Town of Farmington

1000 County Road 8
Farmington, New York 14425

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PLANNING BOARD

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

Wednesday, July 16, 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
Regina Sousa
Douglas Viets

Board Member Excused: Timothy DeLucia

Staff Present:
Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Tim Ford, Town of Farmington Highway and Parks Superintendent

Attending:
Jake Calabrese, P.E., Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614—***R***
Donald J. Cheney Esq., Cheney Law Firm, PLLC, 336 North Main Street
Canandaigua, N.Y. 14424
Michael S. Greene, L.S., Greene Land Surveying, PLLC, 403 East Miller Street,
Newark, N.Y. 14513—***R***
John Iannone, Auto Outlets USA, 5763 Duke of Gloucester Way, Farmington, N.Y. 14425—***R***
James Krossber, Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425
Mike Krossber, Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425

Fran Rhyner, 1118 County Road 8, Farmington, N.Y. 14425

1. APPROVAL OF MINUTES

Minutes of July 2, 2025:

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the July 2, 2025, meeting be approved.

Motion carried by voice vote. Ms. Sousa abstained due to her absence from the meeting on July 2, 2025.

2. LEGAL NOTICE

None.

3. CONTINUED PRELIMINARY SITE PLAN

PB #2025-0603 **New Preliminary Site Plan Application**

Name: Nick Lowry and Phyllis Caves, 4341 Cream Ridge Road, Macedon, N.Y. 14513

Location: Lowry Subdivision Tract, Lot #2

Zoning District: A-80 Agricultural

Request: Preliminary Site Plan approval in Lot #2 of the Lowry Subdivision, comprised of 1.609 acres located along the west side of Ellsworth Road, for the proposed development of a single-family dwelling and related site improvements.

On July 2, 2025, the Planning Board scheduled the consideration of this application for the meeting this evening (July 16, 2025).

On July 12, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Nick Lowry and Phyllis Caves; to their engineer Michael G. Sponable, P.E., of Greene Land Surveying, PLLC; and to their builders John Graziose and Danille Shaffer of Gerber Homes and Additions.

Mr. Greene of Greene Land Surveying, PLLC, presented this application via remote video conference.

He said that two-lot David N. and Julie S. Lowry Subdivision (PB #2025-0504) was approved by the Planning Board on June 4, 2025, and that the applicants Nick Lowry and Phyllis Caves wish to construct a single-family home on Lot #2 of the subdivision.

Mr. Brand said that the application is complete and ready for the Planning Board's consideration of the Preliminary Site Plan.

Mr. Delpriore said that the conditions of Preliminary Site Plan approval are mostly technical in nature and that the Town staff is ready to move forward.

Mr. Greene said that he received the draft approval resolution, that he is okay with the conditions and that the conditions will be addressed and submitted to the Town to prepare for Final Site Plan approval.

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 #2025-0603

APPLICANTS:	**Nick Lowry and Phyllis Caves, 4341 Cream Ridge Road, Macedon, N.Y. 14513**
ACTION:	**Preliminary Site Plan Approval with conditions, Lot #2, Lowry Subdivision Tract, Tax Map Account Number 10.00-1-13.420, comprised of 1.609 acres and located along the west side of Ellsworth Road, for the proposed development of a single-family dwelling and related site improvements.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight opened a public meeting for the above referenced Action and received testimony for the Planning Board's consideration; and

WHEREAS the Planning Board, at its meeting on Wednesday, July 2, 2025, classified the Action as a Type II under the provisions of 6NYCRR, Part 617.5, a part of Article 8 of the New York State Environmental Conservation Law, the State's SEQR Regulations; and

WHEREAS the Planning Board's review is based upon a Preliminary Site Plan drawing prepared by Greene Land Surveying, PLLC, entitled "Preliminary Site Plan of Land Lot #2 Lowry Subdivision," dated March 7, 2025, and identified as Job No. 24-7313.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, based upon the above information grants Preliminary Site Plan approval with the following conditions:

1. The Preliminary Site Plan drawing is to be amended adding the following Property Site Data, replacing the information shown on the above referenced drawing, to read as follows: Lot #2, Lowry Subdivision Plat, Tax ID No. 10.00-1-13.420, Total Area=1.609 acres; and

2. All of the design details that are shown on the drawing are to add specific references to the appropriate Appendices of the 2025 Town of Farmington Site Design and Development Criteria, or a second sheet of design details showing the appendices is to be provided; and

3. The drawing is to add the design detail for the proposed Driveway Apron Detail, Appendix H-3.0, 2025, including the three notes. There is to be a paved driveway apron shown, paved a minimum of ten (10) feet from the edge of the south bound travel lane on Ellsworth Road; and

4. The drawing is to add the design detail for the required Public Safety Sign Detail, Appendix G-9.0, 2025, and show on the drawing the location for this sign.

