

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, January 15, 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:

Alex Amering, P.E., Costich Engineering, 217 Lake Avenue, Rochester, N.Y. 14608—**R**
Walter F. Baker, D.S.B. Engineers & Architects, P.C., 2394 Ridgeway Avenue, Suite 201,
Rochester, N.Y. 14626—**R**
Scott Blazey 5075 Rushmore Road, Palmyra, N.Y. 14522—**R**

Town Board Appointments to the Planning Board:

The following appointments to the Planning Board were approved by the Town Board on January 14, 2025:

ADRIAN BELLIS was reappointed to the Planning Board for a five-year term expiring on December 31, 2029 (Town Law § 267-271).

EDWARD HEMMINGER was reappointed as Chairperson of the Planning Board for a one-year term expiring December 31, 2025 (Town Law § 267-271).

Mr. Hemminger and Mr. Bellis took their places upon the Planning Board.

Planning Board Members and Terms of Office:

Regina Sousa	Appointed 8/13/2024*	Term expires December 31, 2025
Edward Hemminger	Appointed 2022	Term expires December 31, 2026
Timothy DeLucia	Appointed 2023	Term expires December 31, 2027
Douglas Viets	Appointed 2024	Term expires December 31, 2028
Adrian Bellis	Appointed 2025	Term expires December 31, 2029

**Filling the unexpired term of Aaron Sweeney, per Town Board Resolution of August 13, 2024; term effective August 14, 2024, to December 31, 2025.*

Aaron Sweeney was appointed to the unexpired term of Shauncy Maloy per Town Board Resolution #286-2021; term was effective 9/1/2021 until Mr. Sweeney's resignation in June 2024.

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. by Chairperson Edward Hemminger. Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on January 2, 2025.

2. APPROVAL OF MINUTES

Minutes of January 2, 2025:

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

Motion carried by voice vote.

3. LEGAL NOTICE

None.

4. BOARD ACTIONS

A. Determination of incomplete Final Site Plan Amendment:

PB #2025-0101

Final Site Plan Amendment Application

Name: DECAL, LLC, c/o Joseph DeGeorge, 1067 Gateway Drive, Farmington, N.Y. 14425

Location: 1067 Gateway Drive

Request: Final Site Plan Amendment: Determination of that the information submitted to date for this application is not complete for scheduling a public meeting for Final Site Plan Amendment for site improvements for property located at 1067 Gateway Drive; classifying the Action as being an Unlisted Action under the State Environmental Quality Review Act (SEQRA); and determining that the Action is subject to a referral to the Ontario County Planning Board for review under the provisions of Sections 239-l and -m of the New York State General Municipal Law.

On January 10, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Joseph DeGeorge and his engineer (Marks Engineering).

Mr. Brand said that the Town has not received a response from the applicant to the draft resolution regarding the incomplete application.

Mr. Bellis said that it appears that the applicant would like to construct another building on the property. He asked if the application would have to be referred to the Zoning Board of Appeals (ZBA) prior to Planning Board action because of setbacks and property lines.

Mr. Delpriore said that the plan complies with all property lines and setbacks, and that the applicant is right on the limit. He said that the Town staff met with the applicant and that the design of the new building looks correct to go through the Planning Board without having to be referred to the ZBA. Mr. Delpriore said that there are several other items to be addressed by the applicant prior to Planning Board consideration of

the Final Site Plan Amendment application, and that these items are listed as the six conditions of this evening's draft Planning Board resolution.

Mr. Hemminger said that it has been determined by the Town staff that the application is not complete as shown by the six conditions on the draft resolution.

Mr. Delpriore said that this application is an amendment to the previously approved Final Site Plan and that the Planning Board will only consider this amendment once [following the submittal of a complete application].

Mr. Hemminger asked if anyone on the remote video conference wished to comment or ask questions about this application. There were no requests from those on the remote video conference. There were no attendees in the meeting room.

