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, June 3, 2026 • 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: Douglas Viets, *Vice Chairperson*
Adrian Bellis
Timothy DeLucia
Regina Sousa

Board Member Excused: Edward Hemminger

Staff Present:
Ronald L. Brand, Town of Farmington Director of Development and Planning
Paula Ruthven, Town of Farmington Zoning Officer

Attending:
Michael Phillips, 1110 County Road 8, Farmington, N.Y. 14425—***R***
Mauro and Karen Polidori, Polidori & Ferri Custom Homes, Inc., P.O. Box 406, Victor, N.Y. 14564
Minister Samuel Rivera, 1495–1499 County Road 8, Farmington, N.Y. 14425
Thomas Sutherland, LandTech Surveying & Planning, PLLC, 1105 Ridgeway Avenue, Rochester, N.Y. 14615
Joe Vinci, Vinci Construction, LLC, 97 Culver Parkway, Rochester, N.Y. 14609
Ken Walton, representing the Farmington Volunteer Fire Association

1. APPROVAL OF MINUTES

Minutes of May 20, 2026:

■ A motion was made by MR. BELLIS, seconded by MS. SOUSA, that the minutes of the Planning Board Meeting of May 20, 2026, be approved.

Motion carried by voice vote.

2. LEGAL NOTICE

None.

3. CONTINUED PUBLIC HEARING—FINAL SITE PLAN AMENDMENT

PB #2026-0303 **Final Site Plan Amendment Application**

Name: Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425

Location: 5540 Holtz Road

Zoning District: A-80 Agricultural District

Request: Final Site Plan Amendment approval for construction of a proposed Accessory Structure—4,320-square-foot, 25-foot-tall pole barn style private garage—and related site improvements on the above referenced property.

On September 4, 2024, the Final Site Plan for construction of a single-family home on Lot #4 of the DeHollander Subdivision (Scout Plains Subdivision) was approved by the Planning Board (PB #0803-24).

(*See* Planning Board minutes, April 15, 2026, pp. 10–11, for actions on a previous version of this application.)

On March 18, 2026, Mr. Bellis submitted a new Planning Board application for this proposed construction.

On March 23 2026, Mr. Bellis submitted two new area variance applications to the Zoning Board of Appeals: ZB #2026-0202 Height Variance and ZB #2026-0203 Accessory Structure Larger in Area Than Principal Structure. These applications were continued to the ZBA meeting on June 22, 2026.

On May 29, 2026, Elliot Sowinski of MRB Group (the Town Engineers) issued the following determination regarding the evaluation of the suitability of the proposed gravel driveway for fire apparatus access:

> MRB has been requested to evaluate the suitability of the proposed gravel driveway for fire apparatus access. The Code Enforcement Officer has classified the proposed structure as a residential private garage, and has also provided confirmation that the proposed structure is not subject to NYS Fire Code Section 503, Fire Apparatus Access Roads; NYS Fire Code Section 511, Emergency Vehicle Access; nor NYS Fire Code Appendix D, Fire Apparatus Access Roads. As such, there is no NYS Code requirement to provide additional fire apparatus access beyond that which is already provided by Holtz Road. Additionally, we recommend that the site plan is to be updated to include a driveway section detail for the proposed driveway.
>
> —*Elliot Sowinski, MBR Group, May 29, 2026*
> *See* Attachment to Project Abstract #15

On April 15, 2026, Mr. Hemminger opened the Public Hearing on this application. The Public Hearing was then continued to May 6, 2026; May 20, 2026; and to the meeting this evening (June 3, 2026).

On May 29, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mr. Bellis and to his engineer Scott DeHollander, P.E., of Hollander Engineering.

Mr. Viets reconvened the Public Hearing.

Mr. Bellis disclosed that he is the property owner and applicant, and thereby recused himself from participation in the consideration and determination of this application. He stepped down from the dais.

Mr. Bellis said that he is requesting that this application be continued to the next meeting on June 17, 2026, to allow time for his engineer and the Town staff to work on a proposed small change to the plans.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening to continue the Public Hearing to June 17, 2026, as requested by Mr. Bellis. There were no objections to this from members of the Planning Board.

Mr. Viets asked if anyone in the meeting room wished to speak for or against these applications, or to ask questions. There were no comments from those in the meeting room.

