

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, April 2, 2025 • 7:00 p.m.

MINUTES—APPROVED

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Unless otherwise noted, remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington's YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).

The meeting was conducted at the Farmington Town Hall and via remote video conference.

***R** = Attended via remote video conference.*

Board Members Present:

Edward Hemminger, *Chairperson*
Adrian Bellis
Timothy DeLucia
Regina Sousa
Douglas Viets

Staff Present:

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

Attending:

Henry Adams, 4650 Kyte Road, Shortsville, N.Y. 14548
Scott DeHollander, P.E., DeHollander Design, Inc., 7346 Dryer Road, Victor, N.Y. 14564
Robert B. Hatch, L.S., Schultz Associates Engineers and Land Surveyors, 129 S. Union Street,
Spencerport, N.Y. 14559—**R**
Max Heagney, LeFrois Builders and Developers, 1020 Lehigh Station Road,
Henrietta, N.Y. 14467
Jennifer LaRoche, 6028 Loomis Road, Farmington, N.Y. 14425

Tim Lawless, T&M Properties of WNY, LLC, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607
David Lowry, 230 Ellsworth Road, Palmyra, N.Y. 14522—**R**
Michael Montalto, Costich Engineering, 217 Lake Avenue, Rochester N.Y. 14608
Megan Sereni, E.I.T., BME Associates, 10 Liftbridge Lane East, Fairport, N.Y. 14450
J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Liftbridge Lane East,
Fairport, N.Y. 14450
Kevin Tung, Greene Land Surveying, PLLC, 403 E. Miller Street, Newark, N.Y. 14513—**R**

1. APPROVAL OF MINUTES

Minutes of March 19, 2025:

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

Motion carried by voice vote.

3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on March 25, 2025:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct four Public Hearings on the 2nd day of April, 2025, commencing at 7:00 p.m. in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425 for the purpose of receiving testimony upon and giving consideration to the applications of:

PB #2025-0202: T&M PROPERTIES OF WNY, LLC (VILLAGER CONSTRUCTION), 1 CAPRON STREET, UNIT 3C, ROCHESTER, N.Y. 14607: Requesting Preliminary Site Plan approval to construct a 47,680-square-foot one-story officer and maintenance building, and related site improvements, to be located on a portion of the former Loomis Road Industrial Park site on the north side of Loomis Road. The site is zoned GI General Industrial District.

PB #2025-0206: TIM MATTICE, 1014 DOMINION DRIVE, KATY, TEXAS 77450: Requesting Preliminary Four-Lot Subdivision Plat approval of the proposed Mattice Subdivision Tract. The project proposes to subdivide 28.28 acres of land having an existing residential structure on one lot, an existing personal wireless cellular tower on a second lot, and creating two vacant residential lots along both sides of Kyte Road, east of County Road 28 and south of the Thruway (I-90). The land is zoned A-80 Agricultural District.

PB #2025-0207: TIM MATTICE, 1014 DOMINION DRIVE, KATY, TEXAS 77450: Requesting a Special Use Permit. The applicant wishes to renew a Special Use Permit for an existing personal wireless communications facility on a proposed Lot #2 of the Mattice Subdivision Tract, located along the north side of Kyte Road and south of the Thruway (I-90). The land is zoned A-80 Agricultural District.

PB #2025-0208: MDM MAC PROPERTIES FARMINGTON, LLC (MEYER'S FINGER LAKES RV), 6200 STATE ROUTE 96, FARMINGTON, N.Y. 14425: Requesting Final Site Plan Amendment for the Meyer's Finger Lakes RV site, located at 6200 State Route 96. The land is zoned GB General Business.

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

By order of:
Edward Hemminger, Chairperson
Town of Farmington Planning Board

4. NEW PUBLIC HEARING

PB #2025-0202 New Preliminary Site Plan Application

Name: T&M Properties of WNY, LLC, (Villager Construction), c/o Michael Lawless, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607

Location: Former site of Loomis Road Industrial Park, north side of Loomis Road

Zoning District: GI General Industrial District

Request: Preliminary Site Plan approval to construct a 47,680-square-foot one-story office and maintenance building, and related site improvements, located on Lot #1 of the Loomis Road Subdivision Tract, along the north side of Loomis Road, east of the intersection with Plastermill Road and south of Interstate Route I-90 (New York State Thruway).

On February 19, 2025, the Planning Board classified this application as a Type I Action under the provisions of the State Environmental Quality Review Act (SEQRA) and established the 30-day coordinated review period from February 20, 2025, to March 19, 2025.

On March 19, 2025, the Planning Board designated itself as the Lead Agency for making the SEQR Determination of Significance, determined that this application was complete, and scheduled the Public Hearing to be held this evening (April 2, 2025).

On March 21, 2025, the Planning Board's draft resolutions for this evening's consideration were sent via email to the applicants Michael and Tim Lawless of T&M Properties of WNY, LLC; to their engineer J. Lincoln Swedrock, P.E.; and to Project Manager Andrew R. Spencer, R.L.A., both of BME Associates.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Swedrock of BME Associates presented this application. Tim Lawless of T&M Properties of WNY, LLC; and Mr. Heagney of LeFrois Builders and Developers also attended.

Mr. Swedrock previously provided an overview of the application (*see* Planning Board minutes, March 19, 2025, pp. 17–23).

He said that he attended the Ontario County Planning Board (OCPB) meeting to present this application and that he has replied in writing to the OCPB comments and to the MRB Group engineering comments which have been submitted by Mr. Brabant. In addition, Mr. Swedrock said that he met with the Town Project Review Committee several times on the application.

Mr. Swedrock said that the lot lines which were created by the applicant of the previously proposed Loomis Road Industrial Park on the property will be dissolved to create new lots for the new owner. He said that the interior road would be constructed to Town specifications for its possible future dedication to the Town and that the new building would be served by a sanitary sewer and public water system. He said that the stormwater management pond which will be located on the southern portion of the property will be sized for the full development of the site.

Mr. Swedrock said that a sidewalk along the possible dedicated Town road will be constructed and that the applicant plans to seek an area variance from the Zoning Board of Appeals to avoid having to construct a sidewalk along Loomis Road.

Mr. Swedrock and Mr. Heagney displayed hard copies of the site plan and building elevation drawings in the meeting room and on the remote video conference. They described the landscaping which has been added to the south of the property which had been requested by the Planning Board at the previous meeting.

Mr. Hemminger thanked them for extending a tree line to screen the site from the residential homes on Loomis Road.

Mr. Brand said that draft resolutions have been prepared for the board's consideration this evening regarding the State Environmental Quality Review (SEQR) determination of non-significance and the Preliminary Site Plan approval with conditions.

Mr. Delpriore said that the draft Preliminary Site Plan resolution covers all of the Town staff's concerns and that the staff is ready for Preliminary Site Plan approval at this point.

