminary Site Plan Application

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

Request: Request for fourth extension of Overall Preliminary Subdivision Plat and Overall Preliminary Site Plan approval of approximately 148 acres of land, Tax Map Accounts Nos. 29.00-02-131 (52.5 acres) and 29.00-02-14.0 (93.3 acres) located between State Route 96 on the south and west, Collett Road on the north, and east of Glen Carlyn Drive and west of County Road 8.

On February 21, 2024, the Planning Board approved the Overall Preliminary Subdivision Plat with conditions and the Overall Preliminary Site Plan with conditions (PB #1201-23 and PB #1202-23, respectively.

On August 7, 2024, the Planning Board approved the first 90-day extensions of these applications from August 19, 2024, to November 16, 2024.

On November 13, 2024, the Planning Board approved the second 180-day extensions of these applications from November 16, 2024, to May 14, 2024.

On May 7, 2025, the Planning Board approved the third 180-day extensions of these applications from May 14, 2025, to November 10, 2025.

On October 29, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Brian Mahoney and Robert Brenner of the Canandaigua Development Company, LLC; and to their engineers Peter Vars, P.E., and Ryan D. Destro, P.E., of BME Associates.

Mr. Brenner presented this application.

He said that Rochester Gas & Electric Corporation (RG&E) has not given them confirmation that they can serve the proposed subdivision, other than providing them with a letter saying that $4.3 million in electric service upgrades are necessary to bring in a primary electric line from the substation in Manchester.

Mr. Brenner said that they have been working with RG&E and—to the Town of Farmington's credit—the rate case submission which is before the Public Service Commission (PSC) right now provides budget allocation for service upgrades in the Victor/Farmington area.

Mr. Brenner said that there has been a lot in the press about the Town of Canandaigua and the Uptown Landing project there. He said that there is no provision in the PSC rate case for that particular project. He said that they are ahead of the Canandaigua project by what they have been doing in the past two years, and that this is a credit to the Farmington Supervisor, to Mr. Brand and to Senator Helming with whom they have had constant communication about this.

Mr. Brenner said that they are hopeful when the PSC case is decided in early 2026 that they will receive some good news about a plan to provide electricity capacity for the Paddock Landing project. He said that he talks constantly with high executives of RG&E about this project.

Mr. Brenner said that they could not be more excited to get going on the Paddock Landing project but that they cannot begin until they have the commitment from RG&E to provide electric service to the proposed houses. He said that he is hopeful that in another 180 days from now he will have good news that RG&E receives the PSC funding and a plan to provide electric service to the new homes.

He said that they would like to begin site work and pushing dirt by the end of 2026, and that they have an electric connection and construction of houses by Ryan Homes by the end of 2027.

Mr. Hemminger asked how many homes are planned in the subdivision. Mr. Brenner said that there would be 186 homes. He said that he would like to make clear to the board that this is no effort on their part to stall or delay the project.

Mr. Brenner said that they plan to be before the Planning Board on November 19, 2025, with another project on State Route 96 across from Finger Lakes Gaming & Racetrack to be called the Fairdale Meadows Subdivision. Mr. Hemminger asked if this project will have power. Mr. Brenner said that RG&E has power for 40 houses for Fairdale Meadows, which will be located along the north side of State Route 96 between Glen Carlyn Drive and Fairdale Glen, but that RG&E will not commit to full power for the Paddock Landing project at this time.

Mr. Brand said that unfortunately the issue with RG&E is above our pay grades to settle. He said that Mr. Brenner is showing good faith to reach a solution with RG&E, and that we want to encourage that solution by using the proposed resolution of the Planning Board this evening as evidence of the applicant's efforts.

Mr. Hemminger said that the Town is moving the project forward as best as it can to this point.

Mr. Delpriore said that Mr. Brenner is right on with this, that the delay is beyond his control, and that this is an appropriate request for an extension.

Mr. Bellis asked about the expiration date of the proposed extension. The proposed extension shall commence on Monday, November 10, 20235, and continue through Saturday, May 9, 2026.

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
PADDOCK LANDING INCENTIVE ZONING PROJECT
FOURTH EXTENSION OF APPROVALS FOR 180 DAYS

PB #1201-23 Overall Preliminary Subdivision Plat
PB #1202-23 Overall Preliminary Site Plan

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received a letter dated October 14, 2025, from Robert J. Brenner, Partner, Mahoney Brenner, LLP, requesting a fourth 180-day extension to the Overall Preliminary Subdivision and Site Plan approvals for the above referenced Project, which was originally granted by the Planning Board on February 21, 2024, and which is set to expire on November 10, 2025; and

WHEREAS the Applicants continues to seek approvals from RG&E to allow natural gas and electric services for the proposed project; and

WHEREAS the Applicants have demonstrated a good faith effort working with state and local officials towards finding a solution to allow this project to proceed; and

WHEREAS the Applicants have been provided a copy of this draft resolution and a copy of this draft resolution has been posted on the Town's Official Website, on Thursday, October 30, 2025, all of which is in accordance with the provisions of the State's Open Meetings Law and established Town Operating Procedures.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to approve a 180-day extension of time to:

> The first conditional approval of 180 days granted on February 21, 2024, that expired on August 19, 2024.
>
> The first 90-day extension granted on August 7, 2024;
>
> The second 180-day extension of time approved on November 13, 2024, that expired on Wednesday, May 14, 2025; and
>
> The third 180-day extension of time approved on May 7, 2025, that is set to expire on Monday, November 10, 2025.

