

# *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, February 5, 2025 • 7:00 p.m.**

## **MINUTES—APPROVED**

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

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

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

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**Board Members Present:** Edward Hemminger, *Chairperson*  
Adrian Bellis  
Timothy DeLucia  
Douglas Viets

**Board Member Excused:** Regina Sousa

**Staff Present:**  
Ronald L. Brand, Town of Farmington Director of Development and Planning  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Tim Ford, Town of Farmington Highway Superintendent  
Paula Ruthven, Town of Farmington Zoning Officer  
Collin Sowinski, Town of Farmington Engineer, MRB Group D.P.C.

**Attending:**  
Alex Amering, P.E., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608—**R**  
Verna R. Cowley, 1098 County Road 8, Farmington, N.Y. 14425—**R**

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## 1. APPROVAL OF MINUTES

### Minutes of January 15, 2025:

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the January 15, 2025, meeting be approved.

Motion carried by voice vote.

## 3. LEGAL NOTICE

None.

## 4. BOARD ACTIONS

### A. Letter of Credit Release: Hathaway's Corners Phase 2A, Partial Letter of Credit Release #3

■ 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  
LETTER OF CREDIT PARTIAL RELEASE #3  
HATHAWAY'S CORNERS PROJECT, PHASE 2A**

**PB #0906-22**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated August 13, 2024, from Lance S. Brabant, CPESC, Director of Planning and Environmental Services, MRB Group, D.P.C., the Town Engineers, to approve the partial release of funds (Release No. 3) from the established Letter of Credit for site improvements completed as part of the above referenced project; and

**WHEREAS**, the Town Director of Planning and Development, in a memo dated January 28, 2025, has determined that all of the identified site improvements have now been accepted by Town Staff, in accordance with the provisions in Chapter 144, Section 32, of the Farmington Town Code; and

**WHEREAS**, the Planning Board has reviewed the Applicant's Engineer's Estimate of Values, BME Associates, dated July 24, 2024, along with the completed Town Surety Release Forms G-1.1, dated 8/13/24 and G-2.0 dated 8/14/24; and

**WHEREAS**, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether to honor the requested release 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 Engineers, and the determination by the Town's Director of Planning and Development, does hereby recommend that the Town Board take formal action to approve the request for a partial release of funds (Release #3) from the established letter of credit in the total amount of \$165,536.45.

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

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

Motion carried.

**B. Determination of Complete Application for Acceptance:**

**PB #2025-0104 Preliminary Site Plan Application**

**Name:** Alexander H. Amering, P.E., Costich Engineering, D.P.C., 217 Lake Avenue, Rocheser, N.Y. 14608; representing Victor–Farmington Volunteer Ambulance, c/o Chief Executive Officer Jared Palmer, 1321 East Victor Road, Victor, N.Y. 14564

**Location:** 5505 State Route 96 (southwest corner of State Route 96 and County Road 8)

**Request:** Preliminary Site Plan Application: Determination that the information since January 15, 2025, for this application is now complete for scheduling a public meeting for Preliminary Site Plan approval for the proposed Victor–Farmington Ambulance Station #2 building renovation and related site improvements located at the southwest corner of State Route 96 and County Road 8.

The Project Review Committee reviewed this application on December 5, 2024.

On January 29, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant, Chief Executive Officer Jared Palmer of the Victor–Farmington Ambulance; and to his engineer, Alex Amering, P.E. of Costich Engineering, D.P.C.

Mr. Amering attended via remote video conference.

Mr. Amering said that he will provide his formal presentation of this application at the Public Hearing to be held on March 19, 2025.

He acknowledged receipt of the draft resolution which had been prepared by the Town staff for the board's consideration this evening and said that he understands that the resolution is a procedural step [in the application process].

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**

**PB #2025-0104**

**APPLICANT:** Victor Farmington Ambulance, c/o Jared Palmer,  
1321 East Victor Road, Victor, N.Y. 14564

**ACTION:** Preliminary Site Plan Application: Determination that the additional information submitted since January 15, 2025, for this application is now complete for scheduling a public meeting for Preliminary Site Plan approval for the proposed Victor–Farmington Ambulance Station 2 building renovation and related site improvements located at the southwest corner of State Route 96 and County Road 8.