Mr. Ford said that he discussed the proposed open road cut of Loomis Road with the Town Water and Sewer Department and that this road cut is needed, but he expressed concern about another open road cut which is proposed to the west for storm drainage. He said that this second open road cut did not appear on the first set of plans which he [Mr. Ford] reviewed, but that it now appears on the latest set of plans. Mr. Swedrock said that he will review this [the second open road cut] and that he will discuss this at the Project Review Committee (PRC) meeting tomorrow (April 3, 2025) and get back to Mr. Ford. Mr. Delpriore also said that this will be discussed at tomorrow's PRC meeting.

Mr. Swedrock asked Mr. Ford about his thoughts on the width of the 66-foot internal roadway easement. Mr. Ford said that the Highway Department is okay with the 66-foot roadway easement. Mr. Brabant said that some industrial roads are spec'd with an 80-foot right-of-way but that, in this instance, it makes sense to reduce the width to 66 feet which is the standard width over our roads. Mr. Hemminger, said that the width of the future right-of-way could change depending upon what goes in on the other side of the road. Mr. Swedrock said that it [the 66-foot easement] is enough for what the applicant needs now.

Mr. Ford said that a Town-specified hammerhead turnaround will be required [at the end of the internal road] if the road were to be dedicated to the Town. Mr. Swedrock said that the current plan for the internal road meets the fire code. Mr. Hemminger said that the Town has a requirement for the construction of a hammerhead turnaround at the end of a dedicated road. He said that the Town would not pull onto private property for a snowplow or other Town vehicle to turn around.

Mr. Brabant said that MRB Group received and is now reviewing the revised Preliminary Site Plan drawings. He said that his original engineering comments have been addressed and that the drainage plans are also being reviewed, and that there appears to be no substantial changes from the original drainage plan [for the previously proposed project].

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

Ms. LaRoche (6028 Loomis Road) said that her paramount concern is the need for the Town to reach a long-term solution for the toxic sewer smell which pervades the Loomis Road area. She said that she is really concerned about the stress that the construction of new buildings will have on this. Ms. LaRoche said that flushing the sewer system every few months is not an acceptable solution and that she often cannot use the yard on her property because of the smell.

Mr. Hemminger said that he understands this concern.

Ms. LaRoche also asked how many feet of natural trees will be located all around the site. Mr. Swedrock reviewed the location of the trees on the drawing in the meeting room. Ms. LaRoche asked if the trees will remain or if they would be cut down. She asked which of the existing trees would remain. Ms. LaRoche said that she would like to make sure that a natural barrier [between the applicants' property and the residences] is left in place.

Ms. LaRoche again said that she is concerned that a long-term solution to the sewer smell is reached before adding a new business on this property.

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

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

There were no comments or questions from those on the remote video conference.

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

Motion carried by voice vote. The Public Hearing on PB #2025-0202 was closed.

Board Discussion:

Mr. Bellis said that he is okay with this application as long as Mr. Ford's concerns regarding the road cuts are addressed.

Mr. Viets asked about a door on the west face of the building which appears on the elevation renderings. He said that this does not appear on the site plan drawing.

Mr. Viets also asked about an open overhang at the south end of the building. Mr. Heagney said that the overhang would act as a roof over the top. Mr. Viets said that it seems like a solid wall on the architectural drawing.

Mr. Viets asked if lighting would be visible by the adjoining properties. Mr. Swedrock said that they will make sure that lighting will be addressed.

Mr. Viets asked if there would be any equipment repairs under the overhang. Mr. Heagney said that all of the work would be done inside.

Mr. Viets also asked about an interior wash bay, especially with the sewer odor concerns which were expressed this evening. He asked how much water would be used. Mr. Heagney said that this would not be like a car wash but would be an area just to wash off equipment. Mr. Swedrock also said that there would be a water/oil separator installed in the building.

Mr. Viets said that there were OCPB comments about the visibility of lights from the New York State Thruway. He said that the grading plan shows that the property could be of a higher elevation than the Thruway. Mr. Swedrock said that lights would not be projected onto the Thruway. He also said that he attended the OCPB meeting and that the County board members seemed concerned about the Thruway lights coming onto the applicants' property.

Mr. Viets asked to see an elevation of the berm to determine if it will be higher than the Thruway.

Mr. Hemminger requested that the applicants make sure that they will have adequate power and utilities from Rochester Gas & Electric (RG&E). He said that other developers have had problems with obtaining gas and electric service from RG&E.

Mr. Hemminger also requested that as much of the natural screening along the east side of the property and along the Thruway be retained. Mr. Swedrock said that they also have to consider drainage.

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
SEQR DETERMINATION OF NON-SIGNIFICANCE**

PB #2025-0202

APPLICANT: T&M Properties of WNY, LLC, c/o Timothy Lawless and Michael Lawless, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607

ACTIONS: Determination of Non-Significance under the provisions of the State Environmental Quality Review (SEQR) Regulations for the Preliminary Site Plan approval with conditions, Lot #1, Loomis Road Park Subdivision Tract, located along the north side of Loomis Road, east of the intersection with Plastermill Road, and south of Interstate Route I-90 (New York State Thruway). The Action involves the construction of 47,680 square feet of office and maintenance building and related site improvements.

WHEREAS, the Town of Farmington Town Planning Board (hereinafter referred to as Board) has determined the proposed Action referenced above to be classified as a Type I Action (hereinafter referred to as Action) under 6NYCRR, Part 617 of the State Environmental Conservation Law (ECL); and

WHEREAS, the Board, having completed a coordinate review with involved agencies which ended at noon on Wednesday, March 19, 2025, is the Designated Lead Agency (as of March 19, 2025) under the ECL, for making the required determination of significance upon said Action; and

WHEREAS, the Board, has reviewed, the Parts 1, 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action; and

WHEREAS, the Board has reviewed the draft Parts 2 and 3 of the FEAFs, that were prepared by the Town Director of Planning and Development, for the Board's consideration and acceptance;; and

WHEREAS, the Board has given consideration to the public comments provided during the public hearing upon said Action; and

WHEREAS, the Board has considered the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQRA Regulations; and the information contained within Parts 1, 2 and 3 of the FEAF, along with supporting documentation and maps submitted with this application.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby accept Parts 2 and 3 of the FEAF, for the above referenced Action.

BE IT FURTHER RESOLVED that the Board, having reviewed the public record upon the above referenced Action, does hereby conclude the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity; traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Actions; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Actions; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Actions; and
- (iv) the overall density of the three proposed sites is consistent with the Town's Comprehensive Plan land use recommendations; and
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed Actions impair the existing community or neighborhood character; and

- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Actions; and
- (vii) there will not be any hazard created to human health resulting from the proposed Actions; and
- (viii) there will be a change in the use of current active agricultural land resulting from the proposed Actions; and
- (ix) there will not be a large number of persons attracted to the site for more than a few Actions; and
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences; and
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation referenced above, the proposed Actions WILL NOT result in any significant [Moderate to Large] adverse environmental impacts.