5. The drawing is to add a Signature Block Detail, Appendix G-12.0, 2025, in the area shown; and

6. The Signature Block is to add lines for the Town Highway Superintendent, the Town Water and Sewer Superintendent and Town Planning Board Chairperson; and

7. There is to be a General Note added to the drawing to read in its entirety as follows . . . "The Parks and Recreation Fee required as part of this project is part of the Town's Building Permit Invoice and is to be paid through the Building Department System at the time of application;" and

8. The street address for the proposed dwelling will be issued by the Town Code Enforcement Officer upon signing and filing of the Final Site Plan drawing. The street address number is to be shown on the required Public Safety Sign for this project.

BE IT FURTHER RESOLVED that once these conditions of Preliminary Site Plan approval have been addressed then the applicant's engineer is to submit an electronic copy and one (1) paper copies for signing by those officials shown. If additional signed paper copies are requested then they are to be provided at the time of signing by the applicant's engineer.

BE IT FURTHER RESOLVED that this Preliminary Site Plan Approval with Conditions is valid for a period of 180 days from today and shall automatically expire if signatures

have not be obtained and a signed copy filed with both the Town of Farmington Development Office, or a formal time extension request from the applicant has been submitted and granted by this Board prior to the end of the 180 day period.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicants, Nick Lowry and Phyllis Caves, 4341 Cream Ridge Road, Macedon, N.Y. 14502; the Applicant's Engineer, Michael G. Sponable, P.E., Greene Land Surveying, PLLC., 403 East Miller Street, Newark, N.Y. 14513 greenelandsurveying@gmail.com ; the Applicant's Contractor Gerber Homes, 1260 Ridge Road, Ontario, N.Y. 14519 danille@gerberhomes.com ; Town staff; the Town Engineer and filed with the Town Development Office.

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

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

Motion carried.

4. NEW FINAL SITE PLAN AMENDMENT

PB #2025-0701 **New Final Site Plan Amendment Application**

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

Location: 6162 State Route 96

Zoning District: GB General Business

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

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

On July 11, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant John Iannone and to his engineer J. Lincoln Swedrock, P.E., of BME Associates.

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

> The proposal is to construct a ±1,980-square-foot one-story maintenance building addition. the proposal also includes some modifications for the inventory parking in the rear of the building addition. The property is 5.96 acres and zoned GB (General Business). The proposed addition will meet all the setback and bulk standards for lot coverage, access and parking requirements.
>
> *—J. Lincoln Swedrock, P.E., July 8, 2025*

Mr. Iannone presented this application via remote video conference.

Mr. Delpriore said that the Town staff is okay with the conditions of approval in the draft Final Site Plan Amendment resolution.

Mr. Iannone said that he is also okay with the draft resolution and that he will be prepared for the consideration of the application on August 20, 2025.

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

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0701

APPLICANT:	**Auto Outlets USA (Electric Car Corner), 6162 State Route 96, Farmington, N.Y. 14425**
ACTION:	**Final Site Plan Amendment, Tax Map Account 29.00-1-73.110, for a proposed 1,980-square-foot maintenance building addition to the Electric Car Corner Principal Structure and related site improvements at the above address.** **Findings and determination whether to accept the application for a public meeting.**

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

(a) The existing Final Site Plan drawing, with the last revision date 06/13/23, prepared by Lu Engineers, Michael Emery Hanscom, P.E., entitled "Final Site Plan Electric Car Corner, 6162 NY Route 96," identified as Job No. 50503-01, Drawing No. S-1 and last signed by the Town Engineers, MRB Group, Lance S. Brabant, CPESC, on 07/03/23; and

(b) A drawing prepared by BME Associates, prepared by A. Spencer/J. Squier, entitled "Electric Car Corner, 6162 State Route 96, dated July 2025, Drawing No. 01, Project No. 2988; and (c) a Short Environmental Assessment Form, prepared by J. Lincoln Swedrock, P.E., BME Associates, dated 7/07/25; and

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

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

1, The Planning Board finds the application for Final Site Plan Amendment is subject to a referral to the Ontario County Planning Board (OCPB) under the provisions of Section 239-l and -m of the New York State General Municipal Law; and

2. The Planning Board further finds that the detailed Final Site Plan amendment drawing is in substantial agreement with the filed final site plan drawing referenced above; and

3. The Planning Board further finds that the application for final detailed site plan amendment requires of statement from the Applicant's Engineer that addresses the requirements of Chapter 165, Article VIII, Section 100 G. (1), (2) and (3) before submission of a referral from the Town to the OCPB; and

4. The Planning Board further finds that a Building Elevation Drawing is to be provided showing the existing building elevation and the proposed building addition, as part of a referral to the OCPB; and

5. The Planning Board further finds that the existing site lighting and illumination pattern is to be shown on the proposed final site plan amendment drawing to include the proposed site lighting and illumination pattern for the proposed building addition; and

6. The Planning Board further finds that the existing identified gravel surface drive aisles and parking spaces need to be designed and constructed to comply with the Town's requirement in Chapter 165, for dust free surfaces; and

7. The Planning Board finally finds that the proposed Action is subject to compliance with the provisions of 6NYCRR, Part 617, a part of article 8 of the New York State Environmental Conservation Law (ECL) and that classification of this Action is required.