BE IT FURTHER RESOLVED that said 180-day extension period shall commence on Monday, November 10, 2025, and continue through Saturday, May 9, 2026.

BE IT FURTHER RESOLVED that the Applicant is hereby given notice that should there not be resolution of this issue on or before Wednesday, April 29, 2026, then there will need to be a fifth letter requesting another 180-day extension of time to continue the condition of approval starting on Friday, May 8, 2026. This letter must be submitted to the

Planning Board not later than noon on Wednesday, April 29, 2026, to allow the request to be placed on the May 6, 2026, meeting agenda.

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

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. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- On November 12, 2025, the Town Board will consider an amendment to the application for the Farmington Meadows Incentive Zoning Project on the east side of State Route 332, and north of County Road 41, on which 37 single-family homes, 230 rental townhomes, five commercial pad sites, 150 senior units and a storage facility are proposed.

  Mr. Brand said that the developer, as an Incentive Zoning amenity, has agreed to the extension of sidewalks along the south side of County Road 41 from the State Route 332 intersection to their project site, and in return has requested the addition of six more single-family homes and the redesign of the access to the mini ware-house area. Following Town Board action on November 12, the amendment will be forwarded to the Ontario County Planning Board and the re-hearing process for the amendment will begin.

  Mr. Brand said that the property is still zoned Planned Development (PD), even though the previous developer requested and received Town Board approval of Local Law No. 4 of 2024 for the rezoning of the property to Incentive Zoning for the Whitestone Incentive Zoning Project. He said that the previous developer never

moved forward with the Whitestone project and that a new local law would be required for the Farmington Meadows project.

- The Fairdale Meadows Subdivision, as discussed earlier in the meeting this evening, will be presented to the Planning Board on November 19, 2025. Mr. Hemminger said that the property is zoned for residential use and does not require Incentive Zoning. Mr. Brand said that the applicant is working with Mr. Oravec of the New York State Department of Transportation (DOT) regarding a traffic solution which would be acceptable to the DOT. Mr. Brand said that a consideration is the access to the subdivision which would be opposite the four-lane driveway off from State Route 96 into the Finger Lakes Gaming & Racetrack facility.

- No new information has been submitted for the Ontario CSG 1, LLC, Solar Project (New Energy Equity, Lynn T. Fish Farm) at 4494 Mt. Payne Road (PB #2025-0501, Preliminary Site Plan; and PB #2025-0502, Special Use Permit). On August 6, 2025, the Planning Board determined that both applications were incomplete

- A delivery of steel was made to the T&M Properties of WNY, LLC, construction site on the north side of Loomis Road (Villager Construction project). Mr. Brand also said that work has begun on the construction of the internal road.

- The Town does not yet have a resolution on the stone dust trail in the Hathaway's Corners development.

- Mr. Hemminger asked about the status of the Sky Solar (Commercial Drive) solar project for which a third 90-day extension was approved by the Planning Board on October 15, 2025, to expire on January 13, 2026. Mr. Brand said that no new information has been received. He asked if the Federal Big Beautiful Bill would be the end of solar, or if it would only delay it.

Code Enforcement Officer:

Mr. Delpriore extended thanks to Ms. Ruthven for her work in the Building Department when he (Mr. Delpriore) was out for medical reasons.

He also informed the board and extended best wishes to Town Code Enforcement Officer and Fire Marshal August Gordner who has left the Town to begin training as a New York State Trooper.

Mr. Delpriore also said that the Town Board is considering creating a committee to review a number of changes to the Town Code, including Section 165.58 on Accessory Structures. Mr. Delpriore said that there have been a number of conversations about this section of the code and that updates are needed. He said that the committee will be looking for participation from the Planning Board as this code section is being proposed for amendment.

Town Engineer:

Mr. Brabant thanked the board for the opportunity for him to attend this evening's meeting via remote video conference.

Board Members:

Mr. Bellis asked about the Certificate of Occupancy which has been issued for the CountryMax warehouse on the southwest corner of Collett Road and Hook Road. Mr. Delpriore said that the Town Fire Marshal inspected the entire building and that the Building Department issued a Certificate of Occupancy with a short-time-limit condition for the installation of the light poles. Mr. Delpriore said that the light pole installation project was delayed due to a death in the family of the installation contractor, and that the rest of the building was fully compliant. He said that a short time period was given to CountryMax for the installation of the light poles.

8. PUBLIC COMMENTS

None.

9. 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 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

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:30 p.m.