BE IT FURTHER RESOLVED that the Board does hereby make a Determination of Non-Significance upon said Actions and directs the Planning Board Chairperson to sign and date Part 3 of the Full Environmental Assessment Form, the State's Negative Declaration Form.

BE IT FURTHER RESOLVED that the Clerk of the Board is to provide the Town Engineers, MRB Group, D.P.C., with copies of the Parts 1, 2 and 3 FEAfs, and a certified copy of this resolution for filing with the State Department of Environmental Conservation's Environmental Notice Bulletin, as soon as possible.

BE IT FINALLY RESOLVED that the Clerk of the Board is to also file certified copies of the environmental record, Parts 1, 2 and 3 of the Full Environmental Assessment Forms, and this Determination of Non-Significance Resolution, with the other Involved Agencies; the Applicant; the Applicant's Engineering Firm, BME Associates; the Town Supervisor; and Town Development Staff; and to place of copy of this Determination of Non-Significance in the files upon the above referenced Actions.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye

Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger then asked Mr. Swedrock if he received the draft Preliminary Site Plan approval resolution prior to the meeting and if he agreed with the conditions.

Mr. Swedrock said that he agreed with the conditions but had one correction to the heading of the resolution. The clerk said that the heading will be corrected on the final copy.

■ A motion was made by MR. DELUCIA, 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
PRELIMINARY SITE PLAN APPROVED WITH CONDITIONS**

PB #2025-0202

APPLICANT: T&M Properties of WNY, LLC, c/o Timothy Lawless and Michael Lawless, 1 Capron Street, Unit 3C, Rochester, N.Y. 14607

ACTIONS: Preliminary Site Plan approval with conditions, Lot #1, Loomis Road Park Subdivision Tract, located along the north side of Loomis Road, east of the intersection with Plastermill Road, and south of Interstate Route I-90 (New York State Thruway). The Action involves the construction of 47,680 square feet of office and maintenance building, and related site improvements.

WHEREAS the Town of Farmington Town Planning Board (hereinafter referred to as Board) tonight has conducted a Public Hearing upon the proposed Action referenced above; and

WHEREAS the Board, has received and accepted Parts 1, 2 and 3 of the Full Environmental Assessment Forms (FEAFs) for said Action; and

WHEREAS the Board has previously tonight made a Determination of Non-Significance upon said Action; and

WHEREAS the Board has reviewed the Ontario County Planning Board referrals 40.0-2025, Preliminary Site Plan and 40.1-2025 re-subdividing (Lot Line Adjustments), both Class 1 with comments; and

WHEREAS the Board has given consideration to the public comments provided during the public hearing upon said Action.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby approve the above referenced Action, with the following conditions:

1. The Preliminary Site Plans prepared by B.M.E. Associates, Project number 2966, drawings –01 through –14, dated February 12, 2025, and entitled “Loomis Park,” are to be further amended as follows:
 - (a) Drawing Number 2966-02 is to be re-titled “Lot Line Adjustments, Lots #1 through #10, Loomis Road Industrial Park Subdivision Tract, Retaining Lot #1;” and
 - (b) Drawings Numbered 2966–03 through –14 are to have added to their titles . . . “Lot #1, Loomis Road Industrial Park;” and
 - (c) There is to be a written response to the Town Engineer’s letter dated March 12, 2025, and amendments made to any drawings referenced prior to the Town Engineer’s signing the set of preliminary plan drawings.

BE IT FURTHER RESOLVED that these conditions of preliminary plan approval are to be made and shown on the respective drawings Revision Boxes prior to submission of one electronic copy and one paper copy to the Town Code Enforcement Officer for his review and acceptance. Upon acceptance, signatures will be affixed to the above referenced drawings and an electronic copy returned to the Applicant’s Engineers.

BE IT FURTHER RESOLVED that Drawing Number 2966-02 is to be amended as noted above herein, signed by the Planning Board Chairperson and filed in the office of the Ontario County Clerk, before an application for Final Site Plan approval will be received by the Town Development Office.

BE IT FURTHER RESOLVED that once the application is received by the Town Development Office, it will be placed on a future Planning Board Meeting Agenda to determine it to be complete and that it may be scheduled for a future Planning Board Meeting.

BE IT FURTHER RESOLVED that these conditions of Approval of the above referenced Action shall automatically expire, within 180 days from today, unless all of the above Conditions of Approval have been completed.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be provided to the Applicant, the Applicant’s Engineers, the Town Supervisor, Town Development Staff and filed with the Town Clerk’s Office and Town Development Office,

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

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

Motion carried.

5. NEW PUBLIC HEARING

PB #2025-0206 New Preliminary Four-Lot Subdivision Application

Name: Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450

Location: Mattice Subdivision Tract, Lot #1–Lot #4, located along both sides of Kyte Road, east of County Road 28.

Zoning District: A-80 Agricultural District

Request: Preliminary Four-Lot Subdivision Plat approval of the proposed Mattice Subdivision Tract. The project proposes to subdivide 28.28 acres of land having an existing residential structure on one lot, an existing personal wireless cellular tower on a second lot and creating two vacant residential lots along both sides of Kyte Road, east of County Road 28 and south of the Thruway (I-90). The land is zoned A-80 Agricultural District.

On March 19, 2025, the Planning Board determined that this application was complete and scheduled the Public Hearing to be held this evening (April 2, 2025).

On March 28, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Tim Mattice; and to his surveyor Robert B. Hatch, L.S., of Schultz Associates Engineers and Land Surveyors.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Hatch presented this application.

He said that the applicant, who lives in Texas, would like to subdivide his 28.28-acre parcel into four lots, as follows: Lot #1 with an existing residence and outbuildings, Lot #2 with an existing cell tower, Lot #3 of approximately 6.5 acres of vacant land, and Lot #4 on the south side of Kyte Road of approximately 6.8 acres of vacant land.

Mr. Hatch said that no improvements on the vacant lots are planned, and that the applicant is just creating lots at this time.

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

Mr. Adams (4650 Kyte Road) asked about the sizes of Lot #1 and Lot #2. Mr. Hatch said that Lot #1 would be 9.7 acres and that Lot #2 would be 5.3 acres.

There were no additional comments or questions from those in the meeting room.

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

There were no comments or questions from those on the remote video conference.

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

Motion carried by voice vote. The Public Hearing on PB #2025-0206 was closed.

Mr. Hemminger then asked Mr. Hatch if he received the draft Preliminary Subdivision approval resolution prior to the meeting and if he agreed with the conditions. Mr. Hatch said yes.