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

1. The Planning Board determines the proposed Action is classified under 6 NYCRR, Part 617.5 (9) of the ECL as a Type II Action; and

2. The Planning Board further determines that Type II Actions are not subject to review under this Part, as these Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Article 8 of the ECL; and

3. The Planning Board, at tonight's meeting, has been informed by the Applicant's Engineer that the above referenced findings (3, 4, 5 and 6) will be provided to the Town Development Office prior to submission of a referral from the Town to the OCPB for the August 13, 2025, meeting.

4. The Planning Board, based upon the Applicant's Engineer's commitment to providing this additional information as part of the Town's referral to the OCPB for the August 13, 2025, meeting does hereby schedule a public meeting to be held upon this application at the Planning Board's August 20, 2025, scheduled meeting date.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicants; the Applicant's Engineer, J. Lincoln Swedrock, P.E., at BME Associates; Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

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

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

Motion carried.

5. NEW SPECIAL USE PERMIT AND PRELIMINARY SITE PLAN

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

Name: Donald J. Cheney, Esq., c/o Cheney Law Firm, PLLC, 336 North Main Street, Canandaigua, N.Y. 14424; representing Francine Rosenberg/Rhyner (Kathi Jo and Kolby Ryner), owner of property at 1118 County Road 8, Farmington N.Y. 14425

Location: 1118 County Road 8

Zoning District: RS-25 Residential Suburban District

Request: Findings and determination whether to accept the application for a public meeting:

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

On July 12, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Donald J. Cheney, c/o Cheney Law Firm, PLLC, Canandaigua, N.Y.; to the owner Francine Rosenberg/Ryner (Kathi Jo and Kolby Rhyner); and to the applicant's engineer William J. Grove, P.E., Grove Engineering, Naples, N.Y.

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

> The owner seeks to use an existing building for a pet grooming business. The owner currently owns a pet grooming business in Canandaigua and wishes to retire/downsize her business. She will have one employee which will be her son. Customers will drop their pet and then retrieve their pet when grooming is complete. Grooming consists of washing the pet and trimming the pet's hair and nails. A grooming session takes approximately one hour, so there would be a maximum of eight vehicle trips to and from this location while the business is in operation. The only improvement required will be a septic system to handle gray water and a single toilet at the facility.
>
> *—Donald J. Cheney, Esq., July 8, 2025*

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

Mr. Cheney said that Ms. Rhyner would like to relocate her pet-grooming business to an existing structure at her residence and horse farm [at 1118 County Road 8]. He said that the installation of a septic system in the existing structure will be required and that about seven to eight customers a day are expected.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening that the application is ready for scheduling a Public Hearing on August 20, 2025

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

■ A motion was made by MS. SOUSA, seconded by MR. BELLIS, that the reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0702

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

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

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

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

(a) A property survey map for Kathi Jo and Kolby Rhyner, showing land at 1118 County Road 8, Farmington, New York, prepared by Venezia Professional Land Surveyors, identified as Job #25023 and dated 02/24/2025;

(b) A set of drawings prepared by William J. Grove, P.E., Grove Engineering, PLLC, Sheets 1 through 7, dated April 25, 2024, entitled "Shallow Trench Septic System, Rhyner Property, 1118 County Road 8;" and (c) a Short Environmental Assessment Form, prepared by Donald J. Cheney, dated 7/08/25; and

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

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

1. The Planning Board finds the application for a Special Use Permit for a Major Home Occupation and Preliminary Site Plan Approvals are subject to a referral to the Ontario County Planning Board (OCPB) under the provisions of Section 239-l and -m of the New York State General Municipal Law; and

2. The Planning Board further finds that the detailed Preliminary Site Plan drawings are in substantial agreement with the Town Code requirements; and

3. The Planning Board further finds that the application for final detailed site plan amendment requires of statement from the Applicant's Attorney that addresses the requirements of Chapter 165, Article VI, Section 72 Major Home Occupations before submission of a referral from the Town to the OCPB; and

4. The Planning Board further finds that a Building Elevation Drawing is to be provided showing the existing building elevation and the proposed building addition, as part of a referral to the OCPB; and

5. The Planning Board further finds that a site lighting and illumination pattern is to be shown on the proposed set of drawings prepared by William J. Grove, P.E., to include the proposed site lighting and illumination pattern for the proposed building renovation and related site improvements; and

6. The Planning Board further finds that there is no commercial speech sign associated with the proposed animal grooming operation and if one is intended it should be included with the site plan application; and

7. The Planning Board finally finds that the proposed Action is subject to compliance with the provisions of 6NYCRR, Part 617, a part of article 8 of the New York State Environmental Conservation Law (ECL) and that classification of this Action is required.

