Corrected Conservation Board - meeting Minutes 6/12 2025

CONSERVATION BOARD **MARCH 24, 2025**

6/25/25

MEMBERS:

Bryan White, Chairman
Matt Sousa
Matt DeMarco (absent)
Paul Dureus (absent)
Kim Yourch (absent)
Sonia Phelan (absent)

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TOWN OF WASHINGTON
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The meeting began at 7:00 PM.

The November 25, 2024 minutes were tabled due to a lack of a quorum.

There were no meetings for December 2024, January 2025 and February 2025.

OPEN SPACE INDEX:

Mr. White and Mr. Sousa discussed the previous discussion the Conservation members had about adding a section to be known at 6.2 to the parks and recreation section. This section is to be called other publically owned, not recreation open space. The current maps are giving the wrong impression of what is a recreation area. Mr. Sousa will get in touch with Mr. DeMarco for a listing of parcels that will fall into the category.

Lu Engineering has to update Map 7.

Mr. White said that he will read through the plan again and members will discuss at the April 2025 meeting and then they will finalize the open space index.

The meeting was adjourned at 7:45 PM.

The next meeting will be held on April 28, 2025 at 7:00 PM.

Mary Richter, Clerk of the Boards recorded the minutes.

Conservation minutes 4/28/25

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5/13/25

CONSERVATION BOARDS **APRIL 28, 2025**

MEMBERS:

Bryan White, Chairman
Matt Sousa
Kim Yourch
Sonia Phelan
Matt DeMarco (absent)
Paul Dureus (absent)

The meeting began at 7:05 PM.

The Conservation members welcomed their guests Mr. George Cretekos, Mr. Alan Lamparella, and Ms. Aubrae Lamparella to the meeting.

MINUTES:

Mr. White made a motion to approve the March 24, 2025 minutes seconded by Mr. Sousa.

OPEN SPACE INDEX:

Mr. White and Mr. Sousa reviewed the Open Space Index (last updated in 2013) and updates that have been made to update the index to be adopted for 2025.

Mr. White and Mr. Sousa have marked and reworded the sections that need to be changed along with the table of contents. Current references will need to have the punctuation mark (.) moved so that it doesn't look like it belongs to the next sentence.

FEMA preliminary update mapping has not been officially finalize and approved. A review of the section on federal wetlands states that they don't impose a specific buffer area.

A section has been added to the Parks and Recreation portion to be called Public Recreation vs. Non Recreational. This section is publically owned, but not recreation open space (not open to the public). Map number 7 will need to be updated by Lu Engineering.

Mr. Sousa made a motion to approve the updates to be given to the Farmington Town Board for review, second by Ms. Yourch. "All present members voted "aye" to approve.

TOWN PROJECTS:

Mr. Ron Brand, Director of Planning and Development joined the meeting to discuss the current projects in town.

1. Town Sidewalk/Trail Master Plan Map on Gateway Drive. The property owner did not want to put in sidewalks but the owner will be required to put sidewalks in on Gateway Drive but not along Route 332.

2. Owner of Farmington Market Center is proposing to move forward with their plans. Mavis Tire would like to open a store and there will be two open pads for potential restaurants.

3. Canandaigua National Bank will be relocated.

4. A coffee chain is looking to come in.

5. Mr. Brand discussed the Town Board proposal for Cook Properties located on Rte 332 and County Road 41.

6. The solar farm on Commercial Drive is going forward.

7. Rte 96 and County Road 8 is also a solar farm.

8. 36 acre site located on Loomis Road an industrial park became known as Villager Construction.

The meeting was adjourned at 8:15 PM.

The will be No meeting held in May due to the Memorial Day holiday.

The next meeting will be held on June 23, 2025, 7:00 PM.

Mary Richter, Clerk of the Board recorded the minutes.

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CONSERVATION BOARD **JUNE 23, 2025**

MEMBERS

Bryan White, Chairman
Matt DeMarco
Kim Yourch-absent
Matt Sousa-absent
Sonia Phelan-absent
Paul Dureus –absent

The meeting began at 7:00 PM.