**WHEREAS** the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight reviewed an application for the above referenced Action; and

**WHEREAS** the Planning Board has considered the public record on this application which includes the Planning Board determination made on Wednesday, January 15, 2025, that the application was determined, at that time, not to be complete citing the need for the applicant to make application to the Town of Farmington Zoning Board of Appeals (hereinafter referred to as Zoning Board) for an

area variance to the provisions contained in Chapter 165, Article IV, Section 34 J. [6] of the Farmington Town Code; and

**WHEREAS** the Planning Board now understands that an area variance application has been submitted and is known as File ZB #2025-0101; and

**WHEREAS** the Planning Board further understands that said area variance and the Preliminary Site Plan application are now being sent simultaneously to the Ontario County Planning Board for its review and recommendation at their February 12, 2025, meeting; and

**WHEREAS** the Planning Board further understands that the Zoning Board has scheduled a public hearing upon the requested area variance for Monday, February 24, 2025.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board determines that this application is now considered to be complete for: public review; satisfying the State Environmental Quality Review (SEQR) Regulations; submission to Ontario County Planning for required referrals; and for scheduling a Public Hearing on said Preliminary Site Plan.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby classify the proposed Preliminary Site Plan application as being an Unlisted Action as further defined under 6NYCRR Parts 617.4 and 617.5 of article 8 of the New York State Environmental Conservation Law (ECL).

**BE IT FURTHER RESOLVED** that the Planning Board determines said Action, under the ECL, is subject to approvals from other Involved Agencies including the New York State Department of Environmental Conservation, the Ontario County Department of Public Works, the Town Water Department and the Zoning Board; and, therefore, the Planning Board determines there is to be a coordinated review of this Action under SEQR provisions.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby direct that there is to be a coordinated review period upon said Action to commence on Thursday, February 6, 2025, and ending at noon on Monday, March 3, 2025.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby declare its intent to be designated as the Lead Agency for the coordinated review upon this Action, at its meeting on Wednesday, March 5, 2025.

**BE IT FURTHER RESOLVED** that the Planning Board directs the applicant and the applicant's engineer to submit, by 12:00 noon tomorrow (February 6, 2025), a packet of electronic documents that include a cover letter, Preliminary Site Plan drawings, Part 1 of the Short Environmental Assessment Form, the area variance

application and any other related documents to the pending Preliminary Site Plan application.

**BE IT FURTHER RESOLVED** that the Planning Board directs that there be a Project Notification Review Letter (PNRL) be sent electronically to the above identified Involved Agencies, which is to identify the above reference coordinated review and public review period, a request for comments, and the PNRL Response Form identifying whether any Involved Agency has objections to the Planning Board being designated the Lead Agency for making a determination of significance under the ECL.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby schedule a Public Hearing on the proposed Preliminary Site Plan application to be held on Wednesday evening March 19, 2025.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby direct Town Staff to prepare a Legal Notice for said Public Hearing, the publishing and posting of said notice in accordance with established Town notification procedures under the State's Open Meeting Law.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby continue further deliberations upon this Action to the March 5, 2025, meeting where it intends to designate itself as the lead agency.

**BE IT FINALLY RESOLVED** that certified copies of this resolution are to be sent to the applicant, Jared Palmer, Victor–Farmington Ambulance; Alex Amering, P.E., Costich Engineers; Town Development Staff, the Town Engineer. and a copy filed with the Town Development Office.

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

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

Motion carried.

#### 4. **BOARD DISCUSSION**

##### A. **Alexander–Shear Preliminary Six-Lot Subdivision Application: Discussion of Replies to SEQR Findings and Determination:**

**PB #1002-24                      Preliminary Six-Lot Subdivision Application**

- Applicant:** Jeff Shear, 229 Gallant Fox Lane, Webster, N.Y. 14580
- Location:** Tax Map #029.000-2-12.100, located along the south side of Collett Road and the west side of County Road 8, north of the Ontario Railroad land.
- Zoning District:** RS-25
- Request:** Review of New York State Department of Health and New York State Department of Environmental Conservation replies to the pending State Environmental Quality Review (SEQR) Findings and Determination on this application.

On December 4, 2024, the Planning Board re-designated itself as the Lead Agency for making the State Environmental Quality Review (SEQR) determination.

On December 18, 2024, the State Environmental Quality Review (SEQR) 20-Day Time Period Extension resolution for determining significance was approved by the Planning Board for as long as an additional 90-day extension from December 10, 2024, to the close of business on Monday, February 10, 2024.