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

1. The Planning Board determines the proposed Action is classified under 6 NYCRR, Part 617.5 (9) of the ECL as a Type II Action; and

2. The Planning Board further determines that Type II Actions are not subject to review under this Part, as these Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Article 8 of the ECL; and

3. The Planning Board, at tonight's meeting, has been informed by the Applicant's Engineer that the above referenced findings (3, 4, 5 and 6) are to be provided to the Town Development Office prior to submission of a referral from the Town to the OCPB for August 13, 2025, meeting.

4. The Planning Board, based upon the Applicant's Engineer's commitment to providing this additional information as part of the Town's referral to the OCPB for their August 13, 2025, meeting does hereby schedule a public meeting to be held upon this application at the Planning Board's August 20, 2025, scheduled meeting date.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Donald J. Cheney (dcheney@cheneyfirm.com); the owner Francine Rosenberg/Rhyner, (pawsonmainstreetgrooming@gmail.com); the Applicant's Engineer William J. Grove, P.E., Grove Engineering, PLLC, 8677 State Route 53, Naples, N.Y. 14512 (grove.engineering@yahoo.com); Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

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

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

Motion carried.

6. NEW PRELIMINARY SITE PLAN

PB #2025-0703 **New Preliminary Site Plan Application**

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

Location: 5984 State Route 96 and 5974 State Route 96

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

Request: Determination of complete application for a Preliminary Site Plan for the construction of an11,361-square-foot building and related site improvements on two tax map accounts (29.11-1-18.1 and 29.11-1-19.1) that are proposed to be combined and located at 5984 State Route 96.

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

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

> **Existing Conditions:**
> After annexation, the property is approximately 1.6 acres in size and is located 220 feet west of the intersection with Hook Road. The parcel is located within the General Business (GB) district and the MTOD Overlay district. The parcel is bounded by NYS Route 96 to the south, General Business district to the west, Hook Road to the east and R-1-10 residential zoning district to the north. Currently, the #5984 parcel contains Krossber Brothers Pool and Spa and the #5974 parcel is vacant. Access is provided via two driveways from State Route 96.
>
> **Proposed Conditions:**
> This project includes the construction of a +/-11,360-squarefoot building and associated site improvements. Access to the project site will remain un–changed from existing conditions. Parking for the new building will be provided throughout the site. A parking waiver is being requested from Town Code Section 165-37 .11 to permit 36 parking spaces onsite, where 40 is the minimum amount required. New water and sanitary laterals will be constructed to provide service to the building. A landscaped buffer will be installed around the perimeter of the new building. Disturbance will remain under one acre, and therefore a NYS SPDES General Permit for Stormwater Discharges is not required.
>
> *—Brennan Marks, P.E., July 10, 2025*

Michael and James Krossber presented this application.

James Krossber said that he and Michael are excited to begin the process to further develop the property which they have owned since 2010.

Mr. Brand said that the Town staff has requested that their consulting engineer show enough parking on the site plan drawing. He said that the applicants may either apply to the Zoning Board of Appeals for a variance from the Town-required number of parking spaces, or they may decide to reserve four land-banked parking spaces which do not necessarily have to be paved at this time. James Krossber said that they intend to reserve the land-banked parking and that they will move an existing swimming pool display.

Mr. Brand said that the lot line adjustment to join the current two separate tax map accounts (TM #29.11-1-18.1 and TM #29.11-1-19.1) into one lot must be filed with the Ontario County Clerk's Office and designated on the Final Site Plan drawing. Mr. Delpriore said that this is an administrative process, that he has been working with the applicant's engineer, that he has seen some early plans, and that this will be a very easy process [for the applicants].

Mr. Hemminger said that the Town does not want the applicants to build more parking than they need but that the Town would like to future-proof the property so that the parking spaces are there if they are needed or if the property should someday be sold to another owner.

Mr. Brand said that he did not see any signage on the proposed new building, or any free-standing sign, on the preliminary drawing. He said that signs must be shown on the drawing if the applicants plan to have them.