■ 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 #2025-0206

APPLICANT: Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450

**ACTION: Preliminary Subdivision Plat Approval with Conditions,
Mattice Subdivision Tract, Lots 1–4.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has conducted a Public Hearing upon the above referenced Action; and **WHEREAS**, the Planning Board has, at their February 19, 2025, meeting classified this Action as a Type II Action, under the provisions of 6 NYCRR Part 617.5, a part of the State's Environmental Quality Review (SEQR) Regulations, thereby satisfying the procedural requirements; and

WHEREAS the Planning Board has received testimony from the Applicant, the Applicant's Engineer and the public; and

WHEREAS, the Planning Board has considered the Ontario County Planning Board's Referral No. 37.1 - 2025, dated March 12, 2025, a Class 1 referral without formal recommendation.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grant Preliminary Plat Approval with the following Conditions:

1. Preliminary Subdivision Plat Approval is based upon the plat map prepared by Schultz Associates, Engineers & Land Surveyors, P.C., identified as Project No. 24.315, drawing No. P-1, dated December 12, 2024, entitled "Preliminary Plat, Lots 1-4 of Mattice Subdivision Tract; and
2. The Town Engineer's signature line and date is to be removed from the Plat Map as the Town Engineer has not reviewed the Action; and
3. Preliminary Subdivision Plat Approval is valid for 180 days from today and shall automatically expire unless the Town Highway Superintendent and Planning Board Chairperson have signed the plat drawing.

BE IT FURTHER RESOLVED that once the revisions to the preliminary plat have been made then one paper copy and an electronic copy of the plat drawing are to be submitted to the Town Code Enforcement Officer for acceptance and then signing.

BE IT FURTHER RESOLVED that once the preliminary plat map has been signed then the Applicant may submit an application and drawings for final subdivision plat approval, for the Planning Board's acceptance at a future meeting.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Tim Mattice (tjmat1014@gmail.com); Robert B. Hatch, L.S., Schultz Associates, P.C., 129 South Union Street, Spencerport, N.Y. 14559 (bhatch@schultzpc.com); Town staff; the Town Engineer; and a copy filed in the Town Development Office.

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

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

Motion carried.

6. NEW PUBLIC HEARING

PB #2025-0207 New Special Use Permit Renewal and Site Plan Application

Name: Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450

Location: Mattice Subdivision Tract, Proposed Lot #2, located on the north side of Kyte Road and south of I-90 (the New York State Thruway) in the northwest corner of the site.

Zoning District: A-80 Agricultural District

Request: Special Use Permit Renewal and site plan approval for an existing personal wireless communications facility on proposed Lot #2 of the Mattice Subdivision Tract, located along the north side of Kyte Road and south of the Thruway (I-90). The land is zoned A-80 Agricultural District.

On March 19, 2025, the Planning Board determined that this application was complete and scheduled the public meeting to be held this evening (April 2, 2025).

On March 28, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Tim Mattice; and to his surveyor Robert B. Hatch, L.S., of Schultz Associates Engineers and Land Surveyors.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Hatch presented this application.

He said that the existing cell tower will remain in place and that the only improvement to the property will be the installation of an asphalt apron at the driveway entrance. Mr. Hatch said that Mr. Mattice is just waiting for the asphalt plants to open for the season and will take care of this as soon as possible.

Mr. Brand said that a draft resolution of approval with conditions has been prepared for the board's consideration this evening. The Special Use Permit has no specification for an ending date of the permit. He said that this was not the case when the original Special Use Permit was issued on July 18, 2007. Mr. Brand said that the Special Use Permit will continue for as long as the tower operator has a valid Federal Communications Commission (FCC) permit.

Mr. Brand also said that the accompanying site plan is a formality which is required by the Town Code when a Special Use Permit for a cell tower is requested.

Mr. Delpriore said that the Special Use Permit runs with the land and that the permit allows the installation of a new cell tower if the existing tower should be removed.

Mr. Hemminger asked if the lot size is large enough to accommodate the cell tower if it should collapse. Mr. Brand said yes.

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

There were no comments or questions from those in the meeting room.

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

There were no comments or questions from those on the remote video conference.

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

Motion carried by voice vote. The Public Hearing on PB #2025-0207 was closed.

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

Mr. Hemminger then asked Mr. Hatch if he received the draft Special Use Permit approval resolution prior to the meeting and if he agreed with the conditions. Mr. Hatch said yes.

■ 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 #2025-0207

APPLICANT: Tim Mattice, 1014 Dominion Drive, Katy, Texas 77450

ACTION: Special Use Permit Renewal and Site Plan Approval Applications, Lot #2 of the Mattice Subdivision Tract: Approvals for an existing personal wireless communications facility on Lot #2, Mattice Subdivision Tract, located on the north and south sides of Kyte Road, south of I-90, the New York State Thruway and east of County Road 28.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has conducted a Public Hearing and has received testimony upon the above referenced Action; and

WHEREAS the Planning Board tonight has reviewed the Ontario County Planning Board Referral 37.0-2025, dated March 12, 2025; and

WHEREAS the Planning Board has reviewed the packet of information contained with the application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board Approves with the following Conditions the Special Use Permit and Final Site Plan for the above referenced Action:

1. The Special Use Permit, originally issued by the Planning Board on July 18, 2007, is hereby amended by removing the original two-year period and allowing for this facility to continue in use as originally approved and for as long as the tower operator has a valid Federal Communications Commission (FCC) permit; and
2. Should there be a new operator of the tower facility and a new FCC permit is issued for another cellular provider, then this Special Use Permit shall remain in effect; and
3. The Final Site Plan, originally approved on July 18, 2007, and amended on August 5, 2009, and as shown on the site plan drawing prepared by Schultz Associates, Engineers & Land Surveyors, P.C., identified as Project No. 24.315, Drawing No. S-1, dated February 12, 2025, and entitled “Site Plan Lots 2 of Mattice Subdivision Tract, is hereby approved with the following amendments:
 - (a) The title of this drawing is to read . . . “Final Site Plan, American Tower Corporation, Lot 2, Mattice Subdivision Tract, Kyte Road,” as revised; and
 - (b) The Detail for the Typical Driveway Apron Detail shown on the drawing is to be revised as this detail has been amended. The new Detail Drawing is to be identified as Appendix H-3.0, Dated 2025, and there is to be a black-topped apron extending and connecting to the west bound travel lane of Kyte Road; and
 - (c) The black topping of the driveway apron is to be completed by the Applicant not later than June 15, 2025; and
 - (d) The signature block for the Town Engineer is to be removed as there is no review required by them; and
 - (e) The Drawing’s Revision Block is to be amended to identify this Action, the file number and date of conditional approval.

BE IT FURTHER RESOLVED that this Special Use Permit and Final Site Plan Approval shall take effect upon filing of the amended Final Site Plan Drawing, with signatures from the Town Highway Superintendent and the Planning Board Chairperson and shall continue to remain in effect in accordance with the conditions set forth above herein.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Tim Mattice (tjmat1014@gmail.com); Robert B. Hatch, LS Schultz Associates, P.C., 129 South Union Street, Spencerport, New York 14559 (bhatch@schultzpc.com); Town staff; the Town Engineer; and a copy filed in the Town Development Office.