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

Respectfully submitted,

John M. Robortella L.S.

John M. Robortella
Farmington Planning Board Clerk

TOWN OF
FARMINGTON

1000 County Road 8, Farmington, New York 14425-9565

"The Gateway to Ontario County" (Exit 44 NYS Thruway)
The Town of Farmington is an equal opportunity provider
TDD 1-800-662-1220
www.farmingtonny.gov

Town Supervisor
Peter Ingalsbe
(315)986-8100 x4091

Deputy Supervisor
Steven Holtz

Town Clerk &
Receiver of Taxes
Michelle A. Finley

Town Board
Michael Casale
Steven Holtz
Ronald Herendeen
Nathan Bowerman

Justices
Nathan Thomas
Morris Lew

CONTACT US:

Assessor
(315) 986-8100 x4092

Building &
Code Enforcement
(315) 986-8100 x4093

Development Dept.
(315) 986-8100 x4010

Highway/Parks Dept.
(315) 986-5540
Fax: (315) 986-9268

Town Clerk
(315) 986-8100 x4090
Fax: (315) 986-4377

Town Court
(315) 986-8195
(315) 986-3113

Water & Sewer
(585)924-3158
Fax: (585) 924-5146

November 6, 2025

RECEIVED
TOWN CLERK'S OFFICE
2025 NOV -4 AM 9:35

Brian Mahoney
Canandaigua Development Company LLC
83 South Main Street
Canandaigua, New York 14424

Re: PB #1201-23 Paddock Landing IZ Project Overall Preliminary Subdivision Plat:
Fourth Extension Approval for 180 Days

PB #1202-23 Paddock Landing IZ Project Overall Preliminary Site Plan:
Fourth Extension Approval for 180 Days

Dear Mr. Mahoney:

Attached please find a copy of the action taken on the above referenced applications by the Farmington Planning Board on November 5, 2025.

If you have any questions on this action, please contact Ronald Brand, the Town of Farmington Director of Planning and Development, at (315) 986-8100 and select choice "5" (Director of Development) from the telephone voice menu.

Yours truly,

John M. Robortella

John M. Robortella
Clerk of the Planning Board

Enclosure: Resolution: Overall Preliminary Subdivision Plat and
Overall Preliminary Site Plan: *Fourth Extension Approvals for 180 Days*

cc. Town of Farmington Planning and Development Office
Town Clerk
Robert Brenner, Canandaigua Development Company LLC
Peter Vars, P.E., BME Associates
Ryan Destro, P.E., BME Associate

This institution is an equal opportunity provider and employer.

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PADDOCK LANDING INCENTIVE ZONING PROJECT
FOURTH EXTENSION OF APPROVALS FOR 180 DAYS

PB #1201-23 **Overall Preliminary Subdivision Plat**
PB #1202-23 **Overall Preliminary Site Plan**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received a letter dated October 14, 2025, from Robert J. Brenner, Partner, Mahoney Brenner, LLP, requesting a fourth 180-day extension to the Overall Preliminary Subdivision and Site Plan approvals for the above referenced Project, which was originally granted by the Planning Board on February 21, 2024, and which is set to expire on November 10, 2025; and

WHEREAS the Applicants continues to seek approvals from RG&E to allow natural gas and electric services for the proposed project; and

WHEREAS the Applicants have demonstrated a good faith effort working with state and local officials towards finding a solution to allow this project to proceed; and

WHEREAS the Applicants have been provided a copy of this draft resolution and a copy of this draft resolution has been posted on the Town's Official Website, on Thursday, October 30, 2025, all of which is in accordance with the provisions of the State's Open Meetings Law and established Town Operating Procedures.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to approve a 180-day extension of time to:

> The first conditional approval of 180 days granted on February 21, 2024, that expired on August 19, 2024.
>
> The first 90-day extension granted on August 7, 2024;
>
> The second 180-day extension of time approved on November 13, 2024, that expired on Wednesday, May 14, 2025; and
>
> The third 180-day extension of time approved on May 7, 2025, that is set to expire on Monday, November 10, 2025.

BE IT FURTHER RESOLVED that said 180-day extension period shall commence on Monday, November 10, 2025, and continue through Saturday, May 9, 2026.

BE IT FURTHER RESOLVED that the Applicant is hereby given notice that should there not be resolution of this issue on or before Wednesday, April 29, 2026, then there will need to be a fifth letter requesting another 180-day extension of time to continue the condition of approval starting on Friday, May 8, 2026. This letter must be submitted to the Planning Board not later than

noon on Wednesday, April 29, 2026, to allow the request to be placed on the May 6, 2026, meeting agenda.

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

The above resolution was moved by MR. VIETS and seconded by MR. BELLIS at a scheduled meeting of the Board held on Wednesday, November 5, 2025. After Board discussion, the following vote was taken and is recorded in the minutes for said meeting:

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

Motion carried.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above action taken and recorded in the November 5, 2025, minutes of the Town of Farmington Planning Board meeting.