Guest: Mr. George Cretekos has returned for another meeting. Mr. Cretekos will be submitting a letter to Mr. White requesting membership to the Conservation Board.

MINUTES:

The April 23, 2025 minutes were tabled due to a lack of a quorum.
There was no meeting held for May 2025 due to the Memorial Holiday.

ADOPT-A-HIGHWAY:

The Conservation Board held their Adopt-A-Highway clean up on Saturday, June 21, 2025. The following helpers were Bryan White, Sonia Phelan, Matt Sousa, Kim Yourch, Tom Yourch, Sean Murphy, and Mary Richter.

DRAFT LOCAL LAW CHAPTER 144:

The Conservation members started to review the Town of Farmington, local law amending: Chapter 144, Subdivision of Land

Mr. Ron Brand, Director of Planning and Development joined the meeting and gave some explanation of why the needed amendments, changes in wordage, and additions were made.

The Conservation members had the following comments:

Page 3 144-3 (F) discusses conservation of natural resources
Suggest adding underlined text: "…protects environmentally sensitive areas, <u>constrained land,</u>…)
Comment: current code references topography specifically may be worth keeping in some capacity.

Page 9 144-9 (E) discusses Referrals
Comment: Should this section also include referrals to other town boards such as the town Environmental Conservation Board and the Agriculture Advisory Board for comments?

Page 15 144-11 (H) discusses stormwater management and E&SC
Comment: in addition to: "Farmington Town Code shall be determined by the Town Code Enforcement Officer, the Town's Stormwater Management Officer, as part of all preliminary and final subdivision plat/plan review and approval." should the Town Highway Superintendant also be included here with a reference to town dedicated storm water management practices?

Page 16 144-12 (A.7) discusses wetlands and floodplains
Comment: section reads “Delineation of any land exceeding a slope of 10%, land located either within or within the 100-foot buffer area of a NYSDEC Freshwater Wetland boundary…” after the first “within” should it read “an ACOE Federal wetland boundary”

Page 17-18 (144-16 & 144-17) discusses Land Requirements and Preservation of natural features
Comment: Should the Town’s Open Space Index be referred to in one of these sections?

The members reviewed through page 19 144-22.D. and will review more of the local law amendment at their next meeting in July.

The meeting was adjourned at 8:55 PM.

The next meeting will be held on July 28, 2025 at 7:00 PM.

Mary Richter, Clerk of the Board recorded the minutes.

CONSERVATION BOARD **JULY 28, 2025**

MEMBERS:

Bryan White, Chairman
Kim Yourch
George Cretekos
Matt Sousa-absent
Sonia Phelan-absent
Paul Dureus-absent

MEETING:

The meeting began at 7:02 PM.

MINUTES:

Mr. Bryan White made a motion to approve the June 23, 2025 minutes.

RESIGNATION:

Mr. Matt DeMarco resigned from the Conservation Board as he has joined the Farmington Zoning Board.

GUEST:

The Conservation Board members welcomed their guest Mr. Kasy Pechler.

DRAFT LOCAL LAW CHAPTER 144:

The Conservation members continued their review of Town of Farmington, local law amending Chapter 144, Subdivision of Land.

Page 22-144 -29 Approval of Cluster Development, pursuant to New York State Law 278. The Conservation members reviewed this section and had no comment.

144-29, B2 and C1- The protection of environmentally sensitive areas, such as surface water, federal designated areas of special flood hazard, federal and state designated freshwater wetlands, ridgelines, drumlins, steep slopes, mature trees, and historic structures.

Comment: Why the difference between slope percentages? Is the part about open space and recreational/environmental conservation remaining, if not why?

144-29, C 2 –With a portion of the old C3 removed, should they leave the existing sentence?

144-29, N & O-Why did they remove and are they now somewhere else?

Conservation members had no other comment with the rest of the local law.

FISH SOLAR FARM:

Fish Solar Farm, 4410 Mt. Payne Road, Shortsville, N.Y. 14548.
Proposed Solar Farm, 21.9 acres, South of Yellow Mills Road.

COMMENT: The Conservation member had “no comment”.