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

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0101

APPLICANT: **DECAL, LLC, c/o Joseph DeGeorge,
1067 Gateway Drive, Farmington, N.Y. 14425**

ACTION: **Final Site Plan Amendment: Determination of that the information submitted to date for this application is not complete for scheduling a public meeting for Final Site Plan Amendment for site improvements for property located at 1067 Gateway Drive; classifying the Action as being an Unlisted Action under the State Environmental Quality Review Act (SEQRA); and determining that the Action is subject to a referral to the Ontario County Planning Board for review under the provisions of Sections 239-l and -m of the New York State General Municipal Law.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received and reviewed an application for Final Site Plan amendment for the construction of a proposed 7,200 square foot pole barn for the storage of textile materials and related site improvements, on the above referenced site along Gateway Drive; and

WHEREAS the Planning Board has received public testimony at tonight’s meeting; and

WHEREAS the Planning Board has reviewed and discussed the draft resolution prepared by Town Staff.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board determines the application is not complete for public review and directs the following information be provided for the Board’s consideration at a future scheduled public meeting:

1. There is to be a landscaping plan provided, showing existing and proposed landscaping, that is part of this application which complies with the standards contained in the Planning Board’s 2022 adopted MTOD/MSOD Site Design Guidelines. A copy of these standards and related documents are attached to this resolution.
2. There is to be a set of drawings identifying the proposed building elevations.
3. There is to be a site lighting plan prepared identifying the existing and proposed illumination patterns for this new building.
4. The existing stone parking area is to be paved and striped in accordance with Town regulations (Chapter 165, Article V, Section 37 Off-street parking and loading).
5. The site plan drawing is to contain a note identifying the applicant’s intent for the removal of the proposed “Temporary Topsoil Pile.”
6. A calculation of all existing and proposed impervious areas on the site is to be provided to enable a determination to be in accordance with the provisions contained in Chapter 138, Stormwater Management and Erosion and Sediment Control, of the Farmington Town Code.

BE IT FURTHER RESOLVED that this proposed Action is classified as an Unlisted 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.

BE IT FURTHER RESOLVED that once a determination of a complete application is made the Planning Board will then be able to determine whether a coordinated review of the Unlisted Action will be required under the State’s Environmental Quality Review Act.

BE IT FURTHER RESOLVED that once a determination of a complete application is made then a referral will be submitted to the Ontario County Planning Board

for review and recommendation in accordance with the provisions of Sections 239-l and -m of the New York State General Municipal Law.

BE IT FURTHER RESOLVED that the Planning Board once a determination of a complete application is made then the Planning Board will be able to determine whether a public hearing will be required to introduce the above referenced action.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Joseph DeGeorge (jodedeorge2@gmail.com); the Applicant's Engineer, Brennan Marks, P.E.; Town staff; the Town Engineer and filed with the Town Development Office.

Attachments to Resolution:

1. Farmington Planning Board Approval Resolution: 2022 Major Thoroughfare Overlay District (MTOD) and Main Street Overlay District (MSOD) Site Design Guidelines.
2. Farmington 2022 Major Thoroughfare Overlay District (MTOD) and Main Street Overlay District (MSOD) Site Design Guidelines, adopted May 18, 2022.
3. Letter of transmittal to Farmington Town Board and Farmington Town Clerk: 2022 Major Thoroughfare Overlay District (MTOD) and Main Street Overlay District (MSOD) Site Design Guidelines, sent May 19, 2022.

The following vote on the above motion 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 incomplete Final Site Plan application:

PB #2025-0102 Final Site Plan Application

Name: Scott Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522

Location: Rushmore Road, Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision Tract

Request: Final Site Plan Application, Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision: Determination that the information submitted to date for this application is not complete for scheduling a public meeting for Final Site Plan Approval.

On December 4, 2024, the Planning Board approved with conditions the Preliminary Site Plan for this proposed development (PB #0903-24).

On January 10, 2025, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Scott Blazey and to his engineer (Marks Engineering).

Mr. Blazey attended via remote video conference.

Mr. Brand said that the Planning Board requested additional information in the form of conditions of approval of the Preliminary Site Plan on December 4, 2024. He said that these items had not been submitted with the Final Site Plan materials, particularly the soils report which was to have identified those portions of the site to be excavated for construction of the driveway, and a landscaping schedule for the disturbed areas to provide information to the Town on how these areas would be stabilized in the future. Mr. Brand also said that the topographic lines [on the drawing] abruptly end at the property line.

Mr. Hemminger said that the consideration of the Final Site Plan application will be the board's only remaining review of this application and that the plan must be complete.

Mr. Delpriore said that the soils report and the landscaping plan were conditions of approval of the Preliminary Site Plan. He said that these items were not required to be shown on the Preliminary Site Plan, which was signed, but that they were required to be shown on the Final Site Plan drawing.