John M. Robortella L.S.

John M. Robortella, Clerk of the Board

TOWN OF
FARMINGTON

1000 County Road 8, Farmington, New York 14425-9565

"The Gateway to Ontario County" (Exit 44 NYS Thruway)
The Town of Farmington is an equal opportunity provider
TDD 1-800-662-1220
www.farmingtonny.gov

Town Supervisor
Peter Ingalsbe
(315) 986-8100, x4091

Deputy Supervisor
Steven Holtz

Town Clerk &
Receiver of Taxes
Michelle A. Finley

Town Board
Michael Casale
Steven Holtz
Ronald Herendeen
Nathan Bowerman

Justices
Morris Lew
Nathan Thomas

CONTACT US:

Assessor
(315) 986-8100, x4092

Building &
Code Enforcement
(315) 986-8100, x4093

Development Dept.
(315) 986-8100, x4010

Highway/Parks Dept.
(315) 986-5540
Fax: (315) 986-9268

Town Clerk
(315) 986-8100, x4090
Fax: (315) 986-4377

Town Court
(315) 986-8195
(315) 986-3113

Water & Sewer
(585)924-3158
Fax: (585) 924-5146

November 6, 2025

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2025 NOV -4 AM 9:35

Heidi Hoffman
On behalf of Ronald L. Hammond and Heidi L. Balletto
Owners of property at 560 Sheldon Road
Palmyra, New York 14522

Re: PB #2025-1001 Heidi Hoffman Special Use Permit and Site Plan: *Approved with Conditions*

Dear Ms. Hoffman:

Attached please find a copy of the action taken on the above referenced application by the Farmington Planning Board on November 5, 2025.

If you have any questions on this action, please contact Ronald Brand, the Town of Farmington Director of Planning and Development, at (315) 986-8100 and select choice "5" (Director of Development) from the telephone voice menu.

Yours truly,

John M. Robortella

John M. Robortella
Clerk of the Planning Board

Enclosure: Resolution: Special Use Permit and Site Plan: *Approved with Conditions*

cc. Town of Farmington Planning and Development Office
Town Clerk

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-1001

APPLICANT: **Heidi Hoffman, on behalf of Ronald L. Hammond and Heidi L. Balletto, owners of property at 560 Sheldon Road, Palmyra, N.Y. 14522**

ACTIONS: **Special Use Permit and Site Plan approvals for the property located at 560 Sheldon Road to be classified as a Kennel under the provisions of Chapter 165, Zoning Law, Article II, Section 10 Definitions; and Article VI, Special Use Permits, Section 75, Kennels; of the Code of the Town of Farmington**

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

WHEREAS the Planning Board has received public testimony upon these proposed Actions; and

WHEREAS the Planning Board has reviewed the information provided by the Town Zoning Officer and this draft resolution provided by the Town Director of Planning and Development; and

WHEREAS the Code of the Town of Farmington, Chapter 165 entitled Zoning Law, Article II, Section 10, defines a Kennel as . . . "Any premises on which four or more dogs four months old or older are kept or dogs are bred and/or boarded;" and

WHEREAS the Code of the Town of Farmington, Chapter 165 Zoning Law, Article VI, Special Permit Uses, Section 75 A. entitled Kennels specifies . . . "Kennels may be permitted as special permit uses in the A-80, RR-80 and GB Districts upon the approval of a special use permit by the Planning Board;" and

WHEREAS the Code of the Town of Farmington, Chapter 165 entitled Zoning Law, Article VI entitled Special Permit Uses, Section 75 B. Kennels, specifies . . . "No site preparation or construction shall commence, nor shall existing structures be occupied, until final site plan approval has been granted by the Planning Board and permits have been issued by all governmental agencies involved;" and

WHEREAS the Code of the Town of Farmington, Chapter 165 Zoning Law, Article VI, Special Permit Uses, Section 75 C. Kennels, specifies . . . "Shelters for animals within Kennels shall not be closer that 100 feet to all lot lines other than the front lot line. This shall include all outdoor areas enclosed by fences for the use of animals;" and

WHEREAS the Applicant tonight has given testimony to the Board that this Action is being requested only to enable the property to be classified as a Kennel so that the Applicant may register

a fourth dog to be housed on the property and boarded inside the existing principal structure, a single-family dwelling; and

WHEREAS the Applicant further testifies that she does not intend to construct a shelter or a fenced area for the four dogs; and

WHEREAS the Applicant further testifies that she does not intend to breed the four dogs for profit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does make the following findings based upon their review of the above referenced Actions:

1. Kennels (§165-75) may be permitted as special permit uses in the A-80 District upon the approval of a Special Use Permit by the Planning Board.

   The Planning Board finds the property is zoned A-80 Agricultural District.

2. No site preparation or construction (associated with a proposed kennel) shall commence, nor shall existing structures be occupied, until Final Site Plan approval has been granted by the Planning Board and permits have been issued by all governmental agencies involved.

