Planning Board - Minutes 7/2/2025 (13)

7/22/25

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD

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

Wednesday, July 2, 2025 • 7:00 p.m.

MINUTES—APPROVED

RECEIVED TOWN CLERK'S OFFICE 2025 JUL 17 AM 10:20

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
Douglas Viets

Board Member Excused: Regina Sousa

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group, D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Paula Ruthven, Town of Farmington Zoning Officer

RECEIVED TOWN CLERK'S OFFICE 2025 JUL 17 AM 10:20

Attending:
Ryan Braeger, 2465 State Route 21, Palmyra, N.Y. 14522—***R***
Ann Gerlock
Georgiana Gerlock, 4941 Shortsville Road, Shortsville, N.Y. 14548
Aubrae Lamparella, 227 Elder Drive, Farmington, N.Y. 14425
One person who did not sign in

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1. APPROVAL OF MINUTES

Minutes of June 18, 2025:

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the June 18, 2025, meeting be approved.

Motion carried by voice vote.

2. LEGAL NOTICE

None.

3. CONTINUED FINAL TWO-LOT SUBDIVISION

PB #2025-0601	**Continued Final Two-Lot Subdivision Plat Application**
Name:	Georgianna Gerlock, 1673 Sand Hill Road, Shortsville, N.Y. 14548
Location:	Tax Map #43.00-1-34.000, a total of 60 acres and located along the east side of Sand Hill Road, between Shortsville Road and Latting Road.
Zoning District:	A-80 Agricultural
Request:	Final Two-Lot Subdivision Plat approval. The project proposes to subdivide Tax Map Account 43.00-1-34.000, creating Lot #1 to be comprised of 6.038 acres (with an existing single-family dwelling and accessory buildings) and Lot #2 to be comprised of 55.601 acres (to remain in agricultural production), both lots to be located along the east side of Sand Hill Road between Shortsville Road and Latting Road.

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

On June 13, 2025, the Planning Board determined that this application was complete and scheduled the public meeting for consideration of the application for this evening (July 2, 2025).

On June 26, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Georgiana Gerlock; to her surveyor David Parrinello of Marks Engineering; and to Brennan Marks, P.E., and Lindsay Tidd, also of Marks Engineering.

Mr. Hemminger disclosed that his brother is an employee of Marks Engineering of Canandaigua, N.Y., which is the consulting engineering firm which Ms. Gerlock has retained for this application. Mr. Hemminger then recused himself from participating in the discussion or the determination of this application by stepping down from the dais.

Mr. Viets then conducted this portion of the meeting.

Ms. Gerlock presented this application.

She said that she would like to subdivide the property to create two lots.

Mr. Brand said that this application was accepted as complete by the Planning Board at the previous meeting, that all conditions of the Preliminary Two-Lot Subdivision application have been made, and that the Town staff is ready to go on the Final Two-Lot Subdivision application this evening.

Mr. Delpriore said that the conditions of approval on the draft Final Two-Lot Subdivision resolution are just technical in nature and that the Town staff is all good.

Mr. Brabant said that MRB Group reviewed the final plans and that the engineering comments have been captured on the draft resolution. He said that he has no issues [with the draft Final Two-Lot Subdivision resolution].

Mr. Viets asked Ms. Gerlock if she received the draft resolution prior to the meeting and if she agreed with the conditions of approval. She 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 reading of the following resolution be waived, and that the resolution be approved as submitted by the Town staff:

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0601

APPLICANT:	**Georgiana Gerlock, 4941 Shortsville Road, Shortsville, N.Y. 14548**
ACTION:	**Final Subdivision Plat Approval with conditions, Tax Map Account 43.00-1-34.000, for a proposed two-lot Final subdivision plat, Lots #1 and #2, Georgiana C. Gerlock Subdivision of Land, located along the east side of Sand Hill Road, between Shortsville Road and Latting Road.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a Final plat drawing, having a revised date 6/09/25, prepared by David M. Parrinello, New York State Professional Licensed Land Surveyor, Freeland-Parrinello Land Surveyors, entitled "Final Two Lot Subdivision Plat, Lots No. 1 & Lot No. 2, Georgiana C. Gerlock Subdivision of Land," and identified as Job No. 25-085; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grants Final Subdivision Plat Approval with the following Conditions:

1. The plat drawing is to be amended by deleting Notes and References Number 6, as it duplicates reference number 4.

2. The plat drawing is to be further amended by deleting Notes and References Number 10 in its entirety and replacing it to read in its entirety as follows: "No building permit shall be issued for the development of Lot No. 2 until Final Site Plan approval has been granted by the Town Planning Board."

3. The plat drawing's Notes and References Number 11 is to be amended to read . . . "Prior to the issuance of a Building Permit for Lot No. 2, the owner shall provide payment to the Town Clerk's Office for the prevailing Park and Recreation Fee established by the Town Board and shown on the most recent Town of Farmington Fee Schedule."

