

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, September 3, 2025 • 7:00 p.m.

MINUTES—DRAFT #1—SUBJECT TO CHANGE

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—**R**
Tim Ford, Town of Farmington Highway and Parks Superintendent
Paula Ruthven, Town of Farmington Zoning Officer

Attending:

Jake Calabrese, P.E., Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614
Mike Krossber, Krossber Enterprises, LLC, 5984 State Route 96, Farmington, N.Y. 14425
Brennan Marks, P.E., Marks Engineering, 4303 Routes 5 & 20, Canandaigua, N.Y. 14424—**R**

1. APPROVAL OF MINUTES

Minutes of August 20, 2025:

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the minutes of the Planning Board Meeting of August 20, 2025, meeting be approved.

Motion carried by voice vote.

2. LEGAL NOTICE

None.

3. CONTINUED PUBLIC HEARING: PRELIMINARY SITE PLAN:

PB #2025-0703 Continued Preliminary Site Plan Application

Name: Krossber Enterprises, LLC, c/o James Krossber,
5984 State Route 96, Farmington, N.Y. 14425

Location: 5984 State Route 96 and 5974 State Route 96

Zoning District: GB General Business and MTOD Major Thoroughfare Overlay
District

Request: Preliminary Site Plan approval. The project proposes an 11,261-square-foot building and related site improvements on two Tax Map Accounts (29.11-1-19.10 and 29.11-1-18.10) that are proposed to be combined and addressed at 5984 State Route 96. The property is zoned GB General Business District.

On July 16, 2025, the Planning Board determined that this application was complete and scheduled a Public Hearing for the meeting on August 20, 2025.

On August 20, 2025, the Planning Board declared its intent to be designated as the State Environmental Quality Review (SEQR) Lead Agency for making the environmental determination of significance on this application, directed the Town staff to prepare Part 2 and Part 3 of the Full Environmental Assessment Form, and continued the Public Hearing to the meeting this evening (September 3, 2025).

On August 29, 2025, the Planning Board's draft resolutions for this evening's consideration was sent via email to the applicant James Krossber and to his consulting engineering office Marks Engineering (Brennan Marks, P.E., and Lindsey Tidd).

Mr. Hemminger disclosed that he is the Commander of the Farmington AMVETS Post #332 and that the applicants have made a donation to the AMVETS Post of a hot tub having an estimated value of over \$7,000, which will raffled it off as a fund-raising project for the Post. To avoid any appearance of a conflict of interest with the Town Planning Board's pending decision upon this application, Mr. Hemminger recused himself from participating in any discussion or the determination, and stepped down from the dais.

Mr. Viets, the Planning Board's Vice Chairperson, then conducted this portion of the meeting.

See Planning Board minutes of August 20, 2025, for a description of this project.

Mr. Viets reconvened the Public Hearing on this application.

Mr. Marks presented this application via remote video conference. Michael Krossber attended in the meeting room.

Mr. Brand said that the Planning Board, on August 20, 2025, designated itself as the Lead Agency for making the State Environmental Quality Review (SEQR) environmental determination of significance on this application and directed the Town staff to prepare Parts 2 and 3 of the Full Environmental Assessment Form (EAF). He said that drafts of the Full EAF Parts 2 and 3 were provided to the applicant and the Planning Board prior to the meeting.

Mr. Brand said that all Town staff review comments on this application have not yet been received. He asked if the board would like to consider a draft resolution of approval with conditions for the Preliminary Site Plan this evening, or if the board would prefer to wait until all Town Staff comments have been incorporated into the draft Preliminary Site Plan resolution.

Mr. Viets said that the Public Hearing and the consideration of the Preliminary Site Plan should be continued to the next meeting.

Mr. Brabant said that MRB Group reviewed the application and had no engineering comments at this time.

Mr. Brand said that the Code Enforcement Officer and the Fire Marshal are expected to provide comments related to tie-in's to the water and sewer utilities. He said that these comments would be incorporated into a revised draft Preliminary Site Plan resolution for the Board's review and consideration at their next meeting on September 17, 2025. He also said that the Town does not anticipate receiving comments from the New York State Department of Transportation.