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

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

Motion carried.

7. NEW PUBLIC HEARING

PB #2025-0208

New Final Site Plan Amendment Application

Name: MDM MAC Properties Farmington, LLC (Meyer's Finger Lakes RV), 6200 State Route 96, Farmington, N.Y. 14425

Location: Meyer's Finger Lakes RV, 6200 State Route 96.

Zoning District: GB General Business District

Request: Final Site Plan Amendment for the Meyer's Finger Lakes RV Site, located at 6200 State Route 96.

On March 19, 2025, the Planning Board determined that this application was complete and scheduled the public meeting to be held this evening (April 2, 2025).

On March 28, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mark Meyer; and to his engineer Alex Amering, P.E., of Costich Engineers.

Mr. Hemminger opened the Public Hearing on this application.

Michael Montalto of Costich Engineering presented this application on behalf of Mr. Amering.

Mr. Montalto said that this application is for the expansion of the display and parking area for recreational vehicles on the applicant's property. He said that a lot line adjustment to add 2.6 acres to the original site has been completed and that the application has been reviewed by the Ontario County Planning Board.

Mr. Montalto said that there are currently 90 display vehicle spaces on the site, and that the expansion will add 83 spaces for a total of 173 display vehicle spaces, which will still be below the maximum of 250 spaces which were approved at the time of the original site plan.

Mr. Montalto reviewed the display area on the drawing in the meeting room. He explained that the surrounding fence will be the same style as the existing fence, that there will be no access points into the new area of the property from State Route 96 or from Mertensia Road, and that public access into the new area will be from the current main public entrance. Mr. Montalto said that the staff uses a golf cart to drive customers from one point to another within the site and that there will be minimum 30-foot-wide drive aisles. He said that there may be some shifting of existing parked vehicles to facilitate the circulation.

Mr. Montalto said that the engineering comments from MRB Group which have been received are mostly technical in nature regarding the Stormwater Pollution Prevention Plan (SWPPP). He said that the engineering comments will be addressed in writing and that updated SWPPP calculations will be submitted to MRB Group.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening for the approval of the Final Site Plan Amendment with conditions.

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

There were no comments or questions from those in the meeting room.

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

There were no comments or questions from those on the remote video conference.

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

Motion carried by voice vote. The Public Hearing on PB #2025-0208 was closed.

Board Discussion:

Mr. Hemminger said that he assumes that the new vehicle parking area will have a dust-free surface. Mr. Montalto said that the surface will be gravel and that a paved area will be located at the front entrance gate. He said that everything in the back of the front area would be gravel.

Mr. Viets and Mr. Hemminger said that they assumed that the parking area was comprised of dust-free millings. Mr. Hemminger said that the Town requirement and the board's expectation is for these areas to be dust free.

Mr. Montalto said that they would match the new surface with the existing surface and that there is an intent to pave the area down the road.

Mr. Hemminger requested that an additional Condition #4 of Final Site Plan Amendment approval be added to clarify the dust-free surface of the new vehicle display area, as follows:

4. The new on-site parking and display areas for the recreational vehicles are to have dust-free surfaces to match the other approved surfaces for on-site recreational vehicle parking and display areas.

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

■ A motion was made by MR. DELUCA, seconded by MR. VIETS, that the reading of the following resolution be waived, and that the resolution be approved as amended:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0208

APPLICANT: MDM MAC Properties Farmington LLC (Meyer's Finger Lakes RV), 6200 State Route 96, Farmington, N.Y. 14425

ACTION: Final Site Plan Amendment: Approving with Conditions the Final Site Plan Amendment for the Meyer's Finger Lakes RV Site, located at 6200 State Route 96.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received the above referenced Application from Costich Engineers, on behalf of the Applicant; and

WHEREAS the Planning Board has reviewed the packet of information contained with the application; and

WHEREAS the Planning Board tonight has received public testimony at the public hearing; and

WHEREAS the Planning Board has reviewed the Ontario County Planning Board Referrals 38.0 and 38.1, dated March 12, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves of the Final Site Plan Amendment Action identified above with the following conditions:

1. The Planning Board approval with conditions is based upon the set of drawings prepared by Costich Engineering identified as Project No.9641. drawings dated

February 13, 2025, Sheets Numbered GZ001, GA002, CA100, CA110, CA 120, LA 100, EA 100, CA 500, CA 501 and CA 502 as may be amended in further compliance with the Conditions of Approval contained in this resolution; and

2. Planning Board Conditional Approval is further based upon the Applicant's Engineer providing a written response to the MRB Group Letter, from Lance S. Brabant, CPESC, Director of Planning and Environmental Services, dated March 11, 2025; and
3. Planning Board Conditional Approval is further based upon those amendments requested in the above referenced MRB Group March 11, 2025, letter being made to the respective Sheet(s) are to be completed prior to the Town Engineer, the Town Highway Superintendent, the Town Water and Sewer Superintendent and then the Planning Board Chairperson signing the final set of drawings referenced above.
4. The new on-site parking and display areas for the recreational vehicles are to have dust-free surfaces to match the other approved surfaces for on-site recreational vehicle parking and display areas.

BE IT FURTHER RESOLVED that all revisions to be made are to be identified on the drawing(s) revision box(es) with reference to this resolution and date.

BE IT FURTHER RESOLVED that this resolution shall automatically expire in 180 days from today unless all amendments have been made to the drawings and signatures have been affixed thereto and the full set of drawings filed in the Town Development Office.

BE IT FURTHER RESOLVED that this Final Site Plan Amendment Approval with Conditions does not include any additional Commercial Speech Signage on the property at 6200 State Route 96. Should the Applicant desire such additional Commercial Speech Signage then a separate application will need to be made to the Town Code Enforcement Officer.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Mark Meyer (mmeyer@meyersrvs.com); Alex Amering, P.E., Costich Engineers, (alex@costich.com) 217 Lake Avenue, Rochester, N.Y. 14608; Town staff; the Town Engineer; and a copy filed in the Town Development Office.

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

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

Motion carried.

8. NEW FINAL SITE PLAN**PB #2025-0303****New Final Site Plan Application**

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

Location: Tax Map #9.03-1-7.000

Request: Final Site Plan for the proposed construction of a single-family dwelling and related site improvements for Tax Map Account #9.03-1-7.000, a 1.034-acre parcel of land located south of the Scout Plains Subdivision Tract at the northeast corner of County Road 8 and Holtz Road.

On March 5, 2025, the Planning Board classified this application as a Type II Action under the State Environmental Quality Review (SEQR) regulations and approved the Preliminary Site Plan with conditions (PB #2025-0204).

On March 19, 2025, the Planning Board determined that this application was complete and scheduled the public meeting to be held this evening (April 2, 2025).