4. A Public Safety Sign is to be provided at the driveway for Lot No. 1 and the sign's location is to be shown on the Final Plat. The *2025 Town of Farmington Site Design and Development Criteria Manual,* Appendix G-9.0 detail design, is also to be shown on the Final Plat drawing.

5. The *2025 Town of Farmington Site Design and Development Criteria Manual,* Appendix H-3.0, Typical Driveway Apron Detail, is to be shown on the Final Subdivision Plat for the required paved driveway apron pavement connecting to the edge of the north bound pavement on Sand Hill Road. The driveway pavement is to be installed before October 31, 2025.

6. There is to be a signature line added to the Final Plat for the Town Highway Superintendent's signing.

BE IT FURTHER RESOLVED that once all the above amendments have been made to the Final Plat drawings, then a mylar and two (2) paper prints thereof is to be submitted to the Town Code Enforcement Officer (CEO) for review and acceptance. Upon acceptance, the CEO shall then notify the Town Highway Superintendent and the Town Planning Board Chairperson to sign the Final Plat drawings.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is not to sign the Final Plat drawing until the Town Highway Superintendent has signed the drawing.

BE IT FURTHER RESOLVED that Final Subdivision Plat Approval with Conditions is valid for a period of 180 days from today and shall automatically expire unless the drawings have been signed or the Planning Board has received a written request for and has granted a time extension to this conditional approval.

BE IT FURTHER RESOLVED that once the Final Subdivision Plat drawings have been signed, then the Applicant has 62 days from the date of signing by the Town Planning Board Chairperson to file the signed mylar and two (2) paper prints in the office of the Ontario County Clerk.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Georgiana Gerlock, 4941 Shortsville Road, Shortsville, N.Y. 14548 and via email to geegerlock@icloud.com; the Applicant's Land Surveyor, David M. Parrinello at Freeland-Parrinello, Land Surveyors, c/o Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424; Town staff; and filed with the Town Development Office.

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

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

Motion carried.

Following the voting, Mr. Hemminger resumed his place on the Planning Board.

Ms. Gerlock then asked about the subsequent process. Mr. Delpriore said that Ms. Gerlock's surveyor will receive a copy of the approved resolution and will be expected to submit the changes which are listed as conditions of Final Two-Lot Subdivision approval. He suggested that Ms. Gerlock follow up with her surveyor regarding this step.

Mr. Delpriore then said that the Town staff will review the revised Final Two-Lot Subdivision drawing, following which the drawing will be signed and returned to Ms. Gerlock or her surveyor for filing in the Ontario County Clerk's Office.

Mr. Brand said that Ms. Gerlock or her surveyor should then submit a copy of the Ontario County Clerk's filing receipt to the Building Department. He said that the receipt will indicate the liber and page number of the filing of the new subdivision, and will include the tax account number of the new lot.

4. CONTINUED FINAL SITE PLAN

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

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

Location: Tax Map #10.00-1-29.111

Zoning District: A-80 Agricultural

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

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

On June 13, 2025, the Planning Board determined that this application was complete and scheduled the public meeting for consideration of the application for this evening (July 2, 2025).

On June 27, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants Ryan J. and Ashley E. Braeger; to their engineer Michael G. Sponable, P.E., of Greene Land Surveying, PLLC; and to Town of Macedon Highway Superintendent Chris Countryman.

Mr. Braeger presented this application via remote video conference.

He said that he spoke with his engineer Michael Sponable of Greene Land Surveying who made the revisions to the Final Site Plan drawing based upon the conditions of approval which were indicated on the draft Final Site Plan resolution. Mr. Delpriore said that the Town staff appreciated receiving the revised drawing but that the drawing remains a draft until approval by the Planning Board [which is expected this evening].

Mr. Delpriore said that the Town Fire Marshal's comments have been included on the draft Final Site Plan resolution because of the Fire Marshal's absence due to the birth of his second son earlier in the review of the site plan. Mr. Delpriore said that several additional conditions of Final Site Plan approval have been included on the draft Final Site Plan resolution.

Mr. Brabant said that MRB Group reviewed the final plan and that the engineering comments are minor in nature and have been captured on the draft resolution.

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

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

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

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0602

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves the Final Site Plan drawing with the following conditions:

1. The most recent 2025 Town of Farmington water service detail, Appendix W-4.0 of the *Town of Farmington Site Design and Development Criteria Manual* is to be added to the drawing.

2. The length and size of the water service is to be added to the drawing.

3. The water curb box is to be located within the right-of-way of Turner Road and shown on the drawing.

4. The meter pit is private and is to be located outside the right-of-way of Turner Road and shown on the drawing.

5. The existing driveway and new construction shall be a minimum of 12-feet in unobstructed width per section 511.2.1 of the State Fire Code. This design is to be shown on the drawing.

6. The drawing is to identify the type of surface of the existing driveway and proposed driveway areas.

7. A scale for the final site plan drawing needs to be added for use in measuring distances.

8. The Farmington Volunteer Fire Department is requesting a turn-around be added to the drawing in the area where the driveway straightens about halfway for fire apparatus turn around.