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

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

Mr. Marks said that he has not yet received Town comments on the Preliminary Site Plan application and that the applicant would like to move forward on consideration of the Preliminary Site Plan to move the process along.

Mr. Brand said that he did not believe that Mr. Delpriore has yet sent a memo to Town staff [requesting the staff's comments] and that he [Mr. Brand] recommends continuing the consideration of the Preliminary Site Plan to the next meeting of the board.

Mr. Bellis said that he has several comments this evening which he would like to discuss to keep the process going. Mr. Krossber asked if there is anything this evening that Mr. Marks would need to change. Mr. Brand said that Mr. Krossber and Mr. Marks will receive other board and staff comments as they come in, and there would likely be amendments prior to the Board's approval of the Preliminary Site Plan.

Mr. Bellis asked if the dumpster area would be enclosed. He also asked about the use of space behind the existing building, which was formerly a coin operated car wash. Mr. Krossber said that they will reflect the dumpster enclosure on the revised plans. He said that the space behind the existing building will be used only by employees possibly for the storage of a forklift, sand, or other items. He said that this area would also be designated for employee vehicles.

Mr. Bellis also asked about signage. He said that only one sign is currently being shown on the plans. Mr. Krossber said that they plan to keep this existing sign and to use an existing road sign for which a message sleeve has not yet been installed. He said that his brother has been working with Ewing Graphics and the builder to accommodate signage.

Mr. Brand requested that Mr. Krossber meet with Mr. Delpriore in the morning [at the Project Review Committee meeting on September 4, 2025] to inform Mr. Delpriore of the current plans and any amendments to the plans. Mr. Brand said that this information is needed as soon as possible to provide time for the Town staff to submit comments on the latest version. Mr. Brand said that it would be great if this information could be provided by the end of this week. Mr. Krossber said that he will have this information processed tomorrow (September 4, 2025) with the builders and his engineer.

Mr. Bellis said that some land-banked parking in an area between the existing buildings was discussed at a previous meeting. He said that it appears that straight-on parking may not work, and that parking spaces may need to be turned. Mr. Krossber said that they plan to remove the existing swimming pool and the fence area, and to use this area for customer parking.

Mr. Marks asked Mr. Krossber about the dumpster enclosure. Mr. Krossber said that he will discuss this with Mr. Marks. He said that a sliding gate—clean-looking and functional—is being considered. Mr. Brand said that this solution would eliminate the access around the back of the property, where the applicant would like to have storage for employees. Mr. Delpriore sent a remote message that he will reach out to Mr. Krossber following the Project Review Committee meeting tomorrow. Mr. Delpriore also requested that Mr. Krossber should attend the Project Review Committee meeting in October, as well.

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

■ A motion was made by MR. BELLIS, seconded by MS. SOUSA, that the Public Hearing will be continued to the next meeting on September 17, 2025, at which time the board is expected to consider the Preliminary Site Plan application.

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

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

Motion carried.

■ 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
ACCEPTANCE OF THE DRAFTS OF PARTS 2 AND 3
FULL ENVIRONMENTAL ASSESSMENT FORMS
PRELIMINARY SITE PLAN, KROSSBER ENTERPRISES, LLC**

PB #2025-0703

APPLICANT: Krossber Enterprises, LLC, 5984 State Route 96,
Farmington, N.Y. 14425

ACTION: Lead Agency accepting drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for the granting of Preliminary Site Plan Approval to allow for the construction of an 11,361-square-foot building and related site improvements on two tax map accounts (29.11-1-18.1 and -19.1) that are proposed to be combined and located at 5984 State Route 96, Farmington, N.Y. 14425.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) is the designated Lead Agency for the above referenced Unlisted Action; and

WHEREAS the Board has received from Town Staff drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs); and

WHEREAS, the Board has reviewed the draft documents.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby accept the draft documents as being accurate and complete for allowing the Board to use in making its required findings and the determination of significance upon the above referenced Action.

BE IT FINALLY RESOLVED that the Board directs copies of this resolution accepting the drafts of Parts 2 and 3 FEAFs are to be filed with the involved agencies, the applicant, the applicant's engineer and the project file as provided for under the SEQRA and Town Law Regulations.