Mr. Delpriore said that the applicant's engineer contacted him online today and asked if he could submit the remaining items in time for this evening's meeting. Mr. Delpriore said that he informed the applicant's engineer that the board's Rules of Procedure did not allow for the submission of information at the meeting, but that the engineer was more than welcome to submit the materials prior to the next submittal date (February 13, 2025).

Mr. Hemminger said that the board would be able to declare the Final Site Plan application complete at the second meeting in February (February 19, 2025) and that consideration of the Final Site Plan application could be on the agenda for the first meeting in March (March 5, 2025) if the requested materials were submitted by the February 13th submittal date.

Mr. Blazey asked if all the materials have been submitted. Mr. Delpriore said that nothing (by the submittal date for this evening's meeting) had been submitted and that the draft resolution which had been prepared for this evening to declare that the application is incomplete could not be changed due to the Planning Board's Rules of Procedure. Mr. Delpriore then reviewed the four remaining items which appear on this evening's draft resolution.

Mr. Blazey asked if the written response to the Town Engineer's report dated November 27, 2024, had been received (Condition #4). Mr. Brabant said that the applicant's engineer had submitted a packet of information based on the MRB Group engineering comments on the Preliminary Site Plan. Mr. Brabant said that he will verify if the applicant's engineer's response also had been submitted.

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

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0102

APPLICANT: **Scott Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522**

ACTION: **Final Site Plan Application, Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision: Determination that the information submitted to date for this application is not complete for scheduling a public meeting for Final Site Plan Approval.**

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's review includes a set of drawings prepared by Marks Engineering for final site plan approval for site development of Lot #2 of the Brian L. & Elizabeth S. Blazey Subdivision Tract.

WHEREAS, the Planning Board has considered the public record on this application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board determines that this application is not complete as there is not the following information that

was previously required as a condition of approval [see file PB #0903-24, dated December 4, 2024]:

1. A detailed Soil Report is to be included which identifies the site's soils for those portions of the site being excavated for construction of the driveway (Condition No. 2, PB #0903-24); and
2. A detailed landscaping plan identifying the areas of the site where landscaping is to be provided (Condition No. 3, PB #0903-24); and
3. The sight distances as measured from the proposed driveway entrance with Rushmore Road is to be shown in both directions on the Final Site Plan drawing (Condition No. 4, PB #0903-24); and
4. A written response to the Town Engineer's report dated November 27, 2024, and all necessary amendments to the final site plan drawing are made.

BE IT FURTHER RESOLVED that when this information has been provided to the Town Director of Planning and Development, the Town Code Enforcement Officer, and the Town Engineer for their review, acceptance and forwarding to the Planning Board, then the Board will schedule a public meeting on this application.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicants Engineering Firm, Town 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	Aye
Douglas Viets	Aye

Motion carried.

C. Determination of incomplete Final Subdivision Plat and Final Site Plan Amendment:

PB #2025-0103 Final Subdivision and Final Site Plan Amendment Application

Name: Walter F. Baker, D.S.B. Engineers & Architects, 2394 Ridgeway Avenue, Rochester, N.Y. 14626

- Location:** Monarch Manor Incentive Zoning Project, northeast corner of New Michigan Road and Canandaigua–Farmington Town Line Road
- Request:** Final Subdivision Plat and Final Site Plan Application: Determination that the information submitted to date for this application is not complete for scheduling a public meeting for Final Subdivision Plat and Final Site Plan Approvals for the proposed Amendments to Sections 3, 4 and 5 of the Overall Preliminary Site Plan for the Monarch Manor Incentive Zoning Project.

On January 10, 2025, the Planning Board’s draft resolution for this evening’s consideration was sent via U.S. mail to the developer Anthony DiPrima and via email to the applicant Walter Baker (D.S.B. Engineers & Architects, P.C.).

Mr. Baker attended via remote video conference.

Mr. Brand said that the applicant is seeking an amendment to the Town Board’s 2015 approval of the Monarch Manor Incentive Zoning Project to combine the project’s original five sections into three sections. He said that the Town Board must first amend the original conditions of approval and that the Overall Site Plan must then be re-approved by the Planning Board to delineate the three proposed sections and to include any new conditions which may be required by the Town Board.

Mr. Brand said that a draft resolution has been prepared for the Planning Board’s consideration this evening for the determination that the Planning Board’s application is incomplete pending action by the Town Board. He said that Mr. Baker understands the process and will appear before the Town Board in February to present the amended Incentive Zoning application.