9. Plan Note Q is to be amended 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."

10. 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 final site plan approval have been addressed then the applicant's engineer is to submit an electronic copy and two (2) paper copies for signing by those officials shown. One (1) signed paper copy will be retained by the Town of Farmington Development Office and one (1) signed paper copy will be filed with the Town of Macedon Highway Department. If additional signed 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 Final Site Plan Approval with Conditions is valid for a period of 180 days from today and shall automatically expire if signatures have not been obtained and a signed copy filed with both the towns of Farmington and Macedon, 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, Ryan J. and Ashley E. Brager, via email to RBRAEGER@gmail.com; the Applicant's Engineer Michael Sponable, P.E., at Green Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513, greenelandsurveyiing@gmail.com; Chris Countryman, Highway Superintendent, Town of Macedon, 2067 O'Neil Road, Macedon, N.Y. 14502, highwaysuper@macedontown.net; Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

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

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

Motion carried.

5. NEW 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: Scheduling a public meeting for a Preliminary Site Plan 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 June 30, 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.

The applicants or their representative did not attend the meeting.

Mr. Brand said that the final plat map for the Lowry Subdivision Tract was filed with the Ontario County Clerk's Office on Friday, June 30, 2025, and that it has been referred to the County's Real Property Office. He said that the Town soon expects to have the new tax account number for Lot #2 of the subdivision which is to be indicated on the Preliminary Site Plan drawing prior to the Planning Board's consideration of this application.

Mr. Delpriore said that this is a simple single-family residence and that the Town staff has no additional comments.

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 #2025-0603

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

ACTION: **Preliminary Site Plan, Lot #2, Lowry Subdivision Tract, comprised of 1.609 acres, located along the west side of Ellsworth Road.**

Making a determination and accepting the action for scheduling a public meeting 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 has received an application for the above referenced Action, which includes a Part 1 Short Environmental Assessment Form (SEAF) and a amended 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 Job No. 24-7313; and

WHEREAS the Planning Board has reviewed said information and a draft resolution which has been prepared by the Town Director of Planning and Development for the Board's consideration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings based upon their review of the information submitted:

1. The Preliminary Site Plan drawing represents the recently approved, June 4, 2025, final subdivision plat for Lot #2 (PB#2025-0504) of the David N. and Julie S. Lowry Subdivision; and

2. The Part 1, Short Environmental Assessment Form (SEAF) identifies the proposed single-family dwelling now being proposed for Lot #2 of the Lowry Subdivision; and

3. As of noon on Monday, June 30, 2025, the final plat map for the Lowry Subdivision Tract has not been filed with the Ontario County Real Property Tax Service Agency (RPTSA). The Planning Board uses this opportunity to inform the applicants that no action to approve the Preliminary Site Plan for Lot #2 can occur until the recording of the subdivision plat map and a tax map account has been assigned by the County's RPTSA; and

4. The property has been posted with the Public Take Notice sign for this Action.

BE IT FURTHER RESOLVED that based upon the four (4) findings above, the Planning Board determines the Application acceptable for the following decisions to be made:

1. The Planning Board classifies the proposed Action referenced above as a Type II Action under the provisions of 6NYCRR, Parts 617.4 and 617.5, a part of Article 8 of the New York State Environmental Conservation Law, the State's SEQR Regulations; and

2. The Planning Board determines that according to the 2025 Ontario County Planning Board By-Laws, the Action is exempted from a referral to the Ontario County Planning Board (OCPB), under the provisions of Sections 239-l &-m of the New York State General Municipal Law; and

3. The Planning Board does hereby schedule a public meeting be held upon this Action at the July 16, 2025, Planning Board Meeting.

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	Aye
Edward Hemminger	Aye
Regina Sousa	Excused
Douglas Viets	Aye

Motion carried.

6. OTHER BOARD ACTIONS

Creekwood Townhomes Project, Phase 2: Partial Letter of Credit Release #2

Mr. Brand said that good progress is being made in Phase 2 of the Creekwood Townhomes Project. He said that concrete curbs have been installed and that the developer is targeting late July or early August for dedication of the road to the Town.

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

■ 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
PARTIAL LETTER OF CREDIT RELEASE AND RECOMMENDATION TO THE TOWN BOARD
CREEKWOOD TOWNHOUSE PROJECT, PHASE 2
TOTAL AMOUNT $89,002.82

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Ronald L. Brand, Director of Planning and Development, along with a letter from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated June 25, 2025, requesting approval for a partial release of funds (Release #2) from the Letter of Credit for site improvements; and

WHEREAS the above referenced release of funds from the Letter of Credit has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated are consistent with the final site plan conditions and the private contractor pricing respectively; and

WHEREAS the Planning Board has also received the completed Forms G-1.1 (Letter of Credit—Surety/Final Release) and G-2.0 (Letter of Credit Release); and

WHEREAS under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested final release of funds from the Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to authorize a partial release of funds from the Letter of Credit, in the total amount of $89,002.82.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Matthew Heilmann, Town Construction Inspector; Aaron Bissell, Town Water and Sewer Superintendent; Tim Ford, Town Highway and Parks Superintendent; Dan Delpriore, Town Code Enforcement Officer; Augie Gordner, Deputy Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; Ronald L. Brand, Town Director of Planning and Development; Luke Van Epps, Creekwood Extension, LLC; and Matthew Tomlinson, Project Manager, Marathon Engineering.