The meeting was adjourned at 8:30 PM.

The next meeting will be held on August 25, 2025 at 7:00 PM.

Mary Richter, Clerk of the Boards recorded the minutes.

CONSERVATION BOARD **AUGUST 25, 2025**

MEMBERS:

Bryan White, Chairman
Kim Yourch
Kasey Pechler
George Cretekos, absent
Matt Sousa, absent
Sonia Phelan, absent
Paul Dureus, absent

MEETING:

The meeting began at 7:10 PM.

MINUTES:

Mr. White approved the July 28, 2025 minutes, second by Ms. Yourch.

NEW MEMBER:

The Conservation Board welcomes their newest member Mr. Kasey Pechler.

DRAFT LOCAL LAW CHAPTER 144:

The members continued the review of the Town of Farmington Draft Local Law Chapter 144 updates. They reviewed the Conservation Board comments from their July 2025 minutes.

The Conservation Board members have no other comments at this time.

PLANNING BOARD APPLICATONS:

There were no Planning Board applications to review.

The meeting was adjourned at 7:30 PM.

The next meeting will be held on September 22, 2025 at 7:00 PM.

Mary Richter, Clerk of the Board recorded the minutes.

Conservation-Minutes Folder

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10/28/25

CONSERVATION BOARD **SEPTEMBER 22, 2025**

MEMBERS:

Bryan White, Chairman
George Cretekos
Kim Yourch
Kasey Pechler
Matt Sousa
Sonia Phelan (absent)
Paul Dureus (absent)

MEETING:

The meeting began at 7:05 PM.

GUEST:

The members welcomed their guest Ms. Susan Charland.

MINUTES:

Ms. Yourch made a motion to approve the August 25, 2025 minutes, seconded by Mr. Pechler. All present members voted "aye" to approve.

PLANNING BOARD APPLICATIONS:

The members reviewed the following Planning Board applications.

A. Old White Stone Development now known as Farmington Meadows, Cook Development.

Preliminary Subdivision Site Plan.

41 single family homes, 230 retail townhomes, 140 senior units, storage facility and 5 pad sites.

The Conservation members had the following comments.

1. Limit parking and utilizing parking spots. Hold land parking banking that will need to come back for site plan approval and show a need.

2. Phase project as much as possible.

3. Leave as much green space as possible.

4. Condense as much as possible.

5. Would like to see multipurpose ball fields, pavilions, swimming pool.

6. Would like to see a connection from the senior units to the park area.

Mr. Ron Brand stopped into the meeting and added additional information on this project.

OPEN SPACE INDEX:

Mr. Brand discussed the Open Space Index and two concerns that needed addressing. There needs to be a meeting with the Farmington Agriculture Board to go through the Comprehensive Plan and the Farmington Farmland Protection Plan. The town has approximately 3000 acres of good soil if it can be drained. Mr. Brand said that Ontario County has a drainage study underway.

Conservation member Mr. George Cretekos has agreed to meet with Mr. Hal Adams from the Farmington Agriculture Board to get their initial comments.

Reference to local cemeteries classifications needs to be addressed.

WINDING ROAD RESIDENTIAL SUBDIVISION:

Proposal coming for Rte 96 single family residential subdivision zoned R7.2 owned by Mahoney Brenner LLP.

The Conservation members had the following comments:

1. This is a potential wetland and may need wetland delineation.

2. Would like to see the least amount of disturbance to the site.

3. Recommend greenery screening, such as tree landscaping.

4. Consider shared driveways to increase green space.

Mr. White adjourned the meeting at 8:30 PM.

The next meeting will be held on **October 27, 2025 at 7:00 PM.**

Mary Richter, Clerk of the Board recorded the minutes.

Conservation- minutes Folder (13)

CONSERVATION BOARD **OCTOBER 27, 2025**

MEMBERS:

Bryan White, Chairman
George Cretekos
Matt Sousa
Paul Dureus
Kim Yourch
Kasey Pechler
Susan Charland
Sonia Phelan (absent)

The meeting began 7:05 PM.