Mr. Delpriore said that an internal memo has been prepared on this application regarding the procedure to be followed. He also reminded Mr. Baker that there is a fee to be paid to the Town for amendments to an Incentive Zoning application and that the fee must be paid prior to the presentation to the Town Board.

Mr. Hemminger said that existing Letters of Credit may be affected by the combination and reduction of the five-section project into three sections, and that these must be included in the Town Board’s review.

Mr. Baker said that he is okay with the conditions of this evening’s Planning Board resolution. He said that the developer was originally thinking of submitting this application last September. He said that the developer will comply with the completion of the remaining two required Incentive Zoning amenities for this project. These include a sidewalk from Section 3 of the adjacent Auburn Meadows subdivision to connect with the Monarch Manor sidewalk system and the installation of a 12-inch watermain.

Mr. Baker said that he hopes to present the Incentive Zoning amendment to the Town Board in late February and to return to the Planning Board in March. Mr. Hemminger requested that he work with the Town staff regarding the scheduling.

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 #2025-0103

APPLICANT: Walt Baker, D.S.B. Engineers & Architects, P.C., 2394 Ridgeway Avenue, Suite 201, Rochester, N.Y. 14626

ACTION: Final Subdivision Plat and Final Site Plan Application: Determination that the information submitted to date for this application is not complete for scheduling a public meeting for Final Subdivision Plat and Final Site Plan Approvals for the proposed Amendments to Sections 3, 4 and 5 of the Overall Preliminary Site Plan for the Monarch Manor Incentive Zoning Project.

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's review includes a set of drawings prepared by the Applicant for Final Subdivision Plat and Final Site Plan approval for the proposed development of the proposed combined Sections 3, 4 and 5 of the Overall Plan for the Monarch Manor Incentive Zoning Project; and

WHEREAS, the Planning Board has considered the public record on this application; and

WHEREAS, the Planning Board has considered the draft resolution prepared by the Town's Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board determines that this application cannot be determined complete until the following steps have been accomplished:

1. The Applicant will need to schedule a formal presentation, at a future Town Board meeting, requesting the Town Board to determine whether to consider amending the approved Overall Preliminary Site Plan for the Monarch Manor Incentive Zoning Project and any related conditions of approval for Sections 3, 4 and 5.
2. The Town Board will need to decide whether to consider such amendment(s) and whether to conduct a Public Hearing on the requested amendment to the Overall Site Plan for the Monarch Manor Incentive Zoning Project on file in the Town Clerk's Office.
3. The Town Board receives, from the Applicant, a revised Overall Preliminary Site Plan at a future meeting and then requests a report and recommendation from the Planning Board on the proposed plan amendment.
4. The Town Board, having received the Planning Board report and recommendation meets to adopt a resolution to recall and amend the conditions of approval for the Monarch Manor Incentive Zoning Project. The new conditions of approval will provide the Planning Board direction for approving the proposed revised Overall Preliminary Site Plan drawing.
5. The Planning Board meets to approve the proposed revised Overall Preliminary Site Plan drawing, the Chairperson signs said drawing and it is filed with the Town Clerk's Office.
6. The Town Clerk makes notation on the Official Zoning Map of the revised Overall Preliminary Site Plan Drawing.

BE IT FURTHER RESOLVED that when steps 1–6 above have been completed then the Planning Board can schedule a public meeting to determine whether the information submitted at some future point in time is complete for the Planning Board to in turn schedule a public meeting on this application.

BE IT FURTHER RESOLVED that the Planning Board directs a certified copy of this resolution be provided to the Farmington Town Board.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to Anthony DiPrima, A&D Real Estate Development Corporation, LLC; the Applicant; Town Board; Town Clerk; Town 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	Aye
Douglas Viets	Aye

Motion carried.

D. Determination of incomplete Preliminary Site Plan:

PB #2025-0104 Final 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 submitted to date for this application is not
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.

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

On January 10, 2025, the Planning Board’s draft resolution for this evening’s consid-
eration 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. Brand said that this location is within the Major Thoroughfare Overlay District
(MTOD) and that an application within the MTOD requires the installation of side-
walks as part of any development. He said that this requirement is excessive for this
location and that the board may wish to consider the requirement of the applicant to
instead provide an easement to the Town for the future construction of a sidewalk
along the State Route 96 road frontage. Mr. Brand said that this easement could then
be included in a future grant application for funding of the construction of the sidewalk
through the New York State Transportation Alternatives Program (TAP) Sidewalk,
Trail Connections and Bike Lanes program, if approved.