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

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

Motion carried.

■ 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
SEQR DETERMINATION OF NON-SIGNIFICANCE
PRELIMINARY SITE PLAN, KROSSBER ENTERPRISES, LLC**

PB #2025-0703

APPLICANT: Krossber Enterprises, LLC, 5984 State Route 96,
Farmington, N.Y. 14425

ACTION: Lead Agency determination of Non-significance: Preliminary Site Plan Approval to allow for the construction of an 11,361-square-foot building and related site improvements on two tax map accounts (29.11-1-18.1 and -19.1) at 5984 State Route 96, Farmington, N.Y. 14425.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) the designated Lead Agency for the above referenced Unlisted Action, has completed its review of and accepted Parts 1, 2 and 3 of the Full Environmental Assessment Forms (FEAFs); and

WHEREAS the Board has reviewed the comments received from the Involved Agencies during the coordinated review period and the general public during the 30-day public com-

ment period, as provided for under the State Environmental Quality Review Act (SEQRA); and

WHEREAS the Board has reviewed the comments received at the public hearings conducted by both the Board and the Town Zoning Board of Appeals upon said Action; and

WHEREAS the Board has reviewed the Criteria contained in §617.7 (c) of NYCRR, Article 8, New York State Environmental Conservation Law (ECL).

NOW, THEREFORE, BE IT RESOLVED that the Board reasonably concludes that the following impacts are expected to result from the proposed Action when compared against the criteria in the above referenced Section 617.7 (c):

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

- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action; and
- (x) there will not be created a material demand for other actions that would result in one of the above consequences; and
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

BE IT FURTHER RESOLVED that based upon the above findings and the supporting documentation in the project files, the Board determines that the proposed Action **WILL NOT** result in any moderate to large adverse environmental impacts and, therefore, issues this Negative Declaration of Non-Significance.

BE IT FURTHER RESOLVED that the Board directs the Acting Chairperson to sign the Part 3 FEAF.

BE IT FINALLY RESOLVED that the Board directs copies of this resolution making a Determination of Non-Significance along with the Parts 1, 2 and 3 FEAFs are to be filed with the involved agencies, the applicant, the applicant's engineer and the project file as provided for under the SEQRA and Town Law Regulations.

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

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

Motion carried.

Following the voting, Mr. Hemminger returned to his place on the dais.

4. CONTINUED PUBLIC HEARING: PRELIMINARY SITE PLAN

PB #2026-0704 Continued Preliminary Site Plan Application

Name: Laura Donaldson, c/o Bridges for Brain Injury, Inc., 5760 Duke of Gloucester Way, Farmington, N.Y. 14425.

Location: 1111 County Road 8, Farmington, N.Y. 14425

Zoning District: A-80 Agricultural District

Request: Preliminary Site Plan approval for construction of a 16,000-square-foot Day Programming building and an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area and related site improvements on property at 1111 County Road 8, Tax Map Account 30.00-1-61.100. The property is zoned A-80 Agricultural District.

On July 16, 2025, the Planning Board determined that this application was complete and scheduled a Public Hearing for the meeting this evening on August 20, 2025.

On August 20, 2025, the Planning Board declared its intent to be designated as the State Environmental Quality Review (SEQR) Lead Agency for making the environmental determination of significance on this application, directed the Town staff to prepare Part 2 and Part 3 of the Full Environmental Assessment Form, and continued the Public Hearing to the meeting this evening (September 3, 2025).

On August 29, 2025, the Planning Board's draft resolutions for this evening's consideration was sent via email to the applicant Laura Donaldson; to her engineer Jake Calabrese, P.E., of Marathon Engineering; to Thomas Yourch, Chairperson, Farmington Zoning Board of Appeals; and to the applicant's architectural firm of Edge Architecture, c/o Allen Rossignol, AIA, LEED, AP; and Project Manager Christina Fluman.

See Planning Board minutes of August 20, 2025, for a description of this project.

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Calabrese presented this application.

Mr. Hemminger asked Mr. Calabrese if he had any issues with the draft resolutions. Mr. Calabrese said no.