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

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

Motion carried.

CONTINUED DISCUSSION: TOWN CODE CHAPTER 144 AMENDMENTS

The Planning Board and the Town staff continued the discussion of amendments to Town Code Chapter 144 which began at the previous meeting on June 18, 2025.

On June 13, 2025, the Planning Board and the Town staff received the most recent Draft #3 of the amendments (*see* Planning Board minutes of June 18, 2025, for the previous discussion and complete draft).

Referring to Page 2 of the draft, Mr. Viets asked if "Electrical Review" should be added to the list of the following elements affecting site development which are proposed in §144-3 Purpose:

Transportation
Sewage treatment
Water supply
Storm water drainage
Fire protection
Soil erosion and sediment control
Schools
Recreation facilities
Flooding
Freshwater Wetlands
Conservation of Class 1 through 4 soils

Mr. Brand said that the State Environmental Quality Review Act (SEQRA) does not recognize utility companies as SEQR Involved Agencies. He said that in the past he has argued that this [Electrical] ought to be added as an amendment because the SEQR form talks about the availability of gas and electricity, and the SEQR criteria also talks about approval of a developed lot with provisions for natural gas and electricity. But Mr. Brand said that SEQR Type II Actions do not require further review. He said that for the Town to require an Electrical Review would be going above and beyond the SEQR regulations.

Mr. Viets said that an Electrical Review could be something for the board to consider and ask an applicant [if he or she has arranged for adequate electric service with a utility company]. Mr. Brand said that this could be something to add into the board's Rules of Procedure for approval of subdivision tracts.

Referring to Page 15 of the draft, Mr. Viets asked about the proposed revision to §144-11 H. Stormwater Pollution Prevention Plan regarding the approval of a subdivision without a stormwater plan. Mr. Delpriore said that the board should always take stormwater management into consideration, but the board would not get into the discussion of a stormwater plan for a subdivision application, as compared to the board's deep review of this topic on a site plan. Mr. Delpriore also said that the board and the Town staff should consider stormwater management to be sure that the Town is not creating lots which cannot handle stormwater.

Mr. Viets asked about the proposed revised text in this section which gives the Town Code Enforcement Officer (CEO) the authority to determine "minimum stormwater management requirements and regulations" as part of all preliminary and final subdivision plat/plan review and approval. Mr. Brand said that this authority is already included in another section of the Town Code and that basically this revised text is tying the authority back to the CEO. Mr. Delpriore said that Chapter 74 of the Town Code gives the CEO the authority for stormwater review.

Mr. Viets also asked about land features on a site which might cause a parcel to be determined to be not developable. He referred to §144-29 F. (2) (a–g) which identifies that "the following areas shall not be shown as developable . . . " :

(a) Land proposing a dwelling that is located within a delineated area of special flood hazard and which a Floodplain Development Permit has not been issued; and

(b) Land proposing a dwelling unit, including access thereto, having slopes in excess of twenty percent (20%); and

(c) Land located within an officially designated federal or state freshwater wetland, or within a designated wetland buffer area, that does not have federal or state agency approval; and

(d) Land that is occupied by a public utility and/or structures, including proposed rights-of-way for a public street; and

(e) Land proposing a dwelling that is located on a natural geological feature such as a drumlin; and

(f) Land that is calculated necessary for stormwater control in accordance with the provisions in Chapter 138, Stormwater Management and Erosion and Sediment Control, of the Town of Farmington Code; and

(g) Land that is determined necessary to sustain agricultural production located on Class 1 through 4 Soils.

Mr. Viets asked if there are any other natural features in the Town which should be added to this section. Mr. Hemminger said that this could include steep slopes which are not considered to be drumlins.

Mr. Brand said that the staff is anticipating the Town Environmental Conservation Board to redefine its mission and accept additional responsibility for its involvement in planning decisions. He said that hopefully in the future an Environmental Conservation Board member will attend Planning Board meetings to assist. He said that right now the definition of other natural features, as currently written, is not a concern but that other natural features could be added through amendments to this section in the future. Mr. Viets said that this leaves it open [for future amendment].

Mr. Delucia said that his questions were clarified in the discussion at the previous meeting.

There were no additional comments or questions on the text amendments this evening.

Mr. Brand requested that a communication from the Board Chairperson be sent to him and to the Town Board that the Planning Board has completed its review of the proposed amendments to Chapter 144 of the Town Code and that the board's concerns are provided in the discussion in the minutes of this and the previous meeting which was held on June 18, 2025. Mr. Delpriore said that the current Chapter 144 is way outdated and that Mr. Brand has a done a tremendous job to bring the chapter up to the standards which the Town is now truly enforcing.

7. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- The paving of the driveway apron from Kyte Road onto the lot upon which a cell phone tower is located on the Mattice Subdivision Tract will be completed tomorrow (July 3, 2025). Mr. Brand said that Tim Mattice (the property owner) informed the Town today of the scheduling of this work. On June 18, 2025, Mr. Mattice received a 90-day extension of the Special Use Permit Renewal and Final Site Plan due to the possible delay in locating a paving contractor who could complete this work within the required timeframe (PB #2025-0207).

- Work on the Creekwood Townhomes project is proceeding. Mr. Brand said that the developer is targeting late July or early August for dedication of the road to the Town. He said that this would then enable the Town to completely close off the bridge on Wood Drive for repairs. Mr. Hemminger suggested that the Town request additional vehicle speed enforcement when the new road opens to avoid this road becoming a "racetrack." The Final Site Plan for the Creekwood Townhomes project was approved on August 21, 2024 (PB #0701-24).

- The proposed project in the vicinity of State Route 332 and County Road 41 which was formerly known as the Whitestone Incentive Zoning Project, and which was originally presented to the Planning Board on November 1, 2023, has been renamed Farmington Meadows by Cook Properties. Mr. Brand said that the applicant's engineer has informed that Town that the developer plans to eliminate the design of the apartments and townhouses and will propose a less dense project.

- The Town is awaiting comments from the Town Environmental Conservation Board on the proposed amendments to Town Code Chapter 144 Subdivision of Land.

- A local law is being drafted regarding the burial of deceased human bodies on private property in the Town. Mr. Brand said that a lifelong resident wishes to be buried on his property in Farmington and contacted the Town about this. He said that hopefully the Town Board soon will move the draft local law to some form of adoption. Mr. Hemminger said that he has provided his comments on this to Mr. Brand.

- The Victor–Farmington Ambulance Corps project, for which Final Site Plan approval was given on May 7, 2025 (PB #2025-0401), has been caught up in new New York State Department of Environmental Conservation (DEC) wetland regulations which will create a delay with site construction. Mr. Delpriore said that the ambulance corps is continuing to proceed with interior demolition by just removing what they do not need, but they are not affecting the structure of the building at this time.

- On August 19, 2025, the Town Board is expected to receive the new application for the Farmington Market Center (Tops Supermarket Plaza on the south side of State Route 96). Mr. Delpriore said that he received an email today from John Gabriele, a partner in the Electric Car Corner project, who would like to meet with the Town staff, with representatives from the New York State Department of Transportation, and with all property owners in the area on July 17, 2025, regarding this new application.

- There is still time to apply for the New York Planning Federation conference to be held on July 11th in Canandaigua. The sign-up deadline is July 8th.

- Mr. Brand said that the public notice of the Planning Board workshop to be held on Wednesday, August 6, 2025, at 6:30 p.m. (*see* Code Enforcement Officer's report, below) must be sent to the Canandaigua Daily Messenger newspaper and be posted on the Town website.

Code Enforcement Officer:

- Mr. Delpriore said that he would like to have a workshop session with the Planning Board on Wednesday, August 6, 2025, at 6:30 p.m. to review the new Building Department software. He said that he will be providing Planning Board members with log-in credentials next week but that in the meantime the existing One Drive software will remain active until September when the new software will be completely phased in.

- Mr. Delpriore said that the Town staff is working on the New York State Homes and Community Renewal "Pro-Housing Community Program" survey. He 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 including:

  Downtown Revitalization Initiative
  NY Forward Program
  Regional Council Capital Fund
  Capital projects from the Market New York Program
  New York Main Street Program
  Long Island Investment Fund
  Mid-Hudson Momentum Fund
  Public Transportation Modernization Enhancement Program

  Mr. Delpriore said that three Building Department staff members are working on the Pro-Housing submission requirements which include a zoning map, a zoning code summary, housing, planning, and building permit information from 2018–2022. The grant writer from MRB Group is assisting the Town staff with the preparation of the materials.

- The annual inspections of mobile home parks in the Town are now in progress. Mr. Delpriore said that there are a number of violations which include the conditions of the private roads within the parks. He said that the Town Board has recommended that the parks be given one year to bring their internal roads into compliance.

Town Engineer:

Mr. Brabant said that Farmington is ahead on its required inspections and data collections for the New York State Municipal Separate Stormwater Sewer System (MS4) Program. He said that MRB Group is also working on an MS4 Mapping Grant Application.

Mr. Brabant also said that the Town Site Design Criteria manual has been updated and is now available on the Town website.