On March 28, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Scott DeHollander, P.E., to Garrett Beisheim of the Ontario County Department of Public Works and to the contractor John Graziose of Gerber Homes and Additions.

Mr. DeHollander presented this application.

He said that this is the lot at the corner of County Road 8 and Holtz Road, that a ranch-style home is planned, and that he has addressed the conditions of Preliminary Site Plan approval.

Mr. DeHollander said that he received the draft Final Site Plan approval resolution prior to the meeting and that he is okay with the conditions of approval.

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 #2025-0303

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

ACTION: Final Site Plan Application approval with conditions for Tax Map Account 9.03-1-7.000, located at the northeast corner of the intersection of County Road 8 and Holtz Road.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight conducted a public meeting upon the above referenced Action; and

WHEREAS the Planning Board has received testimony on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant final site plan approval for the above referenced Action with the following condition:

1. Final Site Plan Approval is granted for the maps prepared by Scott DeHollander, P.E., DeHollander Design, identified as Project No. 000125, dated 2/2025, with the title . . . “Final Site Plan, Tax Map Account 9.03-1-7.000, Brychcy Residence,” which includes Sheet No. 1, Sheet No. 2 and Sheet No. 3.

BE IT FURTHER RESOLVED that prior to issuing a Building Permit, the Applicant shall pay the Town’s Park and Recreation Fee.

BE IT FURTHER RESOLVED that the Applicant shall obtain a highway permit from the Town Highway Superintendent prior to issuing a Building Permit.

BE IT FURTHER RESOLVED that prior to issuing a Certificate of Occupancy for the proposed structure, the driveway apron, is to be blacktopped.

BE IT FURTHER RESOLVED that this Final Site Plan approval with conditions shall automatically expire within 180 days from today unless the drawings have been signed and filed in the Town Development Office.

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

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

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

Motion carried.

9. NEW FINAL SITE PLAN

PB #2025-0304

New Final Site Plan Application

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

Location: Scout Plains Subdivision Tract, Lot #R-3, along the east side of County Road 8.

Request: Final Site Plan for the proposed construction of a single-family home on Lot #R-3 of the Scout Plains Subdivision.

On March 5, 2025, the Planning Board classified this application as a Type II Action under the State Environmental Quality Review (SEQR) regulations and approved the Preliminary Site Plan with conditions (PB #2025-0204).

On March 19, 2025, the Planning Board determined that this application was complete and scheduled the public meeting to be held this evening (April 2, 2025).

On March 28, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Scott DeHollander, P.E., to Garrett Beisheim of the Ontario County Department of Public Works and to the contractor John Graziose of Gerber Homes and Additions.

Mr. DeHollander presented this application.

He said that this is the largest lot in the subdivision tract, that it will have access from County Road 8, and that it will have a connection for public water. He said that pull-off areas have been provided along the driveway to meet fire vehicle access requirements.

Mr. DeHollander said that he received the draft Final Site Plan approval resolution prior to the meeting and that he is okay with the conditions of approval.

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

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

TOWN OF FARMINGTON PLANNING BOARD RESOLUTION

PB #2025-0304

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

ACTION: Final Site Plan Approval with conditions for Lot #R-3 of the Scout Plains Subdivision Tract, located along the east side of County Road 8 and north of Holtz Road.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight conducted a public meeting upon the above referenced Action; and

WHEREAS the Planning Board has received testimony on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant final site plan approval for the above referenced Action with the following condition:

1. Final Site Plan Approval is granted for the maps prepared by Scott DeHollander, P.E., DeHollander Design, identified as Project No. 000225, dated 2/2025, with the title . . . “Final Site Plan, Lot #R-3 Scout Plains Subdivision Tract, Taylor Residence,” which includes Sheet No. 1, Sheet No. 2 and Sheet No. 3.

BE IT FURTHER RESOLVED that prior to issuing a Building Permit, the Applicant shall pay the Town’s Park and Recreation Fee.

BE IT FURTHER RESOLVED that this Final Site Plan approval with conditions shall automatically expire within 180 days from today unless the drawings have been signed and filed in the Town Development Office.

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

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

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

Motion carried.

10. OTHER BOARD ACTIONS

A. **Farmington Planning Board SEQR Coordinated Review Comments to the Victor Planning Board regarding the proposed Timberview Estates Subdivision in the Town of Victor, N.Y.**

The Town of Victor Planning Board has received an application from Polidori & Ferri Custom Homes, P.O. Box 406, Victor, N.Y. 14564, for a Subdivision Plan entitled Timberview Estates. It is the intent of the applicant to develop 74.5-acre parcel into 24 lots located along Cline Road, approximately 1,250 feet south of Bortle Road (Tax Map No. 7.00-1-30.110). The property is zoned Residential 2A in the Town of Victor.

The Town of Victor Planning Board intends to proceed with a State Environmental Quality Review (SEQR) coordinated review. A Lead Agency must be established prior to determination of significance. The Victor Planning Board has identified the Town of Farmington has been identified as an Involved Agency for this project.

Other Involved Agencies which have been identified by the Victor Planning Board are the New York State Department of Health, the Monroe County Water Authority, the Victor Town Board and the U.S. Army Corps of Engineers. The Interested Agencies which have been identified by the Victor Planning Board are the New York State Department of Environmental Conservation and the Ontario County Planning Board.

Mr. Hemminger said that MRB Group has prepared a detailed summary of the issues of this application, even though an application for three proposed lots would be located in Farmington has not yet been submitted. He said that the Planning Board's response to the Victor Planning Board is a "what-if" response at this point, and that Farmington would require a three-lot subdivision plat and site plan to include the subdivision road which would come out onto Cline Road onto Town property.

Mr. Hemminger also said that the proposed three lots in Farmington would be located on a drumlin, that the driveway would extend to the top of the drumlin, and that at this point we do not know how steep the driveway would be.

He also said that the additional questions concern the perc tests and wastewater treatment systems, and that the Planning Board wanted to respond to the Victor Planning Board with these concerns early in the Victor process.

Mr. Brand said that the purpose of the proposed Farmington response to Victor is that Farmington does not object to Victor's intent to be designated as the Lead Agency for making the State Environmental Quality Review (SEQR) determination of significance on the application, and that Farmington appreciates the opportunity to provide comments to Victor at this stage.

Mr. Hemminger said that Farmington suggests to Victor that the Farmington Highway Department be included as a SEQR Involved Agency in Victor's environmental review.

Mr. Delpriore said that there has been good communication between Farmington and Victor at this point, and that Farmington's comments are more advisory until we receive a formal application for the lots which would be located in Farmington.

Mr. Ford said he will have additional comments when a formal application and plans are submitted and when we know what the applicant wants to do, but he said that the driveway cut for three lots is an issue.

Mr. Hemminger said that the Farmington Town Code regarding private roads is different from the Victor private road requirements and that the applicant would need an area variance for the number of lots off from a private road in Farmington.