MINUTES:

Mr. George Cretekos made a motion to approve the September 22, 2025 minutes, second by Ms. Yourch. All present members voted "aye" to approve.

MEMBER:

The Conservation members welcomed their newest member Ms. Susan Charland.

OPEN SPACE INDEX CONCERNS:

Mr. George Cretekos met with Mr. Hal Adams to discuss the concerns and possible edits the Farmington Agricultural Advisory Committee has with the current Open Space Index. Mr. Adams had the following comments:

Mr. Adams said that it is clear that considerable effort was put into the narrative of the open space index. Mr. Adams said that he initially did not like was the paragraph referencing "many conflicts between farm and non-farm residents". When the Agricultural Advisory Committee was first established in our town, conflict resolution was one of its stated purposes but the reality is that no one involved can recall any time that has actually occurred.

The population of Farmington is residing in the southwest quadrant and most farming occurring north and east which limits most conflict to road encounters which the open space index does mention.

Section 2.3 identifies farm profitability as the most critical factor for agricultural health is true, but the characterization of the northeast agriculture is in a state of decline is not so accurate. Mr. Adams said that farm numbers have been declining for a long time but agricultural production is very strong.

The Conservation members added that the continued presence of a strong agriculture industry in Farmington is not guaranteed. The transition of a rural agriculture community like Farmington, into a semi-rural, semi-suburban community may potentially cause conflicts between farm and non-farm residents.

New residents of the town often object to agricultural noise, dust, and odors, even though the agriculture enterprise existed long before they relocated.

Traditional row crop farming (corn, wheat, soybeans) has largely replaced dairy, but has not been profitable this year due to low prices. The Conservation members agreed to remove the sentence that states "the exit of Great Lakes Kraut a number of years ago ended any significant vegetable production here. Rental of farmland here by farm operations outside the town maybe an important factor in open space preservation going forward.

Section 2.4 observes that rising land values hinder future farm viability. As the town increases farmland assessments to reflect actual sale the NYS agricultural exemption program will provide more significant tax abatement for farmland owners. Encouraging use of Farmland Protection Implementation grants is also an important tool for Farmington. The long standing town policy of not extending municipal infrastructure (in particular water) to rural areas of the town is another strategy discouraging residential development of farmland. Changes in zoning currently under consideration including possible adoption of an Agricultural Conservation Overlay District may also help in open space preservation.

Mr. Ron Brand, Director of Planning and Development joined the meeting.

Mr. Brand and the Conservation members discussed the comments and recommendation that they would like to implement into the Open Space Index under the Farmington Agricultural Advisory Committee.

An updated 2025 Open Space Index has been finalized and is ready to be presented to the Farmington Town Board at their November 12, 2025 meeting. A copy of the index has been sent to Mr. Ron Brand, Town Board members and Conservation members.

Mr. Ron Brand shared the standing of the Payne Cemetery and that it is privately owned. The Power and Hathaway Cemeteries are town maintained. North Farmington Cemetery and South Farmington Cemetery are public owned and have an association over seeing them. Mr. White said that he would like an addendum added to the September Conservation minutes about the cemeteries.

Mr. Brand reviewed the changes that were made to the Farmington Meadows plan.

The Conservation members and Mr. Brand discussed the map for the Winding Road plan. The Conservation members had marked up a previous map. The plan shows additional open space. There is now a sidewalk along County Road 41on the south side. Pedestrian access has been added off Quention Shire Road, map shows an updated phasing plan and incentive zoning.

The members would still like to see limited parking and future land banking should be maintained to the greatest extent. The town should have availability to waive compliance parking.

The members would like to see the phasing of commercial properties without gaps.

FINGER LAKES CREDIT UNION:

The members discussed the plan for the Finger Lakes Credit Union located on Route 332 near the dental office.

The Conservation members had no comments.

ADOPT-A-HIGHWAY:

The members will not do a highway clean up this fall, they will hold one in the spring.

The meeting was adjourned at 8:15 PM.

The next meeting will be held on November 24, 2025 at 7:00 PM.

Mary Richter, Clerk of the Board recorded the minutes.