Mr. Brabant said that an MRB Group engineering comment letter was issued on September 2, 2025. He said that he spoke with Mr. Calabrese about it, and that the letter is mostly technical in nature. Mr. Brabant said that the applicant is headed in the right direction regarding stormwater and that there are no engineering concerns regarding the wastewater treatment facility because this will be a private facility. Mr. Calabrese said that they will begin working with the New York State Department of Environmental Conservation on these comments.

Mr. Brand said that the Public Hearing on this application will be continued to October 1, 2025, to allow time for the Zoning Board of Appeals (ZBA) to consider the applicant's area variance applications (ZB #2025-0701 and ZB #2025-0702) at the ZBA meeting later this month.

Mr. Brand requested that the draft SEQR determination of non-significance resolution be amended to reflect that the Planning Board Public Hearing on this application be continued to October 1, 2025. There were no objections to this amendment.

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

Mr. Hemminger then asked if anyone on the remote video conference wished to speak for or against this application, or to ask questions. There were no comments from those on the remote video conference.

There were no additional comments or questions 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:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ACCEPTANCE OF THE DRAFTS OF PARTS 2 AND 3
OF THE FULL ENVIRONMENTAL ASSESSMENT FORMS
PRELIMINARY SITE PLAN, BRIDGES FOR BRAIN INJURY, INC.**

PB #2025-0704

**APPLICANT: Laura Donaldson, Bridges for Brain Injury, Inc.,
5760 Duke of Gloucester Way, Farmington, N.Y. 14425**

ACTION: Lead Agency accepting drafts of Parts 2 and 3 of the Full Environmental Assessment Forms for the granting of Preliminary Site Plan Approval to allow for the construction of a 16,000-square-foot Day Programming Building, an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area, as well as infrastructure and on-site parking improvements all related to the Bridges for Brain Injury operations at 1111 County Road 8, Farmington, N.Y. 14425.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) is the designated Lead Agency for the above referenced Unlisted Action; and

WHEREAS the Board has received from Town Staff drafts of Parts 2 and 3 of the Full Environmental Assessment Forms (FEAFs); and

WHEREAS, the Board has reviewed the draft documents.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby accept the draft documents as being accurate and complete for allowing the Board to use in making its required findings and the determination of significance upon the above referenced Action.

BE IT FINALLY RESOLVED that the Board directs copies of this resolution accepting the drafts of Parts 2 and 3 FEAFs and these FEAFs are to be filed with the Involved Agencies, the applicant, the applicant's engineer and the project file as provided for under the SEQRA and Town Law Regulations.

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

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

Motion carried.

■ 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 amended:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
SEQR DETERMINATION OF NON-SIGNIFICANCE
PRELIMINARY SITE PLAN, BRIDGES FOR BRAIN INJURY, INC.**

PB #2025-0704

APPLICANT: Laura Donaldson, Bridges for Brain Injury, Inc.,
5760 Duke of Gloucester Way, Farmington, N.Y. 14425

ACTION: Lead Agency determination of Non-Significance: Preliminary Site Plan Approval to allow for the construction of a 16,000-square-foot Day Programming Building, an 11,400-square-foot Wildlife Education Building with adjacent outdoor wildlife area, as well as infrastructure and on-site parking improvements all related to the Bridges for Brain Injury operations at 1111 County Road 8, Farmington, N.Y. 14425.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Board) the designated Lead Agency for the above referenced Unlisted Action, has completed its review of and accepted Parts 1, 2 and 3 of the Full Environmental Assessment Forms (FEAFs); and

WHEREAS the Board has reviewed the comments received from the Involved Agencies during the coordinated review period and the general public during the 30-day public com-

ment period, as provided for under the State Environmental Quality Review Act (SEQRA); and

WHEREAS the Board has reviewed the comments received at the public hearings conducted by both the Board and the Town Zoning Board of Appeals upon said Action; and

WHEREAS the Board has reviewed the Criteria contained in §617.7 (c) of NYCRR, Article 8, New York State Environmental Conservation Law (ECL).