He then asked if anyone on the remote video conference wished to speak for or against these applications, or to ask a question. There were no comments from those on the remote video conference.

There were no additional comments 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:

FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN AMENDMENT

PB #2026-0303

APPLICANT: **Adrian Bellis, 5540 Holtz Road, Farmington, N.Y. 14425**

ACTION: **Application for Final Site Plan Amendment to allow a proposed Accessory Structure—a 4,320-square-foot, 25-foot-tall Accessory Structure, a Private Garage and related site improvements—to be constructed on the above referenced property.**

Continuation of the Planning Board's deliberations of Part 2 of the Full Environmental Assessment Form under 6NYCRR Part 617, Article 8 of the State Environmental Conservation Law; and continuation of the Public Hearing thereon to June 17, 2026.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight continued the Public Hearing on this Action, that was adjourned on Wednesday May 20, 2026, to allow the Applicant time to provide a revised landscaping plan relating to the proposed Accessory Structure; and

WHEREAS the Planning Board has received an email dated May 29, 2026, from the Applicant requesting a two-week extension of time, to June 17, 2026, to allow for continued deliberations by the Applicant, his Engineer and Town Staff of the Planning Board's May 20, 2026, request for additional landscaping information to be provided as Supplemental Information for Part 2 of the Full Environmental Assessment Form (FEAF), as provided for under the State's Environmental Quality Review Act, for the proposed Accessory Structure that is under consideration for Final Site Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Board does hereby approve of the Applicant's request for an additional two-week time extension to June 17, 2026.

BE IT FURTHER RESOLVED THAT the Planning Board directs certified copies of this resolution are to be provided to the Applicant; the Applicant's Engineer, Scott DeHolander, P.E., DeHollander Design; the Town Code Enforcement Officer; the Town Zoning Enforcement Officer; the Town Director of Planning and Development, the Fire

Chief of the Farmington Volunteer Fire Department; and the Clerk of the Town Zoning Board of Appeals.

BE IT FINALLY RESOLVED THAT the Planning Board does hereby adjourns this Public Hearing and continues it to the next public meeting scheduled for Wednesday evening June 17, 2026, to begin at 7:00 p.m. on this date.

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

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

Motion carried.

Mr. Bellis then returned to his place on the Planning Board dais.

4. NEW FINAL SITE PLAN

PB #2026-0601 **New Final Site Plan Application**

Name: Minister Samuel Rivera, c/o The Virtual Church Humanitarian Organization (H.O.)

Mailing address: 11 Lorraine Drive, Shortsville, N.Y. 14548

Location: 1495–1499 County Road 8, Tax Map #42.00-1-8.000

Zoning District: A-80 Agricultural District

Request: Final Site Plan approval for the construction of a new single-family residence. Site improvements include grading, drainage, new on-site wastewater treatment system, and utilities.

On April 1, 2026, the Planning Board approved the Preliminary Site Plan with conditions for this project (PB #2026-0301).

On June 1, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Minister Rivera and to his consulting engineer Brennan Marks, P.E., of Marks Engineering.

This application was presented by the applicant Minister Samuel Rivera.

Minister Rivera said that he has not yet seen the plan updates from his consulting engineer. Mr. Viets said that there were only a few changes to be made from the Preliminary Site Plan drawing to the Final Site Plan drawing, and that there is only one condition of Final Site Plan approval regarding the removal of the Town Highway Superintendent's signature line. Mr. Brand said that the draft Final Site Plan approval resolution is straightforward and that Minister Rivera and his engineer will have 180 days for submission of the revised Final Site Plan drawing and having signatures affixed.

Minister Rivera asked about the manner to go about addressing a condition of Preliminary Site Plan approval to have only one driveway access from County Road 8 onto the property. Mr. Brand said that this can be done by removing the other driveway connections from County Road 8. Minister Rivera said that one of the other driveways is already covered. Mr. Viets suggested that topsoil could be added to the other driveways [to remove them].

Minister Rivera also asked about a previous condition for the removal of slabs of concrete which are now on the property. He said that these slabs of concrete are crumbling and being removed little by little, and that the concrete was used for a patio at the house that was originally located on the property. He asked about the reason why this condition was noted on the previous set of plans. Mr. Brand said that there is a notation on the final site plan drawing for removal of these concrete slabs which was included on the previous plans because they are no longer needed for the new home which is proposed for the property. Mr. Viets said that the concrete was for the former structure and must be removed from the current plan drawings for the planned construction of the new home. Minister Rivera said that this is now clear and logical for him to understand.