Mr. Brand also said that a building elevation is needed and that the applicants will be required to comply with the Main Street Overlay District (MSOD) requirements which include street lights on State Route 96, which is a major street corridor.

Mr. Brand asked about the parcel on the corner [of State Route 96 and Hook Road]. James Krossber said that the property has two owners, one of whom does not wish to sell the property at this time. He said that they have asked the owners if they could at least clean up the site for now. Mr. Brand said that the use of this lot would be difficult because of access issues.

Mr. Delpriore said that consideration of the Preliminary Site Plan will be at the Planning Board meeting on August 20, 2025.

Mr. Hemminger said that he would like to see the fence and pool to be removed as soon as possible. Mr. Krossberg said that they would like to see this, too, and that the removal will be reflected on the new plans.

Mr. Hemminger asked the applicant if he received the draft resolution prior to the meeting and if he agreed with the conditions. James Krossber 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:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0703

APPLICANT:	**Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425**
ACTIONS:	**Preliminary Site Plan Approval, for construction of an 11,361-square-foot building and related site improvements on two tax map accounts (29.11-1-18.1 and -19.1) that are proposed to be combined and located at 5984 State Route 96.** **Findings and determination whether to accept the application for a public meeting.**

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

(a) A set of drawings prepared by Marks Engineering, P.C., for the existing Tax Map Account 29.11-1-19.10 and the proposed development of Tax Map Account 29.11-1-18.10; and

(b) A cover letter from Brennan Marks, P.E., to the Town Director of Planning and Development, dated July 10, 2025; and (c) a Short Environmental Assessment Form, prepared by Brennan Marks, P.E., dated 7/10/25; and

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

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

1. The Planning Board finds the application for a Preliminary Site Plan Approval is subject to a referral to the Ontario County Planning Board (OCPB) under the provisions of Section 239-l and -m of the New York State General Municipal Law; and

2. The Planning Board further finds that the set of detailed Preliminary Site Plan drawings are subject to amendment to comply with Town Code requirements; and

3. The Planning Board further finds that the proposed Action is subject to further review, findings and determination under the provisions of 6NYCRR, Part 617, of Article 8 of the New York State Environmental Conservation Law (ECL), the State's SEQR Regulations and that classification of this Action is required.

4. The Planning Board further finds that the application for Preliminary Site Plan Approval requires either an accompanying area variance for four (4) on-site parking spaced missing from the Preliminary Site Plan drawings, or identifying four additional on-site parking spaces to be identified on amended drawings as land banked parking spaces bringing the total number of on-site parking spaces to 40 which will then comply with the Town Code Parking Regulations, Chapter 165, Article V, Section 37 Off-street parking and loading; and

5. The Planning Board further finds that a Building Elevation Drawing of the proposed building is required as is to be provided, as part of a referral to the OCPB; and

6. The Planning Board further finds that the proposed combination of the two tax map accounts into one tax map account is to be completed and filed in the office of the Ontario County Clerk and the combined Tax Map Account is to be shown on a

Final Site Plan drawing, including reference to the recording fees and new Tax Map Account, prior to Final Site Plan Approval; and

7. The Planning Board further finds that there is no commercial speech sign associated with the proposed new building and if one is intended it should be included at this time with the preliminary site plan application.

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

1. The Planning Board determines the proposed Action is classified under 6 NYCRR, Part 617 of the ECL as an Unlisted Action and is subject to approvals by more than one Involved Agency; and

2. The Planning Board further determines that Unlisted Actions are subject to a coordinated review under this Part, when there is more than one Involved Agency; and

3. The Planning Board further determines that a coordinated review of this Action is to commence on July 18, 2025, and ending at noon on Monday, August 18, 2025; and

4. The Planning Board further determines that the Applicant's Engineer is to prepare and sign a Full Environmental Assessment Form (FEAF), submit an electronic copy of the set of Preliminary Site Plan drawings and an electronic copy of the cover letter to the Town Director of Planning and Development for distribution to the involved agencies; and

5. The Planning Board further determines that the Applicant's Engineer is to include any required area variance on the FEAF, in the event the Applicant does not desire to provide the four (4) land banked on-site parking spaces on an amended Preliminary Site Plan drawing; and

6. The Planning Board further declares its intent to be designated as the Lead Agency, at its August 20, 2025, meeting, for the coordinated review of this Action as provided for under the State's SEQR Regulations; and

7. The Planning Board further declares the following agencies are Involved Agencies with the proposed Action: the New York State Department of Transportation, (Town Zoning Board of Appeals) and the Town of Farmington Water and Sewer Department; and

8. The Planning Board directs the Applicant's Engineer to either amend the Preliminary Site Plan drawing by adding four (4) on-site parking spaces identified as land banked parking spaces or make application to the Town Zoning Board of Appeals for an area variance allowing for only 36 on-site parking spaces. If the