On January 22, 2025, and February 5, 2025, the Planning Board received the following correspondence:

1. Letter from Planning Board Chairperson Edward Hemminger to Jason C. Abram (Senior Manager, Land Services—Land Department, Empire Pipeline Engineering Department, regarding the SEQR determination of significance. (*See Attachment #01 in the abstract for this project.*)
2. Email from the New York State Department of Health, regarding onsite wastewater treatment systems. (*See Attachment #02 in the abstract for this project.*)
3. Letter from the New York State Department of Environmental Conservation regarding the Preliminary Subdivision application. (*See Attachment #03 in the abstract for this project.*)
4. Email from Larry Heininger to Ashley Rubacha NYSDEC regarding wetlands. (*See Attachment #05 in the abstract for this project.*)
5. Email from Larry Heininger to Lance Brabant regarding wetlands (*See Attachment #06 in the abstract for this project.*)

6. Email from Lance Brabant to Ron Brand, Dan Delpriore and Edward Hemminger regarding wetlands. (See Attachment #07 in the abstract for this project.)
7. Email from Larry Heininger to Lance Brabant, re: project update. (See Attachment #8A in the abstract for this project.)
8. Drawing of easement along back line, and skewed anoid bed. (See Attachment #8B in the abstract for this project.)

The applicant and his engineer were not in attendance at the meeting this evening.

Mr. Brand discussed the letter which was sent by Mr. Hemminger to the Empire Pipeline Engineering Department (correspondence #1, listed on p. 7, above) and the response which was received from the New York State Department of Health (correspondence #2, listed on p. 7, above). He said that the Health Department has determined that this application is a Realty Subdivision which requires public sewers when at least two feet of usable soil above limiting conditions is not available or when the soil percolation rate is slower than 60 min./inch. Mr. Brand said that the Health Department also has determined that the proposed design with a raised septic system would not be approvable and that the applicant would have to provide an alternate design or reduce the number of proposed lots.

Mr. Brand said that the applicant's engineer is also reviewing the recently enacted New York State Department of Environmental Conservation (DEC) jurisdictional regulations on freshwater wetlands.

He said that the applicant's engineer has also contacted the land department of National Fuel Gas regarding the proposed relocation of the utility company's existing Anode Bed and cable away from the Empire Gas Pipeline shown on proposed Lot #4 and Lot #5. To move forward, National Fuel Gas will require a Relocation Agreement, a New Right-of-Way agreement and possibly an Enroachment Agreement. Following acceptance of all of these agreements, National Fuel Gas will provide a cost estimate that is to be paid for by the applicant for the possible relocation of the Anode Bed and cable.

Mr. Brand said that the Ontario County Department of Public Works could also require an additional review if the driveway locations and sight distances along County Road 8 were to change from the applicant's current design plans.

Mr. Brand noted that as of this afternoon (February 5, 2025), Mr. Heininger (the applicant's engineer) provided an update on the status of the application in an email that had been sent to Mr. Brabant in which Mr. Heininger said that three sketches of proposed options regarding the relocation of the Anode Bed and cable have been provided to Jason Abram, at National Fuel Gas, and in which Mr. Heininger said the applicant may need to request a 60-day extension of the application from the

Planning Board to provide time for the State agencies and the utility company to respond.

Mr. Brand said that the purpose of the discussion this evening is in advance of the next meeting of the board on February 19, 2025, at which time the board must make a decision on the State Environmental Quality Review (SEQR) for this application.

Mr. Brand said that he spoke with Jeff Shear (the applicant) and asked if he [Mr. Shear] wanted to continue the application or withdraw the application pending receipt of the State and utility company responses. Mr. Brand said that Mr. Shear wishes to continue the application at this time and that he [Mr. Shear] will contact his engineer requesting him to continue the time for the Planning Board to make findings and a determination under the SEQR regulations.

Mr. Delpriore said that the State Department of Environmental Conservation will require at least 90 days for the review of the wetland jurisdictional application and asked for the board members' thoughts regarding continuing or withdrawing the application. He said that the Town staff is comfortable with an extension of the application, that the board has given extensions to other applicants, but that every application is different.

Mr. Bellis said that there should be a good reason for giving an extension, that perhaps a 90-day extension would be more appropriate [than Mr. Heininger's suggestion of a 60-day extension], and that an extension would provide the applicant time to receive the State and utility company responses and determine what is needed to continue the application.