Mr. Brand also said that this application requires an area variance from the Zoning Board of Appeals (ZBA) which must be obtained prior to the Planning Board's consideration of the Preliminary Site Plan application.

Mr. Hemminger said that this could be a lengthy process because the Planning Board is expected to declare itself as the Lead Agency for making the State Environmental Quality Review (SEQR) determination prior to the ZBA's consideration of the area variance.

Mr. Delpriore said that condition #2 in the draft resolution which has been prepared for the Planning Board's consideration this evening provides the applicant with the ability to apply to the ZBA for the area variance in February and for consideration of the site plan application by the Planning Board in March. He said that the Planning Board's SEQR determination could be considered in February.

Mr. Amering said that he will submit the area variance application to the ZBA next week and that he will present the project to the Planning Board after that.

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

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

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #2025-0104

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

ACTION: Preliminary Site Plan Application: Determination that the information submitted to date for this application is not 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 at 5505 State Route 96 (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; and

WHEREAS, the Planning Board has considered the draft resolution prepared by the Town's Director of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board determines that this application cannot be determined complete until the following steps have been accomplished:

1. The Applicant will need to make application to the Town of Farmington Zoning Board of Appeals (ZBA) for an Area Variance to the provisions in Chapter 165, Article IV, Section 34 J. [6] of the Farmington Town Code. The Planning Board, under the provisions of Section 274-a, Site plan review, sub-section 3., which reads . . . "Where a proposed site plan contains one or more features which do not comply with the zoning regulations, application may be made to the zoning board of appeals for an area variance pursuant to section two hundred sixty-seven of this article." (Article 16 New York State Town Law). This provision does not require the Town Code Enforcement Officer to deny an application for a building permit as provided for elsewhere in Article 16 of New York State Town Law or in Chapter 165, Article VIII, Section 98. Variances.
2. Once the ZBA has granted such Area Variance, then the Planning Board may entertain the above referenced Action as being complete and start the approval process provided for in Section 274-b of New York State Town Law.

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	Aye
Douglas Viets	Aye

Motion carried.

5. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- The proposed amendment to the Monarch Manor Incentive Zoning project is a classic example of a frustration for not having a deadline for Letters of Credit and other sureties. He said that in today's economy Letters of Credit can become outdated on large projects such as the Monarch Manor, the GLN Farmington Realty, and the Farmington Market Center applications. Mr. Brand said that the State now has regulations regarding a three-year time limit for Letters of Credit.
- A meeting will be held in person and via remote video conference on Thursday, January 23, 2025, at 1:00 p.m. with major property owners to discuss the proposed Agricultural Conservation Overlay District (ACOD). Mr. Brand said that Agricultural Advisory Committee Chairperson Hal Adams said that he felt more property owners would be able to participate in this meeting if it were to be held in the afternoon. Mr. Brand encouraged Planning Board members and Town staff to attend either in person or via remote video conference. He also said that he is working with Mr. Brabant on a presentation to show how road-frontage lots could be developed saving Class 1 through 4 soils under the proposed ACOD regulations.
- Work on the Transportation Alternatives Program (TAP) Phase 1: Sidewalk, Trail Connections and Bike Lanes project has been continued to spring by the New York State Department of Transportation to allow the Town time to complete the bridge and stone dust trail work that cannot be finished at this time of the year due to the closing of the blacktop plants and delivery of wood rail materials for the two bridge abutments. Mr. Brand said that the Town has again reached out to Marrano Homes asking for two five-foot-wide easements for construction of a section of the stone dust trail. He also said that wooden railings must be installed around the bridge abutments at the Beaver Creek sidewalk bridge crossing on County Road 41 and that the contractor will return in the spring complete the remaining sidewalk sections on Mertensia Road near Elizabeth Way which could not have been completed in the fall because of the water line project now being installed. Mr. Brand said that the Town is expected to hear information in May or June of this year regarding the schedule for the next round of TAP grant applications.
- The Town staff is working on amendments to Town Code Chapter 159 on water rules and regulations.
- A new applicant has expressed interest in developing the Whitestone Incentive Zoning Project which was originally presented to the Planning Board by representatives of Whitestone Development Partners, LLC (Justin Mirando, Development Manager) on November 1, 2023.