Mr. Viets said that the notation of the removal of the concrete on the Final Site Plan is an opportunity for the site to be cleaned up because the slabs will not be needed for the future use. He also said that Minister Rivera's consulting engineer will know just what to do.

Mr. Viets asked Minister Rivera if he received the draft Final Site Plan approval resolution prior to the meeting and if he agreed with the resolution. Minister Rivera said yes.

There were no additional comments 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:

FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN APPLICATION

PB #2026-0601

APPLICANT: **The Virtual Church H.O. (Minister Samuel Rivera), 1495 County Road 8, Farmington, N.Y. 14425**

Mailing address: 11 Lorraine Drive, Shortsville, N.Y. 14548

ACTION: **Final Site Plan approval for the proposed construction of a single-family dwelling and related site improvements to be made on the above referenced property.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an application for the above referenced Action which consists of a proposed set of drawings prepared by Marks Engineering, P.C., entitled "Final Site Plan Minister Samuel Rivera, 1495 County Road 8," identified as Job #25-302. dated 05/12/2026, including a Cover Sheet and four drawings (EX-100, C100, C500 and C501) showing a proposed single-family dwelling location on the site and related site improvements and design details; and

WHEREAS the Planning Board has reviewed the criteria under 6NYCRR, Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations and has classified this application as a Type II Action under 6 NYCRR, Parts 617.5 (c) (11) and (13) of Article 8 of the New York State Environmental Conservation Law (ECL); and

WHEREAS the Planning Board has received public input at tonight's meeting; and

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

NOW, THEREFORE, BE RESOLVED that the Planning Board grants Final Site Plan approval based upon the above referenced drawings prepared by Marks Engineering, identified as Job #25-302, dated 05/12/2026, Sheets EX100, C100, C500 and C501.

BE IT FURTHER RESOLVED the signature line on drawing C100 for the Town Highway Superintendent is to be removed.

BE IT FURTHER RESOLVED this Final Site Plan Approval is valid for a period of 180 days from today and shall automatically expire if the drawings have not been submitted to the Town Development Office and signatures affixed.

BE IT FURTHER RESOLVED that once Final Site Plan drawings have been signed and filed in the Town Development Office, the Applicant may make application for Building Permits.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to be provided to the Applicant; the Applicant's Engineer; Town Staff; Garrett Beisheim, EIT, Ontario County DPW; and a copy filed with the Town Clerk's Office.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye

Edward Hemminger	Excused
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

5. NEW FINAL SITE PLAN

PB #2026-0000 **New Final Site Plan Application**

Name: Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534; on behalf of Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580, owner of property at 0000 County Road 28.

Location: 0000 County Road 28; vacant lot located adjacent south of the Wayne County/Town of Macedon boundary line; Tax Map #10.00-1-77.100.

Zoning District: A-80 Agricultural District

Request: Final Site Plan approval, schedule a Public Hearing, and give notice to the Macedon Town Clerk, to allow for the construction of a new single-family residence on a vacant lot; site improvements include grading, drainage, utilities and a new on-site wastewater treatment system.

On May 6, 2026, the Planning Board approved the Preliminary Site Plan with conditions for this project (PB #2026-0304).

On May 29, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Todd Enright; to the property owner Christopher Lowenguth; and to their consulting engineer Brennan Marks, P.E., of Marks Engineering.

This application was presented by the applicant's contractor Joe Vinci, of Vinci Construction, LLC.

He said that the applicant received Preliminary Site Plan approval on May 6th and they would like to receive Final Site Plan approval this evening.

Mr. Viets said that the draft Final Site Plan approval resolution which has been prepared by the Town staff has no specific conditions of approval and that everything that needed to be done has been done. He said that the Final Site Plan drawing will be ready for signatures following the Planning Board's approval this evening.

Mr. Vinci said that they are aware of the driveway situation. Mr. Brand said that the proposed new home is located on a County road and that Mr. Vinci will work with the Ontario County Department of Public Works on this.

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

There were no additional comments on this application this evening.