   The Planning Board finds the Applicant is not proposing any physical alteration to their property. The Planning Board further finds the Applicant is merely seeking approval of a Special Use Permit to classify the property as a Kennel and to then allow a fourth (4th) dog to be registered with the Town Clerk's Office and a dog license issued for the 4th dog to be boarded inside the principal dwelling located on the property.

   The Planning Board further finds that Chapter 49 of the Code of the Town of Farmington (§49-4 D. Restrictions) prohibits the keeping of four or more dogs that are four months of age or older on the premises, regardless of the number of owners, unless the provisions of the Zoning Law of the Town of Farmington, Chapter 165 (§165-75) of the Code of the Town of Farmington, and the laws of the State of New York (Article 7 of the New York State Agriculture and Markets Law) in regard to kennels are complied with.

   The Planning Board further finds that the granting of the requested Special Use Permit satisfies the above referenced prohibition for the keeping of four or more dogs, which in this instance allows the keeping of up to four dogs on the premises.

   The Planning Board further finds that the granting of the requested Special Use Permit further satisfies the laws of the State of New York (Article 7 of the New York State Agriculture and Markets Law) in regard to Kennels being complied with.

3. Kennels (§165-75) "Shelters for animals within kennels shall not be closer than 100 feet to all lot lines other than the front lot line. This shall include all outdoor areas enclosed by fences for the use of animals."

The Planning Board further finds there is no proposed shelter for animals or outdoor areas enclosed by fences for the use of animals associated with this requested Special Use Permit.

BE IT FURTHER RESOLVED that this Application (PB #2505-1001), involving the granting of a Special Use Permit for classification of the use of the property, by the Applicant, located at 560 Sheldon Road, in the Town of Farmington as a Kennel, is hereby granted with the following conditions:

a. There shall be only up to four dogs allowed to be kept on the property.

b. There shall be no breeding of the four dogs as part of any commercial use of the property.

c. All four dogs are to be housed inside the principal structure on the premises. There shall be no shelter(s) erected or maintained for the four dogs.

d. This classification of the property as a Kennel is not transferrable to future owners of the property unless said future owner is the Applicant for this Special Use Permit.

BE IT FURTHER RESOLVED that the Planning Board finds that since there is no site development involved with this Special Use Permit Application, that the property's survey map shall suffice as a Final Site Plan Map showing the location of the existing principal structure wherein up to four (4) dogs are to be sheltered. The Board does hereby waive the need for a Final Site Plan drawing to be approved as part of this Special Use Permit.

BE IT FURTHER RESOLVED that in the future should there be any fenced in area on the property that is to be used for up to and including a fourth dog that said area shall be subject further to the provisions of Chapter 165, Article VI, § 75 Kennels, and the issuing of a Building Permit by the Town Code Enforcement Officer.

BE IT FURTHER RESOLVED that a certified copy of this resolution is to be provided to the Applicant, Heidi Hoffman, 560 Sheldon Road, Palmyra, N.Y. 14522 (Hoffman.heidi9676@gmail.com); the property owners Ronald L. Hammond and Heidi L. Balletto, 560 Sheldon Road, Palmyra, N.Y. 14522; the Farmington Town Clerk's Office; and a certified copy filed with the property file located in the Town Development Office.

The above resolution is moved by MR. VIETS and seconded by MR. DELUCIA at a meeting of the Planning Board held on Wednesday, November 5, 2025. After Board members discussion, the following roll call vote was taken and recorded in the meeting record for November 5, 2025:

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

Motion carried.

I, John M. Robortella, Clerk of the Planning Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the meeting minutes for Wednesday, November 5, 2025.

John M. Robortella _____ L.S.

John M. Robortella
Clerk of the Town of Farmington Planning Board

TOWN OF
FARMINGTON

1000 County Road 8, Farmington, New York 14425-9565

"The Gateway to Ontario County" (Exit 44 NYS Thruway)
The Town of Farmington is an equal opportunity provider
TDD 1-800-662-1220
www.farmingtonny.gov

Town Supervisor
Peter Ingalsbe
(315) 986-8100, x4091

Deputy Supervisor
Steven Holtz

Town Clerk &
Receiver of Taxes
Michelle A. Finley

Town Board
Michael Casale
Steven Holtz
Ronald Herendeen
Nathan Bowerman

Justices
Morris Lew
Nathan Thomas

CONTACT US:

Assessor
(315) 986-8100, x4092

Building &
Code Enforcement
(315) 986-8100, x4093

Development Dept.
(315) 986-8100, x4010

Highway/Parks Dept.
(315) 986-5540
Fax: (315) 986-9268

Town Clerk
(315) 986-8100, x4090
Fax: (315) 986-4377

Town Court
(315) 986-8195
(315) 986-3113

Water & Sewer
(585)924-3158
Fax: (585) 924-5146

November 6, 2025

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2025 NOV -4 AM 9:34

Krossber Enterprises, LLC
c/o James Krossber
5984 State Route 96
Farmington, New York 14425

Re: PB #2025-0703 Krossber Enterprises, LLC Preliminary Site Plan: *Approved with Conditions*

Dear Mr. Krossber:

Attached please find a copy of the action taken on the above referenced application by the Farmington Planning Board on November 5, 2025.