Applicant desires to seek such area variance, then the Town Zoning Board of Appeals will be classified as an Involved Agency and notification is to be provided to said agency; and

9. The Planning Board directs the Applicant's Engineer, to provide the Town Development Office with all amended drawings and/or an application for an area variance in the event the four (4) land banked on-site parking spaces are not shown on a revised Preliminary Site Plan drawing, prior to the Town's submission of a referral on July 30, 2025, to the OCPB for their August 13, 2025, meeting; and

10. The Planning Board, based upon the Applicant's Engineer's commitment to providing this additional information as part of the Town's referral to the OCPB for their August 13, 2025, meeting does hereby schedule a Public Hearing to be held upon this application at the Planning Board's August 20, 2025, scheduled meeting date; and

11. The Planning Board directs a legal notice of this Public Hearing is to be prepared, posted and provided to nearby property owners in accordance with the adopted Town Rules of Procedure for public notification.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant James Krossber, 5984 State Route 96, Farmington, N.Y. (jim@krossberpools.com); the Applicant's Engineer Brennan Marks, P.E., Marks Engineering, P.C., 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (bmarks@marks-engineering.com); Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

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

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

Motion carried.

7. NEW PRELIMINARY SITE PLAN

PB #2025-0704 **New Preliminary Site Plan Application**

Name: Laura Donaldson, c/o Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14450

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

Zoning District: A-80 Agricultural District

Request: Determination of complete application for a Preliminary Site Plan for the construction of a 16,000-square-foot Day Programming Building, an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area, and related site improvements on property at 1111 County Road, Farmington, N.Y. 14425

On July 15, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Laura Donaldson; to her engineer Jake Calabrese, P.E., of Marathon Engineering; to Thomas Yourch, Chairperson, Farmington Zoning Board of Appeals; and to the applicant's architectural firm of Edge Architecture, c/o Allen Rossignol, AIA, LEEP, AP; and Project Manager Christina Fluman.

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

> On behalf of our client, Bridges for Brain Injury, Inc., we are pleased to submit plans and related materials of the above-referenced project for your review, and request that this application be placed on the agenda for the Town of Canandaigua Project Review Committee meeting of August 7, 2025; and subsequently the August 20, 2025 agenda of the Planning Board for Preliminary Site Plan approval; and the August 25, 2025 agenda of the Zoning Board of Appeals for variance approval.
>
> Bridges for Brain Injury guides individuals with traumatic brain injuries and physical disabilities and their families, by 'bridging the gap' between surviving and living lives of independence with dignity and hope. Each person receives a comprehensive assessment and a service plan that is individually tailored to meet their specific goals, interests and needs. These services can include service coordination, life skills training and day program services.
>
> The Wildlife Rockstars Program is a wildlife and conservation education program run by Bridges for Brain Injury staff and day program members. As part of their rehabilitation, members are rebuilding and learning new skills as they are trained in the handling and care of live native and exotic animals, birds, reptiles and more.
>
> Bridges For Brain Injury, which received a Temporary Use Permit from the Town last year, is proposing to expand their operation by constructing a 16,000-square-foot Day Programming Building, an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area, as well as infrastructure and parking improvements. These will be constructed on their existing 24.7-acre site having Tax Map #30.00-1- 61.100, located on the east side of County Road 8 approximately 0.4 miles north of NY Route 96.
>
> We have identified two variances that will be required:

Item	Required	Proposed
§165-55-B Keeping of Animals Animal Shelter Setback from Side and Rear Lot Lines	200 feet	49 feet
§165-55-B Keeping of Animals Farm Animal Waste Setback from any Lot Line	200 feet	49 feet

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

Mr. Calabrese presented this application via remote video conference.

He said that Ms. Donaldson of Bridges for Brain Injury, Inc., will present the details of this project at the Planning Board meeting on August 20, 2025.

Mr. Brand said that signatures lines are to be added to the preliminary drawings. Mr. Calabrese acknowledged receipt of this evening's draft resolution and said that he is working on the full Environmental Assessment Form. Mr. Brand reminded Mr. Calabrese that this document must be submitted to the Town by this Friday to be distributed to the State Environmental Quality Review (SEQR) Involved Agencies.

Mr. Delpriore said that the application will be referred to the Ontario County Planning Board for its meeting on August 13, 2025, and would be on the Town Planning Board agenda on August 20, 2025.

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:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0704

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

ACTIONS: **Preliminary Site Plan approval for construction of a 16,000-square-foot Day Programming Building and an 11,400-square-foot Wildlife Education Building with adjacent outdoor**

wildlife area, and related site improvements on property at 1111 County Road 8, Farmington, N.Y. 14425.