■ A motion was made by MR. BELLIS, 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:

FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN APPROVAL WITH CONDITIONS

PB #2026-0603

APPLICANT: **Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534; on behalf of Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580, owner of property along the east side of County Road 28, at the Ontario/Wayne County Line.**

ACTION: **Application for Final Site Plan approval, to allow for the construction of a new single-family residence on a vacant lot located along the east side of County Road 28, Tax Map #10.00-1-77.100, adjacent south of the Wayne County/Town of Macedon boundary line. Site improvements include grading, drainage, utilities and a new on-site wastewater treatment system.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received the above-mentioned application which consists of a set of drawings prepared by Marks Engineering, P.C., entitled "New Residence Site Plan, Lot 1-Stahl Subdivision Lands of Christopher Lowenguth," identified as Job No. 26-026, dated 02/23/2026, Tax Map Number 10.00-1-77.100; and

WHEREAS the Planning Board has, at their April 15, 2026, meeting classified the proposed Action under the State Environmental Quality Review (SEQR) Regulations as a Type II Action [§617.5 (c) (11) and (13)] and that Type II actions are not subject to review under SEQR; and

WHEREAS the Farmington Town Clerk did on Thursday, April 16, 2026, provide notice to the Macedon Town Clerk of the Public Hearing on this application, which was held on May 6, 2026, in accordance with the provisions under Section 239-nn of the New York State General Municipal Law; and

WHEREAS there has not been any reply from the Macedon Town Clerk; and

WHEREAS the Planning Board tonight has conducted a public meeting on the proposed Action and has considered the testimony in the public record.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby grant Final Site Plan Approval, for the above-mentioned Action.

BE IT FURTHER RESOLVED this Final Site Plan Approval shall remain in effect for 180 days from today and shall automatically expire unless revised drawings have been prepared, submitted for review and signed by the Planning Board Chairperson.

BE IT FURTHER RESOLVED once Final Site Plans have been signed then the Applicant may make application to the Planning Board for Building Permits.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant Todd Enright, 10 Grove Street, Pittsford, N.Y. 14534 (toddenrightremax@ gmail.com); the Applicant's Engineer Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424 (ltidd@ marksengineering.com); the property owner Christopher Lowenguth, 408 Lake Road, Webster, N.Y. 14580; Macedon Town Clerk Karrie Bowers, 32 West Main Street, Macedon, N.Y. 14502 (townclerk@ macedon town.gov); Garrett Beisheim, EIT, Ontario County Department of Public Works, County Road 46, Canandaigua, New York 14424 or Garrett.Beisheim@Ontario countyny.gov; Town staff; and filed with the Town Development Office.

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

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

Motion carried.

6. LETTER OF CREDIT RELEASE

PB #0306-20 **Letter of Credit Release (Final)**

Name: Rochester Gas & Electric Corporation, c/o Mary Steblein, LaBella Associates, 300 State Street, Rochester, N.Y. 14614.

Location: RG&E Avangrid Station #127, 986 Hook Road

Request: Letter of Credit for Site Improvements Release (Final)

On May 29, 2026, the Planning Board's draft resolution for this evening's consideration was sent via email to the applicant Mary Steblein of LaBella Associates.

■ 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
LETTER OF CREDIT—FINAL RELEASE
RG&E AVANGRID STATION #127 SITE IMPROVEMENT PROJECT, 986 HOOK ROAD

PB #0306-20

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a copy of a May 26, 2026, letter from Lance S. Brabant, CPESC, Planning and Environmental Services—National Director, MRB Group, D.P.C., the Town Engineers, to the Town Director of Planning and Development recommending the final release of funds in the total amount of $103,508.83, 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 cover memo to the Town Board and the Town Planning Board, dated May 29, 2026, 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, dated July 31, 2023, along with the completed Town Surety Release Forms G-1.1 and G-2.0; 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 authorize the final release of funds (Release #1) from the established letter of credit in the total amount of $103,508.83.

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

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

Douglas Viets Aye

Motion carried.