Mr. Brabant said that MRB Group issued a detailed engineering comment letter which is predicated on Victor making decisions to determine if Victor can go forward with this application as presented. He said that there are onsite concerns including three lots on a steep slope, wastewater treatment systems, and the effect of the Victor application upon the Town of Farmington.

Mr. Hemminger said that the board is also concerned about construction upon a drumlin.

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 and be sent to the Victor Planning Board:

**TOWN OF FARMINGTON PLANNING BOARD
SEQR RESPONSE FORM—REQUEST TO BE DESIGNATED LEAD AGENCY
AND
FARMINGTON PLANNING BOARD FINDINGS
PRELIMINARY SUBDIVISION PLAT—TIMBERVIEW ESTATES SUBDIVISION TRACT**

WHEREAS, the Town of Farmington Planning Board has received a Project Notification Review Letter (PNRL), and a SEQRA Lead Agency Coordination Request Form, to be completed for the coordinated review of the Preliminary Subdivision Plat Application for Timberview Estates Subdivision Tract, from Keith Maynard II, Project Manager, Town of Victor Planning and Building Department, on behalf of the Town of Victor Planning Board, dated March 11, 2025; and

WHEREAS, said PNRL identifies the Victor Planning Board's declared intent to be designated as the Lead Agency for the proposed Action for making findings and

a determination of significance under 6NYCRR Part 617.4, to develop 74.5 acres of land located within the established Ontario County Consolidated Agricultural District Number One, into 27 single-family lots with proposed access at two identified locations to Cline Road, which is located in the Town of Farmington; and

WHEREAS, twenty-four (24) of the proposed twenty-seven (27) single-family lots lie within the Town of Victor and the additional three (3) proposed single-family lots would lie within the Town of Farmington; and

WHEREAS, the project identifies two (2) phases for the buildout of the project within the Town of Victor. Phase One identifies the construction of a total of ten (10) single-family dwelling lots and Phase Two identifies a total of fourteen (14) single-family dwelling lots. Of the fourteen proposed lots in Phase Two, a total of four (4) lots that appear to be provided access by private drives from the proposed Timberview Pass Town Road; and

WHEREAS, as for the four (4) proposed lots (Lots 17 through 20) it is our understanding that the Victor Planning Board can waive the maximum number of lots off a private drive beyond three (3) lots. In addition, since the overall plan is showing four lots in Victor and three (3) lots proposed in Farmington, all seven (7) lots having access from a private drive we ask for this impact to be considered as part of the waiver request; and

WHEREAS, both the Town of Farmington and the Town of Victor Comprehensive Plans identify the importance of protecting natural resources such as the glacial drumlins that exist on the project site, we look forward to a finding and determination upon the adverse impacts associated with the proposed development on this common shared natural resource; and

WHEREAS, the four referenced lots (Lots 17 through 20) also identify access from a proposed private drive from Cline Road, located in the Town of Farmington; and

WHEREAS, the Town of Farmington Planning Board, as of this date, does not have an application for Preliminary Subdivision Plat approval of Tax Map Account # 008.00-1-64.170, for creating the three (3) proposed lots to be located in the Town of Farmington, which appears to share access to the four (4) proposed lots (Lots 17 through 20) in Phase Two of the Timberview Estates Project; and

WHEREAS, without an application for Preliminary Plat Approval for the proposed Future Phase of this subdivision, in the Town of Farmington, on the above referenced Tax Map Account, the Town of Farmington Planning Board would not be an Involved Agency for this future phase of the proposed Timberview Estates Subdivision Tract.

NOW, THEREFORE, BE IT RESOLVED that the Town of Farmington Planning Board has no objection to the Town of Victor Planning Board being desig-

nated Lead Agency for making findings and a determination of significance on the Action to subdivide 24 single-family dwelling lots located within the Town of Victor.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is to complete the Town of Victor's SEQR Lead Agency Coordination Request Response Form and return it, along with a certified copy of this resolution, to the attention of Keith Maynard II, Project Manager Town of Victor Planning and Building Department, on or before Tuesday, April 10, 2025.

BE IT FURTHER RESOLVED that the Town Highway Superintendent is an Involved Agency as a Town of Farmington Highway Work Permit to Cline Road is required.

BE IT FURTHER RESOLVED that the Final Plat Map for Phase One will require a note identifying the Town Highway Permit and date.

BE IT FURTHER RESOLVED that the Final Plat Map for Phase One will require signature by the Town of Farmington Highway Superintendent.

BE IT FURTHER RESOLVED that the Cover Sheet drawing identifies the right-of-way for Cline Road as being 66-feet, while the right-of-way width shown in the vicinity of the proposed Timberview Pass proposed public street intersection, is One-hundred-two (102) feet in width. The Final Plat map for Phase One will need to be amended to reflect this right-of-way width.

BE IT FURTHER RESOLVED that the Preliminary Plat drawing will need to include the posted speed limit for Cline Road and the motorists' sight distances, in both directions, at the proposed intersection with Timberview Pass.

BE IT FURTHER RESOLVED that the intersection design for this proposed future intersection will be subject to the design criteria contained in the 2025 Edition of the *Town of Farmington Site Design and Development Criteria*.

BE IT FURTHER RESOLVED that Tax Map Account 008.00-1-64.17, contains a total of 5.2 acres of land with a total of 571.74 feet of Highway Frontage.

BE IT FURTHER RESOLVED that this Tax Map Account did receive Final Subdivision Plat Approval for three (3) Unapproved Building Lots as part of the McLaughlin Subdivision Tract, in 2001; however, that plat was never filed in the office of the Ontario County Clerk.

BE IT FURTHER RESOLVED that this Tax Map Account is zoned A-80 Agricultural. A zoning district that has two different minimum Lot Widths based upon findings that residential sites can be developed with either a Conventional On-Site Wastewater Treatment System, or a Modified (Raised-Fill) On-Site Waste-

water Treatment System. In Farmington, the minimum Lot Width for a Conventional System is 150 feet. The minimum Lot Width for a Modified System is 300 feet. Therefore, without any deep hole or percolation test results, the minimum Lot Width is 300 feet which means that only two (2) lots would be the maximum number of lots to be subdivided along Cline Road.

BE IT FURTHER RESOLVED that the Town interprets a private drive may only serve a principal dwelling located on the same lot. Thus, the location of a private drive that serves the proposed four (4) lots that are to be located in an adjacent municipality would not be allowed without an area variance from the Town of Farmington Zoning Board of Appeals (ZBA).

BE IT FURTHER RESOLVED that before any Preliminary Plat Subdivision for the three proposed lots shown as being in the Town of Farmington, a detail Soil Analysis will need to be prepared as part of any application to be accepted for public review, which will need to address the footprint for any proposed building, the details for any on-site wastewater treatment system and design details for any proposed private road or driveways.