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

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

(a) A set of drawings prepared by Marathon Engineering, entitled "Preliminary Site Plan for Bridges for Brain Injury, 1111 County Road 8, Farmington, New York," for the proposed development of Tax Map Account 30 -1-61.100 with site improvements identified above; and

(b) A cover report from Jake Calabrese, P.E., Marathon Engineering, dated July 10, 2025; and

(c) A set of Building Elevation and Floor Plans, for the proposed 16,000-square-foot Day Program Building and the proposed 11,400-square-foot Wildlife Education Center, prepared by Edge Architecture, dated 7/10/25; and

(d) A Short Environmental Assessment Form, prepared by Jake Calabrese, P.E., dated 7/10/25; and

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

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

1. The Planning Board finds the application for a Preliminary Site Plan Approval is subject to a referral to the Ontario County Planning Board (OCPB) under the provisions of Sections 239-l and -m of the New York State General Municipal Law; and

2. The Planning Board further finds that the set of detailed Preliminary Site Plan drawings are subject to the Town Zoning Board of Appeals granting two area variances to comply with Town Code requirements, Chapter 165, Section 55 B, Keeping of Animals; and

3. The Planning Board finds that the proposed Action is subject to further review, findings and determination under the provisions of 6NYCRR, Part 617, of Article 8 of the New York State Environmental Conservation Law (ECL), the State's SEQR Regulations and that classification of this Action is required.

5. The Planning Board further finds that if there is no commercial speech sign associated with the proposed preliminary site plan application and that if one is intended for this Action, it should be included at this time.

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

1. The Planning Board determines the proposed Action is classified under 6 NYCRR, Part 617 of the ECL as an Unlisted Action, and is subject to approvals by more than one Involved Agency; and

2. The Planning Board further determines that Unlisted Actions are subject to a coordinated review under Part 617, when there is more than one Involved Agency; and

3. The Planning Board further determines that a coordinated review of this Action is to commence on July 18, 2025, and end at noon on Monday, August 18, 2025; and

4. The Planning Board further determines that the Applicant's Engineer is to prepare and sign a Full Environmental Assessment Form (FEAF), submit an electronic copy of the set of Preliminary Site Plan drawings, an electronic copy of the Building Elevation and Floor Plan drawings and an electronic copy of the accompanying documents to the Town Director of Planning and Development for distribution, on Friday, July 18, 2025, to the SEQR Involved Agencies; and

5. The Planning Board further determines that the Applicant's Engineer is to identify the proposed area variances on the FEAF; and

6. The Planning Board further declares its intent to be designated as the Lead Agency at its August 20, 2025, meeting, for the coordinated review of this Action and for making a determination of significance, as provided for under the State's SEQR Regulations; and

7. The Planning Board further determines the following agencies are Involved Agencies with the proposed Action: the New York State Department of Health, the New York State Department of Environmental Conservation, the Ontario County Department of Public Works, the Town of Farmington Water and Sewer Department, the Town of Farmington Zoning Board of Appeals; and

8. The Planning Board further determines that the Applicant's Engineer is to provide the Town Development Office with electronic copies of the Preliminary Site Plan drawings and the Building Elevations and Floor Plans, and an application for the area variances, prior to the Town's submission of the Project Notification Review Letter under SEQR to the Involved Agencies, on July 18, 2025, and prior to a referral on July 30, 2025, to the OCPB for their August 13, 2025, meeting; and

9. The Planning Board's determination herein is based upon the Applicant's Engineer's commitment to providing this additional information as part of the Town's SEQR Coordinated Review to commence on Friday July 18, 2025, and the referral to the OCPB for their August 13, 2025, meeting and does hereby schedule a Public Hearing to be held upon this application at the Planning Board's August 20, 2025, scheduled meeting date; and

10. The Planning Board directs a Legal Notice of this public hearing be prepared, posted and provided to nearby property owners in accordance with the adopted Town Rules of Procedure for public notification.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Laura Donaldson, c/o Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14425 (ldonaldson@bridgesforbraininjury.org); the Applicant's Engineer Jake Calabrese, P.E., Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614 (jcalabrese@marathoneng.com); the Applicant's Architect Allen Rossignol, AIA, LEED, AP, Edge Architecture, 277 Alexander Street, Suite 407, Rochester, N.Y. 14607 (allen@edge-architecture.com); Thomas Yourch, Chairperson, Town of Farmington Zoning Board of Appeals; Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

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

Adrian Bellis	Aye
Timothy DeLucia	Excused
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 staff is working on grant programs for the Town and for other applicants, which is taking a great deal of time to pull together all the data. He said that this is a process which needs to be addressed.