7. CONCEPT DISCUSSION

PB #2026-0606 **Concept Discussion**

Name: LandTech Surveying & Planning, PLLC; 1105 Ridgeway Avenue, Rochester, N.Y. 14615; on behalf of Mauro Polidori, Polidori & Ferri Custom Homes, Inc., P.O. Box 406, Victor, N.Y. 14564; and Cline Road, LLC, 670 County Road 8, Farmington, N.Y. 14425

Location: Cline Road, Tax Map #8.00-1-65.110

Zoning District: A-80 Agricultural District

Request: Concept discussion for construction of a private drive to connect to Cline Road; construction of a two-story private home less than 30 feet in height with an onsite leach field on a 1.6-acre lot.

Mr. Sutherland from LandTech Surveying & Planning presented this application. Mauro and Karen Polidori of Polidori & Ferri Custom Homes, Inc., also attended.

This project was originally presented to the Planning Board in 2025.

On April 2, 2025, the Planning Board responded to the Town of Victor State Environmental Quality Review (SEQR) Project Notification Letter and SEQR Lead Agency Coordination Request Form.

On April 1, 2026, the Planning Board discussed the applicant's revised plan which was submitted by the Victor Planning Board.

On April 8, 2026, Mr. Hemminger submitted a written response on the revised plan on behalf of the Farmington Planning Board to the Victor Planning Board.

Mr. Sutherland said that this project involves a 1.7-acre lot of undeveloped farmland in Farmington (the subject lot). He said that Mr. Polidori also owns the adjacent properties to the west of subject lot in the Town of Victor, and one additional lot south of the subject lot in Farmington.

Mr. Sutherland said that this project proposes a single-family home with an onsite leach field, as well as a private driveway which will connect from Cline Road in Farmington to land located in the Town of Victor upon which four single-family homes would be built—four homes in Victor and the one single-family home proposed for the lot in Farmington.

He said that the proposed private driveway off from Cline Road would then serve these five homes. Mr. Sutherland said that the private drive would have a 60-foot-wide ingress and egress, and utility easement.

Following recent meetings with the Victor and Farmington Town staffs, Mr. Sutherland said that comments included the relocation of one of the proposed houses from the Town of Victor into Farmington, as is now planned. He also said that a school bus stop along the west side of Cline Road has been added for the children of the families who would be living off the private driveway. Mr. Brand said that this school bus stop was recommended by Farmington and has now been included on the concept plan.

Mr. Sutherland said that they are here this evening to receive input on the concept plan from the Planning Board and Farmington staff.

Mr. Brand acknowledged the recent meeting with the Victor and Farmington development staffs (and one member from each of the two planning boards) regarding the plans which originally had all of the homes to be built in Victor. He said that the Farmington Code Enforcement Officer did not know how to issue permits when all of the homes were to be located in the Town of Victor.

Mr. Brand said that he asked the applicant to relocate one of the five proposed lots in Victor to the Town of Farmington, and to add a pull-off area along the west side of Cline Road in Farmington for school buses to use as a waiting area as a safety improvement for the loading and unloading of school children. These have now been added to the concept plan under consideration. He also said that the school bus pull-off area improves the sight distances for motorists along Cline Road, which was previously a major concern of both the Victor and Farmington planning boards.

Mr. Brand said that the house to be built in Farmington will be within the Farmington fire protection area and that the houses in Victor will be within the Victor fire protection area.

Mr. Polidori said that the full property which he owns is about 80 acres in area and that 26 homes were originally planned. He said that that plan was cancelled and that the current plan is for four homes in Victor and one home on the lot in Farmington. He said that five additional homes are planned for an area further north from this site, for a total of nine homes in Victor and one in Farmington. Mr. Mauro said that having 10 homes on the 80-acre property will provide for a great deal of green space.

Mr. Brand said that the applicant is here tonight to gather consensus from the Planning Board regarding issues which they see with what is now being proposed.

Mr. DeLucia said that the pull-off area for school buses is a positive point for the project. Mr. Viets agreed with this and said that he has become familiar with the sharp turn on Cline Road when he drives his daughter to school.

Mr. Polidori said that he is looking for comments from the Farmington Planning Board tonight because the Victor Planning Board is awaiting the Farmington comments prior to moving forward.

Mr. Brand said that the next step in the process is for the applicant to submit a Preliminary Site Plan for the home which will be built in Farmington. He asked the applicant to pay attention to the materials which will be used on the private driveway; to keep stormwater drainage on the property of the Farmington lot and not permit it to drain onto adjacent properties; and to make sure that the private driveway is constructed to Town standards and that it will accommodate the weight of the heaviest fire vehicle.