On August 13, 2024, the Town Board approved the adoption of Local Law No. 4 of 2024 and authorized the amendment of the Town's Official Zoning Map for delineating the rezoning of land from PD Planned Development for the "Glacier Lakes Waterpark and Conference Center Project" and MTOD Major Thoroughfare Overlay District, to IZ Incentive Zoning for the project known as "Whitestone Incentive Zoning Project, State Route 332 and County Road 41," with MTOD Thoroughfare Overlay District. The Town Board also approved the Incentive Zoning District conditions of approval for the project and accepted the zoning amenities with conditions.

Mr. Brand said that the prospective applicant still proposes townhomes but is proposing a four-story senior housing building instead of a hotel. He also said that a warehouse as permitted in the zoning district may be proposed instead of a climate controlled self-storage facility, and that single-family homes are still being considered along both sides of the east-west internal Town road. No date is known when this proposal will be introduced to the Town Board.

- An inquiry has just been received regarding the Simmons-Rockwell property on the north side of State Route 96 across from Finger Lakes Gaming & Racetrack. Mr. Brand said the applicant has been referred to the Building Department.
- A second medical office to complement the existing orthodontics practice has been proposed by Mattiaccio Orthodontics, 1393 Hathaway Drive. This was reviewed by the Project Review Committee on December 5, 2024.
- The engineer working on the expansion of the Meyer's recreational vehicle dealership on the north side of State Route 96 is considering the scope of grading of the newly-acquired property on the north side of the existing Meyer's RV dealership.
- A new engineer has been retained by the applicant of the Commercial Drive/Sky Solar project following the acquisition of a new position by the previous engineer. Mr. Brand said that Jonathan Orpin, the owner of the adjacent New Energy Works property, has no objections to the lot line adjustment map, although the new map has not yet been submitted to the Town for signing. Mr. Brand said that this application may return to the Planning Board in late February or March for final approvals.

Code Enforcement Officer:

Mr. Delpriore said that Town staff met with the Town Board to introduce draft amendments to Town Code Chapter 115 regarding short-term rentals. He said that the draft will be shared with the Planning Board following receipt of Town Board comments. Mr. Delpriore said that recent interest has been expressed to the Town on this topic, even though Farmington is not a lakefront community. He said the amendments will reflect consistency with State regulations on short-term rental properties and will include information on registra-

tion and taxes. Mr. Delpriore said that the Town staff is refining Mr. Brand's original draft and he is hoping to present the draft to the Planning Board in February. Mr. Hemminger suggested that an article about these amendments should be included in the next *Town Newsletter*. Mr. Delpriore said that he has discussed public information efforts with the Supervisor and that an article may be included in the next issue of the *Town Newsletter* if it aligns with that publication, or otherwise in various Town social media sites.

Mr. Delpriore said that Mr. Brand has also prepared a memo regarding proposed amendments to Town Code Chapter 144, Subdivision of Land, which includes time limits on the length of Letters of Credit and other sureties. Mr. Brand submitted a hard copy of this draft and requested that the clerk send this to the Planning Board for review and comment. (See Attachment #1 to the minutes of this meeting: "Amendments to Chapter 144, Farmington Town Code, Land Subdivision, preliminary draft for editing, January 16, 2025).

Mr. Hemminger asked if there is a way to "grandfather in" the current projects to the new time limits on Letters of Credit and sureties. Mr. Delpriore said that this would be difficult because of clauses at the higher level, but that existing Letters of Credit and sureties could be amended if or when applicants make changes to their projects. Mr. Hemminger suggested that perhaps all Letters of Credit and sureties be given three-year time limits from the effective date of the new regulations.

Mr. Delpriore also said that amendments to Chapter 144 will also affect Town Code Chapter 165, Zoning, especially a proposed change in the title of the Zoning District A-80 Agricultural to Zoning District RA-80 Rural Agricultural. He said that there are other amendments that will include removing outdoor wood boilers which are now regulated by the State DEC. Finally, Town staff is working with the Ontario County Soil and Water Conservation District regarding the inspection of on-site wastewater treatment systems including wording for system repairs. He said that right now the Soil and Water Conservation District only inspects onsite wastewater treatment systems before the sale of a property.