Mr. Hemminger then submitted the following written options which may be considered by the applicant. The board has continued the period of time for completing Parts 2 and 3 of the Full Environmental Assessment Form (FEAF) until Wednesday, February 19, 2025:

1. Complete the findings, Parts 2 and 3 FEAF, from the information contained in Part 1 FEAF, comparing them to the criteria in § 617.7. If the board, based upon the information provided to date, can determine everything is complete, then the board can either make a Negative or Positive Declaration.
2. To make a Negative Declaration, the board must find that the criteria in § 617.7, when compared to the information in the environmental record, is complete. In this instance, there is not complete information as evidenced by the responses received, to date, by other Involved Agencies, National Fuel Gas, the NYSDOH (no raised bed systems allowed), the NYSDEC/ACOE (wetland jurisdictional issues) and the

OCDPW (unknown locations for driveways onto County Road 8).

3. The current lack of information in the environmental record could lead to findings and a Positive Declaration which would initiate the Draft Environmental Impact Statement process citing potentially significant (unknown) adverse impacts associated with the State Health Department's denial of the proposed raised-fill-on-site wastewater treatment systems, the National Fuel Gas requirements for re-locating their Anoids for their gas transmission line, the DEC's/ ACOE Freshwater Wetland Jurisdictional permitting, and the County DPW permitting for driveways to CR8. At this time, it is not known whether the proposed number of lots is even feasible. Note: This is the least desirable determination from the Town's perspective as it requires extensive time involvement for Town staff and expensive action for the applicant.
4. Agree to an extension of time for the applicant and his engineer to find solutions to the above identified potentially significant adverse impacts. Please note that 6NYCRR, Part 617.3 (i) reads . . . "Time periods in this Part may be extended by mutual agreement between a project a project sponsor and the Lead Agency with notice to all other Involved Agencies by the Lead Agency." There is no limit to the number of mutually agreed-to extensions of time for making findings and a determination of significance, keeping in mind that such a determination could involve additional costs to the applicant for Town engineering fees associated with resolving each of the unknowns.
5. The applicant agrees to withdraw the application at this time allowing his engineer to complete all of the identified unknowns and then resubmitting an amended application based upon compliance with the comments received from the Involved Agencies. This would require the applicant starting over again with a new design, another SEQR coordinated review, County Planning, and Public Hearing.
6. If the Planning Board and applicant cannot agree to a mutual time extension, then this requires a legal interpretation from the attorney for the Town.

7. Note: The Planning Board just cannot make a denial without prejudice decision, based upon the lack of information, without first satisfying SEQR.

Information obtained from Will Saar, NYSDEC, Region 8 Office, Avon, N.Y., 2/5/25, at 3:00 p.m.

Mr. Delucia said that he would be interested in seeing the applicant's amended plans.

Mr. Viets said that he did not think that a 90-day extension would be enough time, especially because of the review time which would be required by the U.S. Army Corps of Engineers [regarding the delineation of the wetlands under the new State regulations].

Mr. Bellis said that the board could start with a 90-day extension and then determine if the applicant and his engineer would have to regroup.

Mr. Hemminger said that the locations of the driveways [onto County Road 8] are okay now but could be an issue [with the Ontario County Department of Public Works] if they were to be relocated.

Mr. Delucia asked why the applicant may be resisting the withdrawal of the application at this time. Mr. Hemminger said that it may be because the applicant has purchased the property and has a vested [financial] interest. Mr. Viets said that the applicant would have to pay another fee to the Town if the current application were to be withdrawn now and followed by a resubmission of a new plan later. Mr. Hemminger said that he will attend the Town's monthly Project Review Committee tomorrow (February 6, 2025) to inform the applicant of the options for his consideration. Mr. Delucia said that he is not opposed to an extension.

Mr. Brand said that the Town staff would then prepare a draft resolution for the board's consideration on February 19, 2025, to provide the applicant with a 90-day extension.

Mr. Bellis asked what would happen if the applicant decided to withdraw the application during the 90-day extension period. Mr. Delpriore said that the withdrawal would be placed on a subsequent meeting agenda for board action. Mr. Brand said that either the full 90 days would have to elapse before the board could vote to withdraw the application (due to the continued Public Hearing) or re-advertise the Public Hearing to enable the Planning Board to take action on the withdrawal.