Mr. Brand asked about the distance of the private driveway from Cline Road to the proposed house. Mr. Sutherland said that the estimated distance is approximately 280 feet to 300 feet. Mr. Brand said that the Farmington Town Code requires a driveway pull-off area if the distance on the driveway from the road to the house were to be 500 feet or longer.

Mr. Walton of the Farmington Volunteer Fire Association said that the largest fire vehicle requires a 47-foot turning radius. He suggested that the driveway be constructed a little bit wider to accommodate the largest truck. Mr. Polidori said that for sure they will make the driveway at least 18 feet wide. Mr. Sutherland said that the current plan shows the driveway to be 22 feet wide and that they would likely have a hammerhead turnaround at the end of the driveway which would be located in the Town of Victor.

Mr. Brand said that the minutes of this evening's concept plan discussion will be sent to the Victor Planning Board to indicate that the Farmington board prefers the idea now that a structure will be placed in Farmington, and that safety considerations have been given for the loading and unloading of school buses along Cline Road. He suggested that the Victor Planning Board reach out to the Victor Central School District transportation director for her input on the school bus pull-off and whether the buses would use the driveway for all five lots..

Mr. Brand also said that the Farmington Highway Superintendent has expressed interest in learning who would be providing the snow plowing contract regarding the portion of the private driveway within Farmington. Mr. Polidori said that they will have a homeowners' association (HOA) for snow plowing and other maintenance of the private driveway for all five lots. He said that he will be part of the HOA until all of the lots are sold.

Mr. Viets said that the Town staff will provide a draft copy of the minutes of this meeting to the Clerk of the Victor Planning Board. Mr. Sutherland asked if they should still attend the Farmington Project Review Committee (PRC) meeting tomorrow (June 4, 2026) because they probably would not return to the Farmington Planning Board until after septic percolation testing and the Preliminary Site Plan are ready for submission. Mr. Brand said that he could attend the PRC meeting by video remote tomorrow morning to learn of any concerns from Town Officials not attending tonight's Planning Board meeting.

Mr. Viets extended thanks to Mr. Sutherland, and to Mauro and Kathy Polidori, for their attendance at the meeting this evening.

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

8. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

Sky Solar Commercial Drive Solar Project Update (PB #0408-24 Sky Solar Preliminary Site Plan East Project; PB #0409-24 Sky Solar Preliminary Site Plan West Project): On January 7, 2026, the Planning Board approved the fourth 90-day extensions for the Sky Solar East and West projects from January 14, 2026, to July 13, 2026. If a fifth extension is required, the request letter must be received by June 22, 2026, for the Planning Board meeting on July 1, 2026. Frank Ruffolo reports today that he has just submitted a final piece of information to RG&E that they have requested regarding the inter-connection agreement. He will have more meaningful information and a request for another time extension by the July deadline in the Planning Board's resolution.

Fairdale Meadows Final Subdivision Plat/Site Plan (PB #2025-1101): The Planning Board approved the Preliminary Subdivision and Preliminary Site Plan on January 7, 2026. Preliminary drawings signed. Final drawings submitted this week and will be on June 17th agenda for approvals.

Thruway Commercial Flex-Space/Multi-Use Buildings, Gateway Drive (PB #2026-0000): John Scirabba, LandTech, reports they are redesigning the stormwater improvements based upon the shifting of the commercial/apartment building on the site. Expect to have preliminary site plan drawings for a July planning board meeting.

Farmington Pointe, 1600 Rochester Road, Incentive Zoning Project (PB #2026-0000): John Scirabba, LandTech, has just requested a meeting with the Town to discuss moving forward with the Incentive Rezoning process for this mixed-use site.

Monarch Manor Section 3 Final Subdivision Plat and Site Plan Applications (PB #2025-0103): Drawings received this week and will be reviewed by Town staff for submission to the Planning Board, hopefully, at the June 17, 2026, meeting.

Pintail Crossing Road Dedication (PB #0706-24 Final Subdivision Plat; PB #0707-24 Preliminary Site Plan): Griffin Weigel, Capital Markets, Portfolio Manager, Conifer LLC, reports today that Housing and Community Renewal (HCR) has provided their approval to release the road from their loan documents with the State. Now, they are waiting for their investor and lender to approve the release. Hoping to get those approvals in the coming weeks.