- A request for additional time to prepare draft resolutions is required between the current project deadline of 12:00 noon on Thursdays and the distribution of draft resolutions the next day on Friday for Planning Board and staff review, and posting on the Town website. Mr. Delpriore said that the Town staff is now looking at this

timeline to determine if it can be lengthened due to the new ability of applicants to submit projects online. Mr. Hemminger said that the deadline at least should be moved up to 12:00 noon on Wednesdays to permit Mr. Brand with the time needed to prepare the draft resolutions for distribution on the Friday prior to a Planning Board meeting.

- A meeting of owners of property on State Route 96 between State Route 332 and Mertensia Road has been organized by John Gabriele and John Iannone of Auto Outlets USA (Electric Car Corner) and Frank Romeo (former Griffith Building site). It will be held on Tuesday, July 22, 2025, at 4:00 p.m. in the Town Hall. The purpose of the meeting is to discuss the proposed relocation of a traffic signal which is now planned for installation at the intersection of State Route 96 and Mercier Boulevard back to its original location on the Farmington Market Center (Tops Supermarket) property frontage. Mr. Brand said that the organizers of this this meeting also want to determine if they can reach support of all the property owners along State Route 96, in the vicinity of the Farmington Market Center, to share the costs for the installation of the signalized intersection and the road improvements of State Route 96.

  Mr. Brand said that these proposed road improvements have been discussed over the years with the New York State Department of Transportation regarding the installation of a traffic signal on State Route 96 between State Road 332 and Mertensia Road to allow the current entrance into Tops Supermarket Plaza from State Route 96 to become a right-in and right-out only driveway.

  He said that the various property owners in the vicinity of Tops Supermarket Plaza are finally realizing what the State wants [regarding road improvements on State Route 96]. He said that Planning Board members and others are welcome to attend this public meeting.

Code Enforcement Officer:

- Mr. Delpriore said that the Town staff and the Planning Board will hold a workshop at 6:30 p.m. on Wednesday, August 6, 2025 (one-half hour prior to the regularly scheduled Planning Board meeting) to review the new iWorQ software which is now in partial use by the Building Department staff. Links to the new software have been sent to board members. Mr. Delpriore said that both the old and new software will remain active in August, and that the goal is to discontinue the old software by September.

  He said that the new software allows applicants to submit materials online 24/7 and provides email notifications to staff when new materials have been uploaded. Mr. Delpriore said that hopefully the new system will help to provide Mr. Brand with more time to write the draft resolutions and will also permit Mr. Brand to work with Zoning Officer Paula Ruthven who is in the office all day on Thursdays.

- The Town staff is continuing to pull together data for the New York State Homes and Community Renewal "Pro-Housing Community Program" survey. Mr. Delpriore said that the Town Board has expressed its intent for Farmington to be named a Pro-Housing Community and that the Town is well within the State requirements to show a 2 percent residential growth. Localities must achieve the "Pro-Housing Communities" certification to apply to key discretionary funding programs. Mr. Delpriore said that Mr. Brand and Planning Board Clerk John Robortella have assisted in gathering data for this submission.

Highway Superintendent:

Mr. Ford said that Wood Drive and Running Brook Road have been paved today, that Calm Lake Drive will be paved tomorrow (July 17, 2025), and that paving on Hook Road will begin next week.

Board Members:

Mr. Bellis asked about the recent procedure of having initial Planning Board resolutions with findings and a determination on whether an application is complete and accepted. Mr. Hemminger said that he is not convinced that all this additional work is needed for these initial resolutions. He asked if the findings could be handled by Town staff and included in the Preliminary [site plan or subdivision] resolutions.

Mr. Delpriore said that the entire Town staff has not reviewed an application at the initial stage, and that an application at this stage only has been reviewed by Mr. Brand, Ms. Ruthven and him. He said that the application would only be referred to the Town staff following the Planning Board's findings and determination whether an application is complete and accepted. Mr. Delpriore said that what Mr. Brand is doing in preparing the initial resolution is to make sure that an application is ready to be referred to the full Town staff and to the Ontario County Planning Board (if needed).

Mr. Hemminger said that he and the Town staff met with an applicant who wanted to change an approved site plan to eliminate the requirement, to which the applicant had agreed, that he had to construct a sidewalk across the frontage of his property. Mr. Hemminger said that the applicant was informed that he had agreed to construct the sidewalk and that the sidewalk had to be completed.

9. PUBLIC COMMENTS

None.

10. 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/4890082401408213431

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

11. ADJOURNMENT

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held on Wednesday, August 6, 2025, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

This meeting will also be available via remote video conference.

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

Respectfully submitted,

John M. Robortella L.S.

John M. Robortella
Farmington Planning Board Clerk