If you have any questions on this action, please contact Ronald Brand, the Town of Farmington Director of Planning and Development, at (315) 986-8100 and select choice "5" (Director of Development) from the telephone voice menu.

Yours truly,

John M. Robortella

John M. Robortella
Clerk of the Planning Board

Enclosure: Resolution: Preliminary Site Plan: *Approved with Conditions*

cc. Town of Farmington Planning and Development Office
✓ Town Clerk
Mike Krossber, Krossber Pools, LLC
Brennan Marks, P.E., Marks Engineering
Lindsey Tidd, Project and Marketing Coordinator, Marks Engineering
SEQR Involved Agency: New York State Department of Transportation.,
attn: Matthew Oravec, P.E.
SEQR Involved Agency: New York State Department of Transportation,
attn: Ryan Fischer
SEQR Involved Agency: Canandaigua–Farmington Consolidated Water District,
attn: Aaron Bissell, Water and Sewer Superintendent

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—APPROVAL WITH CONDITIONS
KROSSBER ENTERPRISES, LLC

PB #2025-0703

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

ACTION: **Preliminary Site Plan approval with conditions for the construction of an 11,361-square-foot building and related site improvements on tax map account (29.11-1-19.110) at 5984 State Route 96, Farmington, N.Y. 14425.**

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

WHEREAS the Board has received a revised set of drawings, dated 10/30/25, from the Applicant's Engineers, for review and approval of the above referenced Action; and

WHEREAS the Board has received public testimony on the above Action; and

WHEREAS the Board has reviewed a draft resolution prepared by the Town Director of Planning & Development for the Board's consideration and decision on the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Board grants Preliminary Site Plan Approval of the revised Preliminary Site Plan drawings, dated 10/30/2025, identified as Job #25-126, prepared by Marks Engineering, P.C., entitled "Preliminary Commercial Site Plan for: Krossber Enterprises, LLC, 5984 & 5974 New York State Route 96," with the following Conditions:

1. All revised Preliminary Site Plan drawings are to remove the two previous Tax Map Accounts (29.11-1-19.100 and 29.11-1-18.10) and replace with the new Tax Map Account (29.11-1-19.110) to reflect the new tax map account number resulting from the Lot Line Adjustment Map recently filed with Ontario County.

2. All revised Preliminary Site Plan drawings are to be further amended to identify the property's street address as 5984 State Route 96.

3. All drawings are to be further amended to remove the former lot line between the former Tax Map Accounts (29.11-1-19.100 and 29.11-1-18.10).

4. The Cover Sheet is to be further amended as follows:

    a. All references to the street address are to read 5984 State Route 96; and

b. A signature/date line is to be added for the Town Water and Sewer Superintendent; and

c. There is to be a revision date added to this sheet which is to be dated sometime after November 5, 2025.

5. The Plat Map Drawing is to be amended to either:

a. include the information shown on the Lot Line Adjustment Plat Drawing, recently filed in the Office of the Ontario County Clerk, including the Liber and Page of the recording and the new Tax Map Account Number (29.11-1-19.110); or

b. remove it from the revised set of drawings as its current information is out-of-date. If this drawing is removed, then there is to be a note added to Drawing C100 that provided the information listed in Condition 4.a. above.

6. Drawing C100, Site & Utility Plan Map, is to be further amended as follows:

a. The Site Plan Drawing and Utility Plan Drawing are to be separate drawings; and

b. The Site Plan Drawing is to comply with the provisions contained in §165-34 (MTOD Major Thoroughfare Overlay District) and §165-34.2 (MSOD Main Street Overlay District) of the Farmington Town Code, by showing the following:

(i) One new driveway entrance from State Route 96 to the site having a center-line located 220 feet east of the centerline of the western driveway entrance to the adjacent Torito's Cantina Restaurant; and

(ii) A note is to be added to the new Site Plan Drawing that identifies the Planning Board determines that the provisions of §165-334 (d) of the Town Code does not apply in this instance given that aa required driveway along Hook Road does not meet the minimum driveway spacing standards from the signalized intersection of State Route 96 and Hook Road and, therefore, would not contribute to planned highway safety of both highways; and

(iii) There is to be details added to the Final Site Plan Drawing that identifies the design for closing the two existing driveways serving the newly combined Krossber site, as required under permitting by the New York State Department of Transportation; and

(iv) The revised site plan drawing is to show the streetlight and street tree locations. The streetlights are to start at the west property line and spaced 70-feet apart across the State Route 96 frontage; and

(v) There is to be a note added that identifies the streetlight fixtures are shown on Drawing C301; and

(vi) There is to be a note added to Drawing C100 to identify that streetlights otherwise required across the Hook Road frontage has been determined by the Planning Board not to be required as they do not contribute to known plans for such streetlighting along the west side of Hook Road; and

(vii) Drawing C100 is to include the design details for the streetscape improvements being installed; and

(viii) The Site Plan is to show a thirty-foot-wide grassed buffer strip north of the existing sidewalk along the north side of State Route 96; and

(ix) There is to be a note added to the Site Plan Drawing that a Knox Box is to be installed on the proposed building and a means of access provided to the Fire Department prior to the issuance of a Certificate of Occupancy; and

(x) The Site Plan Drawing is to identify the distance between the State Route 96 and Hook Road intersection and the site's new driveway location; and

(xi) The Site Plan Drawing is to show the parking lot striping dimensions changed to reflect the "Parking Lot Double Stripe" details. Drawing C300 is to also be amended to show this detail.