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/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

10. ADJOURNMENT

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held on Wednesday, July 16, 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

TOWN OF
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Michael Casale
Steven Holtz
Ronald Herendeen
Nathan Bowerman

Justices
Morris Lew
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Fax: (585) 924-5146

July 3, 2025

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2025 JUN 33 AM 10: 27

Ryan J. and Ashley E. Braeger
2465 State Route 21
Palmyra, New York 14522

Re: PB #2025-0602 Ryan J. and Ashley E. Braeger Final Site Plan: *Approved with Conditions*

Dear Ryan and Ashley Braeger:

Attached please find a copy of the action taken on the above referenced application by the Farmington Planning Board on July 2, 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. Robertella

John M. Robortella
Clerk of the Planning Board

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

cc. Town of Farmington Planning and Development Office
✓ Town Clerk
Michael G. Sponable, P.E., Greene Land Surveying, PLLC
Chris Countryman, Town of Macedon Highway Superintendent

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0602

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves the Final Site Plan drawing with the following conditions:

1. The most recent 2025 Town of Farmington water service detail, Appendix W-4.0 of the *Town of Farmington Site Design and Development Criteria Manual* is to be added to the drawing.

2. The length and size of the water service is to be added to the drawing.

3. The water curb box is to be located within the right-of-way of Turner Road and shown on the drawing.

4. The meter pit is private and is to be located outside the right-of-way of Turner Road and shown on the drawing.

5. The existing driveway and new construction shall be a minimum of 12-feet in unobstructed width per section 511.2.1 of the State Fire Code. This design is to be shown on the drawing.

6. The drawing is to identify the type of surface of the existing driveway and proposed driveway areas.

7. A scale for the final site plan drawing needs to be added for use in measuring distances.

8. The Farmington Volunteer Fire Department is requesting a turn-around be added to the drawing in the area where the driveway straightens about halfway for fire apparatus turn around.

9. Plan Note Q is to be amended 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."

10. 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 final site plan approval have been addressed then the applicant's engineer is to submit an electronic copy and two (2) paper copies for signing by those officials shown. One (1) signed paper copy will be retained by the Town of Farmington Development Office and one (1) signed paper copy will be filed with the Town of Macedon Highway Department. If additional signed 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 Final 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 towns of Farmington and Macedon, 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, Ryan J. & Ashley E. Brager, via email to RBRAEGER@gmail.com; the Applicant's Engineer Michael Sponable, P.E., at Green Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513, greenelandsurveyiing@gmail.com; Chris Countryman, Highway Superintendent, Town of Macedon, 2067 O'Neil Road, Macedon, N.Y. 14502, highwaysuper@macedontown.net; Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.

The above resolution was offered by MR. DELUCIA and seconded by MR. VIETS at a meeting of the Town of Farmington Planning Board held on Wednesday evening, July 2, 2025. After discussion by the Planning Board, the following vote was taken and recorded.

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

Motion carried.

I, John M. Robortella, Clerk of the Planning Board, do hereby attest to the accuracy of this resolution and to it being acted upon at the July 2, 2025, Town Planning Board Meeting.

John M. Robortella _____ L.S.

John M. Robortella, Clerk of the Planning Board

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TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2025 JUN 33 AM 10: 26

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

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Water & Sewer
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Fax: (585) 924-5146

July 3, 2025

Georgiana Gerlock
4941 Shortsville Road
Shortsville, New York 14548

Re: PB 2025-0601 Georgiana Gerlock Final Two-Lot Subdivision:
Approved with Conditions

Dear Ms. Gerlock:

Attached please find a copy of the action taken on the above referenced application by the Farmington Planning Board on July 2, 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 Two-Lot Subdivision: *Approved with Conditions*

cc. Town of Farmington Planning and Development Office
Town Clerk
David Parrinello, L.L.S., Marks Engineering
Brennan Marks, P.E., Marks Engineering
Lindsay Tidd, Project and Marketing Coordinator, Marks Engineering

TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION

PB #2025-0601

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

ACTION: **Final Subdivision Plat Approval with conditions, Tax Map Account 43.00-1-34.000, for a proposed two-lot Final subdivision plat, Lots #1 and #2, Georgiana C. Gerlock Subdivision of Land, located along the east side of Sand Hill Road, between Shortsville Road and Latting Road.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an application for the above referenced Action, which includes a Final plat drawing, having a revised date 6/09/25, prepared by David M. Parrinello, New York State Professional Licensed Land Surveyor, Freeland-Parrinello Land Surveyors, entitled "Final Two Lot Subdivision Plat, Lots No. 1 & Lot No. 2, Georgiana C. Gerlock Subdivision of Land," and identified as Job No. 25-085; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grants Final Subdivision Plat Approval with the following Conditions:

1. The plat drawing is to be amended by deleting Notes and References Number 6, as it duplicates reference number 4.

2. The plat drawing is to be further amended by deleting Notes and References Number 10 in its entirety and replacing it to read in its entirety as follows: "No building permit shall be issued for the development of Lot No. 2 until Final Site Plan approval has been granted by the Town Planning Board."

3. The plat drawing's Notes and References Number 11 is to be amended to read . . . "Prior to the issuance of a Building Permit for Lot No. 2, the owner shall provide payment to the Town Clerk's Office for the prevailing Park and Recreation Fee established by the Town Board and shown on the most recent Town of Farmington Fee Schedule."

4. A Public Safety Sign is to be provided at the driveway for Lot No. 1 and the sign's location is to be shown on the Final Plat. The *2025 Town of Farmington Site Design and Development Criteria Manual,* Appendix G-9.0 detail design, is also to be shown on the Final Plat drawing.

