

**TOWN OF FARMINGTON  
PLANNING BOARD RESOLUTION**

**PB #2025-0702**

**APPLICANT:** Donald J. Cheney, Cheney Law Firm, PLLC, 336 North Main Street Canandaigua, New York 14424 representing Kathi Jo and Kolby Rhyner, owners of property at 1118 County Road 8, Farmington, NY 14425

**ACTION:** Special Use Permit and Final Site Plan Approval for a Major Home Occupation, Pet Grooming Business, to be located in a renovated building located on property at 1118 County Road 8, identified as Tax Map Account 30.00-1-59.100, and related site improvements at the above address.

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

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

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

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

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

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

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



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

**WHEREAS** the Planning Board tonight has closed the public hearing upon this Action.

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

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

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

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

- (1) The drawing entitled "Map of Survey prepared for: Kathi Jo & Kolby Rhymer, showing land a 1118 County Road 8, Town of Farmington, New York," prepared by Venezia Professional Land Surveyors and identified as Job #25023, signed and stamped by Anthony A. Venezia, Licensed Land Surveyor, dated 01/30/2025, as is to be further



amended is hereby approved as the required Final Site Plan drawing for the above referenced Special Use Permit, with the following conditions:

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

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

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

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the Applicant, Donald J. Cheney, Cheney Law Firm, PLLC, 336 North Main Street, Canandaigua, NY 14424, or emailed to [dcheney@cheneyfirm.com](mailto:dcheney@cheneyfirm.com); the property owner Kathi Jo & Kolby Rhyner, 1118 County Road 8, Farmington, NY 14425 or emailed to [pawsonmainstreetgrooming@gmail.com](mailto:pawsonmainstreetgrooming@gmail.com); the Applicant’s Surveyor, Anthony A. Venezia, LLS, Venezia Associates, Professional Land Surveyors, 336 North Main Street, Canandaigua, NY 14424, or [anothny@veneziasurvey.com](mailto:anothny@veneziasurvey.com); the Applicant’s Engineer, William J. Grove, P.E., Grove Engineering, PLLC, 8677 State Route 53, Naples, NY 14512, or [grove.engineering@yahoo.com](mailto:grove.engineering@yahoo.com); Farmington Town Staff; the Farmington Town Engineer; and a copy filed with the Town Development Office.





The above resolution was offered by NAME and seconded by NAME at a meeting of the Town of Farmington Planning Board held on Wednesday evening, August 20, 2025. After discussion by the Planning Board, the following vote was taken and recorded.

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

Motion result.

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 August 20, 2025, Town Planning Board Meeting.

L.S.

John M. Robortella, Clerk of the Planning Board