(xii) The parking lot striping detail referenced above will allow for a twenty-four-foot-wide drive lane which is to be shown on the amended Site Plan Drawing; and

(xiii) The Site Plan Drawing is to show the Over-Head Electric (OHE) line being installed underground on the site and not over-head; and

(xiv) The proposed guy wire shown on the Site Plan Drawing for anchoring a service pole is to be eliminated. If this is the location for the proposed new meter and disconnect there is to be curbing, bollards and a fence installed around it to offer protection from vehicles and pedestrians; and

(xv) The Site Plan Drawing is to identify the area in between the edge of pavement and the sidewalk adjacent to the building. If this area is to be a landscaped area then landscaping will need to be shown on Drawing L100; and

(xvi) The Site Plan Drawing is to show curbing, a raised sidewalk, bollards, or parking stops at the edge of the pavement area near the building to prevent vehicles from pulling right up onto the sidewalk shown; and

(xvii) The Site Plan Drawing is showing a note "swing gate" pointing to what appears to be another fence in front of the dumpster enclosure. The design

details for this fence are to be provided along with the size of this "swing gate."

7. The Site Utility Plan Drawing is to contain the following notes:

   (i) The sanitary sewer lateral material is to read 4-inch SDR-21; and

   (ii) Note 12 on Drawing C100, that references a 6-inch SDR-35 is to be changed to a 4-inch SDR-21; and

   (iii) Note 13 on Drawing C100, that references a cleanout spacing of 80-100 feet is to be amended to read a maximum spacing of 85 feet; and

BE IT FURTHER RESOLVED the Drawing Number C200, "Grading and Erosion Plan," needs to clarify if these grades are for the E&S phase or if they are to be the finished grades. Therefore, there is to be a separate grading sheet from the E&S sheet shown.

BE IT FURTHER RESOLVED the Applicant will need to either install a five-foot-wide concrete sidewalk across the site's Hook Road frontage or make application to the Town Zoning Board of Appeals (ZBA) for an area variance to the provisions of §165-34.2 M. (2) of the Town Code. In the event the ZBA determines a sidewalk across the Hook Road frontage does not contribute to a sidewalk connection shown on the Town's adopted Sidewalk/Trail/Bicycle Master Plan Map, then a note to this effect, including the ZBA File and date of determination, is to be shown on the Final Site Plan Drawing.

BE IT FURTHER RESOLVED that drawing L-101, entitled "Lighting Plan," is to include the locations for the proposed streetlights and their illumination patterns.

BE IT FURTHER RESOLVED that drawing L-101, entitled "Lighting Plan," is to include illumination patterns for all lighting fixtures. The revised "Lighting Plan" is to include illumination patterns for the existing buildings, the proposed building, drive aisles and on-site parking spaces.

BE IT FURTHER RESOLVED that there be a design detail added to the Drawing C301 for the relocated dumpster enclosure.

BE IT FURTHER RESOLVED the Site Plan Drawing is to contain a note that identifies the design detail for the proposed relocated dumpster enclosure is shown on Drawing C301.

BE IT FURTHER RESOLVED that all changes made to the set of drawings submitted with this amended set of drawings are to be identified on the respective drawings.

BE IT FURTHER RESOLVED that once these conditions of approval have been complied with and shown on revised drawings, then one electronic set and one paper copy are to be submitted to the Town Code Enforcement Officer for his review and acceptance prior to the signing by the identified officials.

BE IT FURTHER RESOLVED that this conditional approval of the Preliminary Site Plan drawings shall automatically expire within 180 days from today unless the Applicant requests and is granted an additional period of time from the Board.

BE IT FURTHER RESOLVED that once Preliminary Site Plan drawings have been signed and filed in the Town Development Office, then the Applicant's Engineer may submit Final Site Plan Drawings and an application for Final Site Plan Approval for the Planning Board's acceptance and scheduling a public meeting to take action thereon.

BE IT FURTHER RESOLVED that copies of this resolution are to be provided to the Applicant and the Applicant's Engineer.