NOW, THEREFORE, BE IT RESOLVED that the Board reasonably concludes that the following impacts are expected to result from the proposed Action when compared against the criteria in the above referenced Section 617.7 (c):

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

- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action; and
- (x) there will not be created a material demand for other actions that would result in one of the above consequences; and
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

BE IT FURTHER RESOLVED that based upon the above findings and the supporting documentation in the project files, the Board determines that the proposed Action WILL NOT result in any moderate to large adverse environmental impacts and, therefore, issues this Negative Declaration of Non-Significance.

BE IT FURTHER RESOLVED that the Board directs the Chairperson to sign the Part 3 FEAF.

BE IT FURTHER RESOLVED that the Board directs copies of this resolution making a Determination of Non-Significance along with the Parts 1, 2 and 3 FEAFs are to be filed with the Involved Agencies, the applicant, the applicant's engineer and the project file as provided for under the SEQRA and Town Law Regulations.

BE IT FINALLY RESOLVED that the Public Hearing on this application be continued to October 1, 2025.

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

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

Motion carried.

5. OPEN DISCUSSION

Director of Planning and Development:

Mr. Brand provided the following information:

- *2023–2024 Maintenance Reports—2021 Edition of the Comprehensive Plan.* This will be an action item for review and recommendation at the Planning Board meeting on September 17, 2025. These reports, when accepted by the Town Board, will become part of Appendix 6 of the *Comprehensive Plan* document. They provide a tracking of the implementation actions identified in the Plan so that when it comes time to revise (update) the Plan, the narratives for the subareas can be more readily addressed. Mr. Brand said that this is similar to a history book during the planning period.
- The Town Board conducted four Public Hearings on the adoption of local laws at the meeting on August 26, 2025. All four were approved and are being filed with the Secretary of State, i.e.:

Local Law #6 of 2025, Chapter 159: Town Code, Amendments to “Water Rules and Regulations.”

Local Law #7 of 2025, Chapter 49: Town Code, Amendments to “Animals.”

Local Law #8 of 2025: Temporary Weight Restrictions to certain Town Highways.

Local Law #9 of 2025: Burials and Burial Grounds.

- Also discussed at last week’s Town Board meeting was the Farmington Meadows Incentive Zoning Project. Based upon that discussion, Passero Associates has made further revisions to the Concept Drawing which is on display in the Main Foyer tonight. Mr. Brand requested that board members take a look at it as they exit. Mr. Brand said that he is not sure, at this time, whether there will be further discussion at next Tuesday’s Town Board meeting or at the September 23rd meeting. The next steps in the rezoning process involve the preparation of Preliminary Subdivision Plat drawings and Preliminary Site Plan drawings, along with an amended Part 1 Full Environmental Assessment Form for submission to the Planning Board at a future meeting, referral to the Ontario County Planning Board, completion of a coordinated review under the State Environmental Quality Review (SEQR) regulations, and determination and approvals with or without conditions. The Town Board has informed the applicant that they want a phasing plan identified for the site’s development. This will help with their conditions of approval.

Mr. Hemminger said that the revised Concept Drawing includes the amendments which had been suggested by the Planning Board, including the reorganization of one building in the senior housing section, and the increase in driveway widths from single-width to double-width. He said that Planning Board review early in the process makes a difference.

Mr. Brand requested that the revised Concept Drawing be posted to the Town’s iWorq database for review by the Planning Board and Town staff. He also requested that the Planning Board pay attention to the applicants’ list of Incentive Zoning

amenities which they are offering to the Town, to be sure that they are amenities and are not already Town requirements.