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

**B. Discussion on Proposed Amendments to Chapter 144, Land Subdivision, of the Farmington Town Code:**

On December 31, 2024, Mr. Brand submitted Draft #1 amendments to Chapter 144, Land Subdivision, of the Farmington Town Code.

On January 16, 2025, Draft #2 amendments were distributed via email to the Planning Board and the Town staff.

Mr. Viets suggested the addition of “Electrical and Gas Service” in the listing of elements which affect site development in § 144-3 Purpose: (A) (2). Mr. Brand said that this would be a good addition.

Mr. Viets also discussed the terminology which is used in this Chapter regarding “complete applications” and “accepted applications.” Mr. Brand said that this terminology comes directly from New York State Town law and that an “Accepted Application” refers to moving an application forward to begin the State Environmental Quality Review (SEQR) process.

Mr. Viets said that the State terminology is confusing.

Mr. Delpriore said that the Town’s determination is that an application may be “Accepted” but that technically it is not “Complete” until SEQR has been satisfied.

Mr. Bellis asked for clarification regarding § 144-8 (B) regarding the Clerk of the Planning Board. Mr. Brand said that Preliminary Draft #2 (January 16, 2025) includes the clarification that the Town Director of Planning and Development shall prepare Legal Notices and that the Town administrative staff is responsible for the publishing and posting of the Legal Notices.

(See Attachment to the minutes for the text of this draft Local Law.)

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

**C. Discussion on Unnumbered Draft Local Law of 2025, Short-term Rentals, Chapter 115 of the Farmington Town Code:**

Mr. Hemminger said that he has reviewed the draft Local Law on Short-term Rentals and that is fine with the draft as submitted by the Town staff.

Mr. Delpriore said that the Town has already received questions on the regulations and that the sooner the better it will be for the adoption of this Local Law by the Town Board. He also said that the State requires that the County will keep the log on short-term rentals.

Mr. Bellis asked if the short-term rentals in the Town will be inspected by the Building Department. Mr. Delpriore said that short-term rentals will fall under the two-year inspection cycle, that a property owner will have to apply for and receive a permit, that the property must be registered with the County, and that the Town's regulations will apply.

(See Attachment to the minutes for the text of this draft Local Law.)

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

**D. Discussion on Unnumbered Draft Local Law of 2025, Commuter Lot Parking Regulations, Chapter 153 of the Farmington Town Code:**

Mr. Ford said that this draft Local Law concerns the Park and Ride parking area off Plastermill Road near State Route 332 and the New York State Thruway. He said that a sign with the regulations has been proposed for installation at the parking area for the prohibition of the parking of tractor trailers, commercial vehicles, and recreation vehicles. He also said that a contact telephone number will be included on the sign for those in need of more information.

Mr. Ford said that there have not been many issues with the flex-space facility in the area of the Park and Ride lot and that to date only a few vehicles have had to be towed.

Mr. Bellis asked if there will be a parking time limit for vehicles in the lot. Mr. Ford said that he did not wish to have a specific time limit but that motorists will be able to contact the Highway Department with the phone number on the sign for more information and to report their plans for the number of days that a vehicle would be parked there.

(See Attachment to the minutes for the text of this draft Local Law.)

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

**5. OPEN DISCUSSION**

***Director of Planning and Development:***

Mr. Brand provided the following information:

- The updated draft of the Parks and Recreation Master Plan was submitted to the Town Board at their previous meeting and has been posted on the Town website for review.

- The Town received word last week that Anthony DiPrima of the A&D Real Estate Development Corporation passed away. Mr. Brand said that Mr. DiPrima's company has been actively working on an amendment to the Monarch Manor Subdivision for combining the remaining Sections 3, 4 and 5 into one section (Section 3) thereby enabling the completion of this Incentive Zoning project. Mr. Brand said that this amendment will be placed on hold and that the Town will wait to hear when additional information is provided by Mr. DiPrima's engineer (Water Baker of D.S.B. Engineers & Architects). Mr. Hemminger said that the proposed amendment application has not yet been submitted to the Town Board for its review.
- Training programs for Planning Board and other Town committees and board members are now scheduled for 2025 by MRB Group. The complete list for 2025 begins on Page 15 of the minutes of this meeting.