5. The *2025 Town of Farmington Site Design and Development Criteria Manual,* Appendix H-3.0, Typical Driveway Apron Detail, is to be shown on the Final Subdivision Plat for the required paved driveway apron pavement connecting to the edge of the north bound

pavement on Sand Hill Road. The driveway pavement is to be installed before October 31, 2025.

6. There is to be a signature line added to the Final Plat for the Town Highway Superintendent's signing.

BE IT FURTHER RESOLVED that once all the above amendments have been made to the Final Plat drawings, then a mylar and two (2) paper prints thereof is to be submitted to the Town Code Enforcement Officer (CEO) for review and acceptance. Upon acceptance, the CEO shall then notify the Town Highway Superintendent and the Town Planning Board Chairperson to sign the Final Plat drawings.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is not to sign the Final Plat drawing until the Town Highway Superintendent has signed the drawing.

BE IT FURTHER RESOLVED that Final Subdivision Plat Approval with Conditions is valid for a period of 180 days from today and shall automatically expire unless the drawings have been signed or the Planning Board has received a written request for and has granted a time extension to this conditional approval.

BE IT FURTHER RESOLVED that once the Final Subdivision Plat drawings have been signed, then the Applicant has 62 days from the date of signing by the Town Planning Board Chairperson to file the signed mylar and two (2) paper prints in the office of the Ontario County Clerk.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Georgiana Gerlock, 4941 Shortsville Road, Shortsville, N.Y. 14548 and via email to geegerlock@icloud.com; the Applicant's Land Surveyor, David M. Parrinello at Freeland-Parrinello, Land Surveyors, c/o Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424; Town staff; and filed with the Town Development Office.

The above resolution was offered by MR. BELLIS and seconded by MR. DELUCIA at a meeting of the Town of Farmington Planning Board held on Wednesday evening, July 2, 2025. After discussion by the Planning Board, the following vote was taken and recorded.

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminer	Recused
Regina Sousa	Excused
Douglas Viets	Aye

Motion carried.

I, John M. Robortella, Clerk of the Planning Board, do hereby attest to the accuracy of this resolution and to it being acted upon at the July 2, 2025, Town Planning Board Meeting.

John M. Robortella L.S.

John M. Robortella, Clerk of the Planning Board

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TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2025 JUN 33 AM 10: 25

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

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July 3, 2025

Farmington Town Board
c/o Supervisor Peter Ingalsbe
1000 County Road 8
Farmington, New York 14425

Re: Creekwood Townhomes, Phase 2: Partial Letter of Credit Release #2

Dear Supervisor Ingalsbe:

Attached please find copies of the action taken on the above referenced Creekwood Townhomes, Phase 2: Partial Letter of Credit Release #2, by the Farmington Planning Board on July 2, 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
Clerk of the Planning Board

Enclosures: Resolution: Creekwood Townhomes, Phase 2: Partial Letter of Credit Release #2
Memo: Planning Board Chairperson to Farmington Town Board

cc. Town of Farmington Planning and Development Office
Town Clerk
Aaron Bissell, Farmington Water and Sewer Superintendent
Lance S. Brabant, CPESC, Director of Planning, MRB Group D.P.C.
Dan Delpriore, Farmington Code Enforcement Officer
Tim Ford, Farmington Highway and Parks Superintendent
Matt Heilmann, Farmington Construction Inspector
Jeannine Marciano, Town of Farmington Principal Account Clerk
Carol Marvel, Town of Farmington Building Department Administrator
Evan Van Epps, Brickwood Management
Matt Tomlinson, Marathon Engineering

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PARTIAL LETTER OF CREDIT RELEASE AND RECOMMENDATION TO THE TOWN BOARD
CREEKWOOD TOWNHOUSE PROJECT, PHASE 2
TOTAL AMOUNT $89,002.82

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Ronald L. Brand, Director of Planning and Development, along with a letter from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated June 25, 2025, requesting approval for a partial release of funds (Release #2) from the Letter of Credit for site improvements; and

WHEREAS the above referenced release of funds from the Letter of Credit has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated are consistent with the final site plan conditions and the private contractor pricing respectively; and

WHEREAS the Planning Board has also received the completed Forms G-1.1 (Letter of Credit—Surety/Final Release) and G-2.0 (Letter of Credit Release); and

WHEREAS under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested final release of funds from the Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to authorize a partial release of funds from the Letter of Credit, in the total amount of $89,002.82.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Matthew Heilmann, Town Construction Inspector; Aaron Bissell, Town Water and Sewer Superintendent; Tim Ford, Town Highway and Parks Superintendent; Dan Delpriore, Town Code Enforcement Officer; Augie Gordner, Deputy Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; Ronald L. Brand, Town Director of Planning and Development; Luke Van Epps, Creekwood Extension, LLC; and Matthew Tomlinson, Project Manager, Marathon Engineering.