Conservation Board - Minutes Folder 2025

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CONSERVATION BOARD **NOVEMBER 24, 2025**

12-23-25

MEMBERS:

Bryan White, Chairman
Kim Yourch
Kasey Pechler
George Cretekos
Matt Sousa
Susan Charland
Paul Dureus, absent
Sonia Phelan, absent

The meeting began at 7:03 PM.

MINUTES:

Mr. Sousa made a motion to approve the October 27, 2025 minutes with a correction, second by Ms. Yourch. All present members voted "aye" to approve.

OPEN SPACE INDEX:

Mr. White gave a follow up on the Open Space Index. It's finished and has been sent to Mr. Brand who will pass it on to the Town Board. There will be a public meeting held on December 9, 2025. If it gets passed it will be become an official document.

Mr. Cretekos made a motion to approve the Conservation members updated sections they provide to the Open Space Index, seconded by Mr. Sousa.

PLANNING BOARD APPLICATIONS:

Mr. Ron Brand, Farmington Director of Planning and Development joined the meeting.

The members reviewed the following Planning Board applications.

A. Canandaigua Development Company, Fairdale Meadows Subdivision (former Winding Road Subdivision) Located on Rte 332 & Boughton Hill Road. 40 lots zoned R-7.2.

B. Fish Solar Project, New Energy Equity, located on **Mt. Payne Road**

Mr. Brand updated the **Environmental** Conservation **Board (ECB)** members that he has heard from the engineer for the Fish **Solar Project who is addressing the protection of Class 1 through 4 soils on the** Farm land. Mr. Brand said that the Planning Board will need to make **findings and a determination on the need to create an Agriculture Conservation Easement (ACE) on comparable nearby land in order to justify** a solar farm **on the Fish Property**. The ECB and the Agriculture **Advisory Committee** will **likely** need to make recommendations for conservation easements.

C. Dimension Energy Project, Iron Works Site, State Route 96 (west of County Road 8), will be seeking a waiver for their existing access driveway **to provide access** between State Route 96 and their proposed solar array. There is a State Freshwater Wetland impact and a **DEC Classified** stream crossing that may be affected **if any improvements are deemed necessary to the existing driveway**. The driveway will need soil borings to determine composition and if it meets the Town's Industrial Access Road Standards. The Town's concern is the driveway's ability to accommodate the weight of a fire truck or ambulance.

FARMINGTON FIRE HOUSE:

Mr. Brand gave an advanced peak into the plans for the new 18,000 sq. ft. fire hall located on Hook Road. There will be an area that fire fighters can use to get cleaned up after a fire and also an area that will allow clean up for the trucks and equipment. There will be a bunk area for Pro longed stays if needed in emergencies such as power outages and snow storms. They will have a large meeting room that can be used for blood drives and to hold fund raisers.

FUTURE PLAN FOR THE TOWN:

Mr. Brand said that we may be seeing future plans of the 84 acres behind Prosecco Italian Restaurant

SIDEWALKS:

Mr. Brand said that the town is pushing to get all the sidewalks in town finished and connected.

PLANNING BOARD MEETINGS:

Mr. Brand asked if any of the Conservation **Board** members would consider **attending certain Planning Board meetings, on a rotating basis.** The Planning Board meets twice a month **on the first and third Wednesdays**.

BOY SCOUT:

Boy Scout Nathan Ellsworth has contacted the Town of Farmington as he is working towards a merit badge on Deforestation in Farmington. Mr. Ron Brand will provide him with map #13 from the Comprehensive Plan that shows woodland and brush lots. The Conservation **Board** members looked at these different locations within the town.

YEAR END REPORT:

Mr. White said that he will put together a report and will pass on the year's minutes. Mr. White said that he will let them know about plans the members have discussed. The loss of past members and the welcoming of new members and the adopt-a-highway clean up program.

Mr. White said that he will look to see if there is any plan to review for the **December 22, 2025 meeting** and if there isn't any plans he will let everyone know and will cancel.

The meeting was adjourned at 8:00 PM.
Mary Richter, Clerk of the Board recorded the minutes.