New Energy Equity (Fish Solar Farm Project) PB #2025-0501 Preliminary Site Plan; PB #2025-0502 Special Use Permit): SEQR 30-day coordinated review period began on May 8, 2026, and ends at noon on June 8, 2026. The County Planning Board meeting is this coming Wednesday June 10, 2026. SEQR Lead Agency designation by Planning Board on June 17, 2026. Public Hearings on both Special Use Permit and Preliminary Site Plan begin on June 17, 2026. Notice sent to Manchester Town Clerk and Legal Notices to be published and posted next week.

Dimension Energy LLC, Ironwood Solar Project (PB #2026-0501 Preliminary Site Plan; PB #2026-0502 Special Use Permit): Revised packet submitted today and will be reviewed by Town staff and Town Engineer. If complete, the draft Planning Board resolution accepting the application for public review and starting formal adoption process. Maybe at June 17, 2026, meeting or the July 1, 2026, meeting.

Farmington Volunteer Fire Department Project (PB #2026-0201 Preliminary Site Plan; PB #2026-0202 Special Use Permit): Preliminary Site Plan drawings awaiting signature from Wesley Pettee, LaBella Associates. Once signed, then they will be submitting the set of final drawings. Likely to be scheduled for the July 1, 2026, Planning Board meeting agenda.

Ajay Glass: Town staff have met with the owners and they are working on an application for a Special Use Permit and Site Plan (§165-83 Outdoor Storage of Materials). Likely a July submission.

Farmington Meadows Project (PB #2026-001 Preliminary Subdivision Plat; PB #2026-0102 Preliminary Site Plan): Applicant has applied to the County 911 Addressing Unit for street names needed for them to proceed with RG&E for the "Will Serve Power and Gas" determination for the project. The applicant is considering several local history-related street names

E-Bike Committee: The Town Board has established an advisory committee which has begun working on an amendment to the Town Code for regulating E-Bikes and other motorized vehicles, following the defeat by the Town Board of the draft Local Law No. 3 of 2026, on May 26, 2026.

Accessory Structures Committee: The Town Board has established an advisory committee which has begun working on a draft local law for amending §165-58 of the Town Code. A targeted date for introduction of a draft local law to the Town Board is the second meeting in July. The moratorium period ends on Monday October 26, 2026. Consideration is being given to separating the regulations for Accessory Structures on residential properties from Accessory Structures on commercial, industrial and agricultural lands.

Zoning Officer:

Ms. Ruthven said that the Building Department has been busy with an unusual number of contacts from citizens. She also said that Town staff has been patrolling for grass violations to keep control of this before it reaches out-of-control levels.

9. PUBLIC COMMENTS

None.

10. TRAINING OPPORTUNITIES

■ **MRB Group/Hancock Estabrook 2026 Municipal Bootcamp Trainings:**
For information: eric.hankin@mrbgroup.com
To register: https://mrbgroup.com/bootcamp

Session #6: June 25, 2026
Zoning Board Basics: Roles of the Zoning Board in Community Development
6:00 p.m. to 7:00 p.m.

Session #7: July 23, 2026
Growing Intentionally: The Role of Local Leadership in Attracting Investment and Economic Development'
6:00 p.m.–7:00 p.m.

Session #8: September 24, 2026
A Storm Is Brewing: How Development Review Addresses Stormwater Management and Water Quality
6:00 p.m.–7:00 p.m.

Session #9: October 22, 2026
Funding Your Priorities: Developing and Managing Competitive Grant Applications
6:00 p.m.–7:00 p.m.

Session #10: December 17, 2026
Santa's Naughty and Nice List: The Best and Worst of 2026
6:00 p.m.–7:00 p.m.

■ **New York Planning Federation Professional Training Programs Recorded Webinars:**
For information: (518) 512-5270 or nypf@nypf.org

New York Planning Federation 2026 Annual Conference:
The Otesaga Resort Hotel, 60 Lake Street, Cooperstown, N.Y. 13326-1042
April 19–21, 2026
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

11. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:45 p.m.

The next regular meeting of the Planning Board will be held on June 17, 2026, 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 of the Town Hall.

Respectfully submitted,

_____ L.S.
John M. Robortella,
Farmington Planning Board Clerk