BE IT FURTHER RESOLVED that the Planning Board requests the Victor Planning Board to give consideration to the comments provided to the Town of Farmington Director of Planning and Development, in the attached email from Matthew Heilmann, Town of Farmington Construction Inspector dated March 31, 2025; and the comments provided by the Town Engineers, M.R.B. Group, D.P.C., dated April 1, 2025.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be provided to: Farmington Town Board; Farmington Town Clerk; Farmington Town Planning Board Members and Clerk of the Board; Farmington Town Highway Superintendent; Farmington Town Engineers, MRB Group, D.P.C. ; Farmington Water and Sewer Superintendent; Victor Town Board; Victor Town Clerk; and Lisa Boughton, Secretary, Town of Victor Planning Board.

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

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

Motion carried.

B. Determination of Complete Application; Scheduling Public Hearing**PB #2025-0301 Determination of Complete Application; Scheduling Public Hearing**

Name: David N. and Julie S. Lowry, 230 Ellsworth Road,
Palmyra, N.Y. 14522

Location: Tax Map #10.00-1-13.400

Request: Determination of complete application and scheduling a Public Hearing for the Preliminary Two-Lot Subdivision Plat creating Lot #1 of 5.050 acres and Lot #2 of 1.609 acres, both lots to be located along the west side of Ellsworth Road; determination of the application to be complete for scheduling a Public Hearing; classifying the Action to be a Type II Action under the State's Environmental Quality Review (SEQR) Regulations; determining whether the Action is subject to a referral to the Ontario County Planning Board for review under the General Municipal Law; and scheduling a Public Hearing upon this Action.

On March 19, 2025, the Planning Board determined that this application was incomplete and requested the submission of several items which were required by the Town Code for the subdivision plat (*see* Planning Board minutes, March 19, 2025, pp. 29–32).

On March 28, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicants David and Julie Lowry; to their surveyor Michael S. Greene of Greene Land Surveying, PLLC; and to their contractor John Graziose of Gerber Homes and Additions.

Mr. Lowry and Mr. Tung of Greene Land Surveying attended via remote video conference.

Mr. Hemminger said that the board action this evening is to determine that the application is now complete, that this is a Type II Action under the State Environmental Quality Review (SEQR) regulations, that the application is exempt from a referral to the Ontario County Planning Board, and that the Planning Board will schedule the Public Hearing on this application for April 16, 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 #2025-0301

APPLICANTS: **David N. and Julie S. Lowry, 230 Ellsworth Road,
Palmyra, N.Y. 14522**

ACTION: **Preliminary Two-Lot Subdivision Plat, Tax Map
Account 10.00-1-13.400, creating two lots, Lot #1
comprised of 5.050 acres and Lot #2 comprised of 1.609
acres, both lots located along the west side of Ellsworth
Road.**

**Making a Determination accepting the Action for
scheduling a Public Hearing for the proposed
subdivision of land; classifying the Action under the
State Environmental Quality Review Act (SEQRA) and
whether it is subject to a coordinated review;
determining whether the Action is subject to a referral
to the Ontario County Planning Board for review under
the Municipal Law; and scheduling a Public Hearing
upon this Action.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received an amended application for the above referenced Action, a proposed subdivision of land into two lots, which includes an amended Part 1 Short Environmental Assessment Form (SEAF) and an amended preliminary subdivision plat map drawing prepared by Greene Land Surveying, PLLC, entitled “Plan of Land owned by David N & Julie S. Lowry,” dated March 13, 2025, and Job No. 24-7313; and

WHEREAS the Planning Board has reviewed said information and this second 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 revised preliminary subdivision plat map drawing contains the proposed septic system location, the deep hole and witnessed percolation test rates for the proposed On-Site Wastewater Treatment [septic] System

for Lot #2, all of which identifies that a conventional septic system can be installed for proposed Lot #2, where a minimum Lot Width of 150 feet is required in the A-80 Agricultural District; and that the proposed Lot Width shown [152.85 feet] does comply with the minimum Lot Width dimension specified in Chapter 165, Article IV, Section 18 E. (3) of the Farmington Town Code; and

2. The Part 1, Short Environmental Assessment Form (SEAF) has been amended to identify only a proposed Two-Lot Subdivision as the proposed Action.

BE IT FURTHER RESOLVED that based upon the two (2) findings above, the Planning Board determines the Application acceptable for the following decisions to be made:

1. the Planning Board has classified 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 & -n of the New York State General Municipal Law; and
3. the Planning Board does hereby schedule a Public Hearing be held upon this Action at the April 16, 2025, Planning Board Meeting; and
4. the Planning Board directs Town Staff to prepare, publish and post the legal notice, and post the property with a Public Review Notification Sign.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicants, David N. and Julie S. Lowry via email to Dave2877@hotmail.com; the Applicant's Surveyor Michael S. Greene, Licensed Land Surveyor, Greene Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513; the Applicant's Contractor Gerber Homes, 1260 Ridge Road, Ontario, N.Y. 14519; 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	Aye
Douglas Viets	Aye

Motion carried.

11. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand said that the Town staff is working on a grading permit for the Villager Construction application on Loomis Road (PB #2025-0202).

Code Enforcement Officer:

Mr. Delpriore said that a new solar project for property on Mount Payne Road is expected to be submitted to the Town. He said that the site borders the Town of Manchester.

Highway Superintendent:

Mr. Ford said that the highway crews have returned to working 10-hour days and that summer roadwork is ahead of schedule with pipe installations.

12. PUBLIC COMMENTS

Ms. LaRoche (6028 Loomis Road) said that the Town water and sewer superintendent visited her home earlier today [regarding the sewer odor on Loomis Road]. She again requested that the board resolve the sewer odor prior to approving the Villager Construction project on Loomis Road which would be located adjacent to her backyard. Ms. LaRoche said that she would like to be able to use her backyard space and that the sewer odor affects everyone in the area.

Mr. Delpriore said that he will discuss this at tomorrow's meeting of the Town Project Review Committee (April 3, 2025). Mr. Hemminger said that all Town department heads attend the PRC meetings, that the Town supervisor also often attends, and that this would be a good place for them to work this out and determine how they are going to address the problem.

13. TRAINING OPPORTUNITIES

■ MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings

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

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

Session 4: April 24, 2025

Environmentally Speaking: The Nuts and Bolts of SEQR

6:00 p.m.–7:00 p.m.

Session 5: May 22, 2025

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

Session 6: June 26, 2025

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

Session 7: July 24, 2025

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

Session 8: September 25, 2025

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

Session 9: October 23, 2025

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

Session 10: December 18, 2025

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

■ New York Planning Federation Recorded Webinars:

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

■ General Code e-Code

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.
Information: <https://www.generalcode.com/training/>

■ Future Training Opportunities Online:

Ontario County Planning Department website now lists upcoming training:
<https://www.co.ontario.ny.us/192/Training>

14. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:55 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, April 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.
Farmington Planning Board Clerk