BE IT FINALLY RESOLVED that the Board directs certified copies of this resolution are to be provided to Matthew Oravec, P.E., Regional Traffic Engineer, Region 4 Office, NYSDOT 1530 Jefferson Road, Rochester, NY 14623 or Matthew.Oravec@dot.ny.gov; Ryan Fischer, Canandaigua Office NYSDOT, Parish Street, Canandaigua, New York 14424 or Ryan.Fischer@dot.ny.gov; Town Development Staff; the Town Clerk; and the Town Property File.

The above resolution was offered by MS. SOUSA and seconded by MR. BELLIS at a meeting of the Planning Board held on Wednesday, November 5, 2025. Following discussion thereon, the following roll call vote was taken and recorded:

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

Motion carried.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, November 5, 2025, meeting.

John M. Robortella L.S.
John M. Robortella, Clerk of the Board

TOWN OF
FARMINGTON

1000 County Road 8, Farmington, New York 14425-9565

"The Gateway to Ontario County" (Exit 44 NYS Thruway)
The Town of Farmington is an equal opportunity provider
TDD 1-800-662-1220
www.farmingtonny.gov

Town Supervisor
Peter Ingalsbe
(315) 986-8100, x4091

Deputy Supervisor
Steven Holtz

Town Clerk &
Receiver of Taxes
Michelle A. Finley

Town Board
Michael Casale
Steven Holtz
Ronald Herendeen
Nathan Bowerman

Justices
Morris Lew
Nathan Thomas

CONTACT US:

Assessor
(315) 986-8100, x4092

Building &
Code Enforcement
(315) 986-8100, x4093

Development Dept.
(315) 986-8100, x4010

Highway/Parks Dept.
(315) 986-5540
Fax: (315) 986-9268

Town Clerk
(315) 986-8100, x4090
Fax: (315) 986-4377

Town Court
(315) 986-8195
(315) 986-3113

Water & Sewer
(585)924-3158
Fax: (585) 924-5146

November 6, 2025

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2025 NOV -4 AM 9:34

Adrian Bellis
5540 Holtz Road
Farmington, New York 14425

Re: PB #2025-0802 Adrian Bellis Final Site Plan Amendment:
Withdrawal of Application; Closing of Public Hearing

Dear Mr. Bellis:

Attached please find a copy of the action taken on the above referenced application by the Farmington Planning Board on November 5, 2025.

If you have any questions on this action, please contact Ronald Brand, the Town of Farmington Director of Planning and Development, at (315) 986-8100 and select choice "5" (Director of Development) from the telephone voice menu.

Yours truly,

John M. Robortella

John M. Robortella
Clerk of the Planning Board

Enclosure: Resolution: Final Site Plan Amendment: *Withdrawal; Closing of Public Hearing*

cc. Town of Farmington Planning and Development Office
√Town Clerk
Town of Farmington Zoning Board of Appeals, attn: Elizabeth Klingenberg, Clerk
Scott DeHollander, P.E., DeHollander Design, Inc.

FARMINGTON PLANNING BOARD RESOLUTION
WITHDRAWAL OF APPLICATION AND CLOSING PUBLIC HEARING

PB #2025-0802

APPLICANT: **Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425**

ACTION: **Final Site Plan Amendment: Chapter 165, Section 100, to allow a proposed Accessory Structure (a pole barn) to be constructed on the above referenced property with a maximum buildable area of 4,230 square feet. The property is located along the north side of Holtz Road, east of County Road 8.**

Withdrawal of application; closing of Public Hearing.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight continued the Public Hearing on the above Action; and

WHEREAS the Board has been informed by Paula Ruthven, Town Zoning Officer, that on Tuesday, October 21, 2025, the Applicant notified Town staff of his intent to withdraw both area variance applications and a final site plan amendment application pending before the Town Planning Board; and

WHEREAS the Board has been informed tonight by the Applicant that he did, on Monday, October 27, 2025, officially withdraw two area variance applications (Files ZB #2025-0602 and ZB #2025-0704) pending before the Town of Farmington Zoning Board of Appeals; and

WHEREAS the Board has received from the Clerk of the Zoning Board of Appeals, two certified resolutions, dated Monday, October 21, 2025, acknowledging their acceptance of the withdrawals; and

WHEREAS the Board has tonight received testimony from the Applicant, as part of the Public Hearing record on the above referenced Action, that he withdraws this Application for Final Site Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby accepts the withdrawal of this Application and moves to close the public hearing upon the above identified Action.

BE IT FURTHER RESOLVED THAT the Applicant by withdrawing his application may submit a new application to the Town without having to wait a period of one year (§ 165, Article VIII, Section 97 C.) as there will not be any denial of this Action.

BE IT FINALLY RESOLVED THAT certified copies of this resolution are to be provided to the applicant, the Clerk of the Town of Farmington Zoning Board of Appeals, the Town Clerk and the Town's property file.

The above resolution was offered by MS. SOUSA and seconded by MR. DELUCIA at a regularly scheduled meeting of the Planning Board held on Monday November 5, 2025. After Board members discussion, the following roll call vote was recorded:

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

Motion carried.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the November 5, 2025, meeting.

John M. Robortella L. S.

John M. Robortella, Clerk of the Board