- There is nothing to report on the presentation of the Farmington Market Center Incentive Zoning Project. Mr. Brand said that the Town is still waiting for the applicant Angelo Ingrassia to resolve last minute lease agreements.
- Sky Solar's latest 90-day extension ends on October 15, 2025, which is the date of the Planning Board's second meeting in October. The adopted resolution specifies that they must have a letter requesting another extension submitted to the Town Development Office by 12:00 noon on Thursday, October 9, 2025 (PB #0408-24: Sky Solar Preliminary Site Plan East Project; and PB #0409-24: Sky Solar Preliminary Site Plan West Project).
- Ontario CSG 1, LLC Solar Project (New Energy Equity, Lynn T. Fish Farm, 4494 Mt. Payne Road: Fish Solar Project): No additional information has been received and there have been no requests to meet with Town Staff, which are two requirements prior to the Planning Board's determination whether the applications for a Special Use Permit and Preliminary Site Plan for the proposed Large-Scale Ground Mounted Solar Project can be accepted. The neighborhood is awakening with concerns and Freedom of Information Law (FOIL) requests. Mr. Hemminger requested that the Town staff keep Mr. Fish apprised of the status of this application. Ms. Ruthven said that Mr. Delpriore received an email from the applicant today that he is working on the materials which the Town requires, and that Mr. Delpriore spoke with Mr. Fish regarding this (PB #2025-0501: Preliminary Site Plan; and PB #2025-0502: Special Use Permit).
- It is the intent of the S. B. Ashley Management Corporation (the applicant of the Hathaway's Corners Incentive Zoning Project) to consider amending a portion of a five-acre area of the project, located at the northwest corner of the intersection of Savalla Boulevard and Barry Place, for a change in land use from commercial to residential. The Town staff met with the applicant and discussed concerns about there not being any commercial development within this mixed-use project. No further information is available at this time.
- A local law regarding Town Code Chapter 144 text amendments is expected to be considered by the Town Board on September 23, 2025, followed by a referral to the Ontario County Planning Board, and a subsequent Public Hearing before the Town Board.
- The Pre-Construction meeting for the T&M Properties of WNY project on the north side of Loomis Road (Villager Construction) is scheduled for Thursday, September 4, 2025, during the monthly Project Review Committee meeting (PB #2025-0503: Final Site Plan approved with conditions on June 4, 2025). Mr. Hemminger requested that the Town staff remind the applicant to be sure that correct number of Town inspections are conducted prior to the proposed dedication of the internal

project road to the Town. Mr. Brabant said that the Planning Board's conditions of Final Site Plan approval are carried over to the MRB Group Pre-Construction Meeting Minutes. Mr. Hemminger said that these conditions must be made clear to the applicant.

Code Enforcement Officer:

Ms. Ruthven said that the Final Site Plan Amendment application of Mr. Bellis, 5540 Holtz Road, will be on the Planning Board agenda on September 17, 2025. The Planning Board accepted the application on August 6, 2025, and initiated the State Environmental Quality Review (SEQR) 30-day coordinated review from August 7, 2025, to September 5, 2025 (PB #2025-0802).

She also said that the Final Site Plan Amendment application of the Cobblestone Arts Center, 1622 State Route 332, also will be on the Planning Board agenda on September 17, 2025 (PB #2025-0804).

Ms. Ruthven asked about the board members' experiences with the new iWorq database software. Mr. Hemminger said that the software is working fine and that he particularly likes having received emails when new materials are posted.

Highway Superintendent:

Mr. Ford said that the road binder, road gutters and sidewalks on the north side of the Creekwood Townhomes project have been poured. He said that the sidewalks on the south side of the road have been boxed out, but that no forms have been installed and no work on this side of the road has been completed in the past two weeks. He said that part of this road dedication also involves the private portion of the Pintail road and they still need to replace broken road gutters.

Town Engineer:

Mr. Brabant discussed the procedure of carrying over the Planning Board's conditions of approval to the MRB Group-prepared Pre-Construction Meeting minutes, and that he will follow this procedure when the T&M Properties of WNY (Villager Construction) Pre-Construction Meeting minutes are written.

Mr. Brabant also said that road dedication procedures are fairly lengthy and involve Town inspections and submittal of the record drawings by the applicants. He said that record drawings have not yet been received for the road dedication in the Creekwood Townhomes project, and that the applicant is running out of time for this year.

6. PUBLIC COMMENTS

None.

7. TRAINING OPPORTUNITIES

■ MRB Group/Hancock Estabrook 2025 Municipal Bootcamp Trainings

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

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

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 MR. DELUCIA, seconded by MR. BELLIS, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 7:35 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, September 17, 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
Farmington Planning Board Clerk