Mr. Delpriore said that a new project numbering system began on January 1st which saves staff time and is consistent with the Town's computer numbering system. The numbering system begins with the year, followed by two digits for the month, followed by the project number, as follows:

PB #2025-0101

Mr. Hemminger said that the board has no problem with the new numbering as long as the system remains consistent. Mr. Brand noted he has coordinated this with the Clerk of the Planning Board and there are no known concerns with tracking.

Highway and Parks Superintendent:

Mr. Ford said that he is working with Mr. Brand on regulations to Town Code Chapter 103 regarding the Park and Ride parking area off Plastermill Road near State Route 332 and the New York State Thruway. Mr. Ford 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 recreational vehicles. He also said that the use of alcohol, littering and loitering are not to be permitted and that a contact telephone number will be included on the sign for those in need of more information. Mr. Ford said that today a car was towed from this parking area after having been parked there for three weeks.

Town Engineer:

Mr. Brabant said that the Site Design Criteria manual has been updated and adopted by the Town Board. Hard copies will be provided to the Town staff next week for distribution.

Mr. Brabant also said that an updated draft of the Stormwater Management Plan has been provided and will be presented to the Town Board for adoption prior to April when the New York State Department of Environmental Conservation (DEC) reports are due.

MRB Group and Hancock Estabrook will again offer a free annual training program for board members and Town staff. The link to the website is:

<https://mrbgroup.com/bootcamp/>

A list of this year's sessions appears in Item #7, below.

Mr. Brabant said that new DEC wetland permitting regulations with the U.S. Army Corps of Engineers are now in place. He said that the Federal and State regulations have reduced the threshold on the size of wetlands and that part of every application will be the determination of potential wetlands. Mr. Brabant said that this will increase the time for the environmental component if wetlands are determined to be located on a proposed development site.

Mr. Hemminger said that these new regulations are expected to increase the State Environmental Quality Review (SEQR) time if an applicant were to be required to delineate the jurisdictional wetlands which may be on a site. He said that "wow, that's crazy" in describing the new regulations. Mr. Brand said that SEQR was never intended to delay a project, per the language in the SEQR regulations.

Board Members:

Mr. Bellis said that the agenda for this evening's meeting was not posted on the Town website.

Mr. Hemminger expressed concern about the capacity of the website file storage. Mr. Delpriore said that the website storage capacity is limited and that often some outdated files must be deleted to make room for new files.

Mr. Bellis said that the updated draft Parks and Recreation Master Plan will be presented to the Town Board on January 28, 2025, to start its review and adoption. He said that this plan provides an outline for the Town's parks facilities and recreation programs for the next 10 years and will be dependent upon funding. Mr. Hemminger asked about the plan's highest priority. Mr. Ford said that a community center and splash parks were identified as priority items by the citizens' committee. Mr. Bellis said that the plan is a good roadmap for the Town for the next 10 years.

Mr. Bellis asked about the agenda for the next meeting on February 5th. The applicant of the Paddock Landing subdivision project has requested to be on the agenda for consideration of a 90-day extension of the Overall Preliminary Subdivision and Site Plan approval which was originally granted by the Planning Board on February 21, 2024, and is set to expire on February 13, 2025. The applicant's engineer indicated in a letter to the Planning Board, dated January 9, 2025, that there appears to be widespread gas and electric capacity issues in Ontario County and that the applicant continues to coordinate with RG&E.

Other applications on February 5th could include the SEQR determination for the Victor–Farmington Ambulance Preliminary Site Plan and an update on the Alexander–Shear Six-Lot Subdivision (PB #1002-24) for which a SEQR time extension for determining significance was approved by the board for a period from December 10, 2024, to the close of business on February 10, 2025. Mr. Delpriore said that the applicant has not yet heard from the natural gas utility company. He also said that the applicant is working with the DEC regarding the mapping of wetlands and may need additional time due to the new DEC wetland regulations. Mr. Brand said that the recently completed Town coordination with the DEC during the SEQR review period found that the DEC had no comments about the application. He said that if the DEC comes back at a later date concerning wetlands on the site it could affect the applicant's drawings.

6. PUBLIC COMMENTS

None.

7. 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 1: January 23, 2025

Getting It Together: The Basics of Running a Meeting

6:00 p.m.–7:00 p.m.

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

■ 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 MS. SOUSA, seconded by MR. BELLIS, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 8:00 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, February 5, 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

Attachment #1:

Amendments to Chapter 144, Farmington Town Code, Land Subdivision
Preliminary draft for editing, January 16, 2025