### ***Code Enforcement Officer:***

Mr. Delpriore said that the Town Board has approved the acquisition of new software for the Building Department and that the staff is now in a 120-day transition phase from the old system to the new software. He said that the software will include a module for members of the Planning Board and the Zoning Board of Appeals to view application materials in real time as they are entered into the system. Mr. Delpriore said that staff training began today, that more is to come, and that perhaps a workshop session on the new software for the Planning Board and Zoning Board of Appeals members may be held.

Mr. Hemminger asked about the status of Maddie's Motorsports at 6226 State Route 96. On December 4, 2024, the Planning Board denied without prejudice the applicant's Final Site Plan Amendment (PB #0502-24). Mr. Delpriore said that photographs have been taken of the current display situation on the site and that the applicant has reduced the number of display models on the property. He said that the rear of the property is still disorganized and that the Town staff continues to work with them. Mr. Delpriore also said that the Maddie's Motorsports staff is aware that they have to return the site to its approved final site plan design. He said that the Town staff will continue to monitor the site and that the Maddie's staff is working with the Town staff on this.

Mr. Delpriore said that the Farmbrook Subdivision Sections 7A and 7B (PB #0301-24; Final Site Plan approved on March 6, 2024) and the Paddock Landing Incentive Zoning Project (PB #1201-23 and PB #1202-23; Overall Preliminary Subdivision Plat and Overall Preliminary Site Plan, respectively, approved on February 21, 2024) applications will be discussed at tomorrow's Project Review Committee meeting (February 5, 2025). He said that the applicants are still waiting to hear about their natural gas and electric connections from the respective utility companies.

Mr. Delpriore said that the Alexander-Shear Six-Lot Subdivision application, as discussed earlier this evening, is expected to be on the Planning Board agenda at the next meeting on February 19, 2025, as a continued Public Hearing.

He said that the Victor–Farmington Volunteer Ambulance Corps Preliminary Site Plan application will be on the Planning Board agenda on March 5, 2025, for the board’s declaration of itself as the SEQR Lead Agency for making the determination of significance, and on the Planning Board agenda on March 19, 2025, for the Public Hearing on the Preliminary Site Plan.

Mr. Delpriore said that a concept plan is expected to be presented at tomorrow’s meeting of the Project Review Committee by a prospective buyer who wishes to purchase the property that had been proposed for the site of the Loomis Road Industrial Park and to merge the lots back into one lot. The Final Re-Subdivision Plat for the Loomis Road Industrial Park was approved by the Planning Board on July 6, 2022 (PB #0702-21). The Special Use Permit was approved on August 17, 2022 (PB #0804-21). The Preliminary Site Plan was approved on September 7, 2022 (PB #0703-21). The Final Site Plan for Lot #4 and the Final Design Approval of Jetman Drive were approved on May 17, 2023, (PB #0506-23). Mr. Delpriore said that the prospective buyer has an aggressive schedule for starting site development.

### ***Highway and Parks Superintendent:***

Mr. Ford said that Town Highway trucks have been out with the recent snowfalls and that the Highway Department is now dealing with the shortage of road salt. He said that the amount of road salt in Town storage is not getting any better but that the Town is not in a desperate position at this point. He said that the Town was able to provide some road salt to the Town of Gorham to get them through the weekend. Mr. Ford said that right now Farmington is in a conservative mode and will not salt subdivision streets completely, focusing on intersections, curves and hills, to conserve the remaining highway salt in storage.

## **6. PUBLIC COMMENTS**

None.

## **7. TRAINING OPPORTUNITIES**

### **■ MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings**

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

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

#### **Session 2: February 27, 2025**

From Big to Small: Translating Comprehensive Plans into Land Use Regulation  
6:00 p.m.–7:00 p.m.

#### **Session 3: March 27, 2025**

Under the Tent: Open Meetings, Record Keeping and Engaging the Public in Community Development  
6:00 p.m.–7:00 p.m.

**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](mailto: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>

## **8. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 7:40 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, February 19, 2025, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

This meeting will also be available via remote video conference.

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

Respectfully submitted,

\_\_\_\_\_  
John M. Robortella L.S.  
Farmington Planning Board Clerk

**Attachments to Minutes:**

Draft amendments to Chapter 144, Land Subdivision, of the Farmington Town Code.  
*See amendment to minutes of January 15, 2025.*

Draft new Local Law, Chapter 115, Rentals Short-Term Residential Regulations.  
*Attached.*

Draft new Local Law, Chapter 103, Park-and-Ride Regulations.  
*Attached.*