The above resolution was offered by MR. VIETS and seconded by MR. DELUCIA at a meeting of the Planning Board held on Wednesday evening, July 2, 2025. After Board members discussion thereon, the following roll call vote was taken and recorded:

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

Motion carried.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above resolution and to it being acted upon at the July 2, 2025, Planning Board Meeting.

John M. Robortella L.S.

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

TOWN OF
FARMINGTON

Memorandum

TO: Farmington Town Board

FROM: Edward Hemminger, Chairperson
Farmington Planning Board

DATE: July 2, 2025

RE: Recommendation to approve a Partial Release (Release No. 2) from a Letter of Credit for Creekwood Townhomes, Phase 2 Project.

The Town Planning Board, at their meeting tonight took action to recommend approval for a partial release of funds from a Letter of Credit for the above referenced project. A copy of the above Planning Board Resolution is attached to this cover memo.

Ron Brand, the Town Director of Planning and Development, has prepared and previously submitted a draft Town Board Resolution for consideration and action at the July 8, 2025, Town Board meeting.

Edward Hemminger, Planning Board Chairperson

EH:RLB:btb
Attachment

c: Farmington Town Clerk, Farmington Planning Board,
Farmington Highway & Parks Superintendent,
Farmington Water & Sewer Superintendent,
Farmington CEO & Deputy CEO
Farmington Director of Planning & Development
Lance S. Brabant, CPESC, MRB Group, D.P.C., Town Engineer
John Robortella, Clerk of the Planning Board
Applicant, Luke Van Epps, Creekwood Extension, LLC
Applicant's Engineer, Matthew Tomlinson, Marathon Engineers

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July 3, 2025

RECEIVED
TOWN CLERK'S OFFICE
TOWN OF FARMINGTON
2025 JUN 33 AM 10: 25

Nick Lowry and Phyllis Caves
4341 Cream Ridge Road
Macedon, New York 14513

Re: PB #2025-0603 Nick Lowry and Phyllis Caves Preliminary Site Plan:
Scheduling a Public Meeting for July 16, 2025

Dear Nick Lowry and Phyllis Caves:

Attached please find a copy of the action taken on the above referenced application by the Farmington Planning Board on July 2, 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. Robertella

John M. Robortella
Clerk of the Planning Board

Enclosure: Resolution: Preliminary Site Plan: *Scheduling a Public Meeting for July 16, 2025*

cc. Town of Farmington Planning and Development Office
✓ Town Clerk
Michael G. Sponable, P.E., Greene Land Surveying, PLLC
John Graziose, Gerber Homes
Danille Shaffer, Gerber Homes

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, Lot #2, Lowry Subdivision Tract, comprised of 1.609 acres, located along the west side of Ellsworth Road.**

Making a determination and accepting the action for scheduling a public meeting 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 has received an application for the above referenced Action, which includes a Part 1 Short Environmental Assessment Form (SEAF) and a amended 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 Job No. 24-7313; and

WHEREAS the Planning Board has reviewed said information and a draft resolution which has been prepared by the Town Director of Planning and Development for the Board's consideration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings based upon their review of the information submitted:

1. The Preliminary Site Plan drawing represents the recently approved, June 4, 2025, final subdivision plat for Lot #2 (PB#2025-0504) of the David N. and Julie S. Lowry Subdivision; and

2. The Part 1, Short Environmental Assessment Form (SEAF) identifies the proposed single-family dwelling now being proposed for Lot #2 of the Lowry Subdivision; and

3. As of noon on Monday, June 30, 2025, the final plat map for the Lowry Subdivision Tract has not been filed with the Ontario County Real Property Tax Service Agency (RPTSA). The Planning Board uses this opportunity to inform the applicants that no action to approve the Preliminary Site Plan for Lot #2 can occur until the recording of the subdivision plat map and a tax map account has been assigned by the County's RPTSA; and

4. The property has been posted with the Public Take Notice sign for this Action.

BE IT FURTHER RESOLVED that based upon the four (4) findings above, the Planning Board determines the Application acceptable for the following decisions to be made:

1. The Planning Board classifies the proposed Action referenced above as a Type II Action under the provisions of 6NYCRR, Parts 617.4 and 617.5, a part of Article 8 of the New York State Environmental Conservation Law, the State's SEQR Regulations; and

2. The Planning Board determines that according to the 2025 Ontario County Planning Board By-Laws, the Action is exempted from a referral to the Ontario County Planning Board (OCPB), under the provisions of Sections 239-l &-m of the New York State General Municipal Law; and

3. The Planning Board does hereby schedule a public meeting be held upon this Action at the July 16, 2025, Planning Board Meeting.

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 above resolution was offered by MR. BELLIS and seconded by MR. VIETS at a meeting of the Town of Farmington Planning Board held on Wednesday evening, July 2, 2025. After discussion by the Planning Board, the following vote was taken and recorded.

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

Motion carried.

I, John M. Robortella, Clerk of the Planning Board, do hereby attest to the accuracy of this resolution and to it being acted upon at the July 2, 2025, Town Planning Board Meeting.

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