

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

January 3, 2024, Meeting

7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNJbnlhZz09>

Meeting ID: 931 0532 5588

Passcode: 356169

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1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED
4. ORDER OF BUSINESS
5. OTHER BOARD ACTIONS:
 - a. 2024 Rules of Procedures
 - b. Redfield Phase 2 – Final LOC Release

(continues on back)

DISCUSSION

6. OPEN DISCUSSION

Reports: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Engineer
 Fire Department
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: January 17, 2024

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

January 17, 2024, Meeting

7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED Wednesday, January 10, 2024
4. ORDER OF BUSINESS

CONTINUED SUBDIVISION:

PB #1201-23 OVERALL PRELIMINARY 189-LOT SUBDIVISION – CONT. PUBLIC HEARING

NAME: CANANDAIGUA DEVELOPMENT COMPANY LLC. 83 SOUTH MAIN STREET,
CANANDAIGUA, NEW YORK, 14424

LOCATION: NORTH SIDE OF NYS 96, SOUTH SIDE OF COLLETT ROAD, EAST OF FAIRDALE
GLEN

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Overall Preliminary Subdivision Plat approval involving a total of 186 single-family residential lots and 3 commercial lots, all of which are located on a total of 147.7 acres of land, identified as Tax Map Accounts 29.00-2-14.000 and 29.00-2-13.100; and as further identified as the Paddock Landing Subdivision, owned by Canandaigua Development Company LLC. The proposed Action involves creating a total of 186

Residential Lots with related site improvements on approximately 136.11 acres of land; and creating 3 Commercial Lots, containing approximately a total of 11.59 acres of land involving a total of 50,000 square feet of commercial buildings and related site improvements.

CONTINUED SITE PLAN:

PB #1202-23 OVERALL PRELIMINARY 189-LOT SITE PLAN APPROVAL – CONT. PUBLIC HEARING

NAME: CANANDAIGUA DEVELOPMENT COMPANY LLC. 83 SOUTH MAIN STREET, CANANDAIGUA, NEW YORK, 14424

LOCATION: NORTH SIDE OF NYS 96 AND SOUTH SIDE OF COLLETT ROAD

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Overall Preliminary Site Plan approval to erect a total of 186 single-family residences with related site improvements and erecting 3 Commercial Buildings, involving a total of 50,000 square feet of building space with related site improvements.

SUBDIVISION:

PB #0101-24 PRELIMINARY 2-LOT RE-SUBDIVISION – PUBLIC HEARING

NAME: JASON LAPLANT, 353 LYNDON ROAD, FAIRPORT, NEW YORK 14450

LOCATION: SOUTHSIDE OF NYS ROUTE 96 WEST OF COUNTY ROAD 28

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Two Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 43.00-1-4.300, containing approximately a total of 9.538 acres of land; and as further to be identified as Preliminary Re-Subdivision of Lot C of the Charles LaPlant Subdivision. The proposed action involves creating Lot R-C consisting of approximately 6.518 acres with existing barn and Lot R-D consisting of approximately 3.020 acres, both lots are to remain as non-approved building lots requiring site plan approval before any Building Permits may be issued.

PB #0102-24 PRELIMINARY 5-LOT RE-SUBDIVISION – PUBLIC HEARING

NAME: FRANK DIFELICE, 91 VICTOR HEIGHTS PKWY, VICTOR, NEW YORK, 14564

LOCATION: 5998 NYS ROUTE 96

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Preliminary Five Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 29.11-3-15.000, containing approximately a total of 4.6 acres of land; and as further to be identified as Preliminary Re-Subdivision for Redfield Grove Commercial Development. The proposed action involves creating Lot R-1 consisting of approximately .226 acres with existing house, Lot R-2 consisting of approximately 1.135 acres, Lot R-3 consisting of approximately 1.017 acres, Lot R-4 consisting of approximately 1.077 acres, and Lot R-5 consisting of approximately 1.118 acres, all lots are to remain as non-approved building lots requiring site plan approval before any Building Permits may be issued.

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

February 7, 2024, Meeting

7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION:

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: APD ENGINEERING & ARCHITECTURE c/o CHRISTOPHER KAMBAR, P.E., 615 FISHERS RUN, VICTOR, NEW YORK, 14564 ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of

land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots - Lot #R-5A consisting of 6.437 acres, Lot #R-5B consisting of 2.212 acres and Lot #R-5C consisting of 3.442 acres – out of Lot #5A and Lot #5B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

CONTINUED PRELIMINARY SUBDIVISION:

PB #1201-23 OVERALL PRELIMINARY 189-LOT SUBDIVISION – CONT. PUBLIC HEARING

NAME: CANANDAIGUA DEVELOPMENT COMPANY LLC. 83 SOUTH MAIN STREET, CANANDAIGUA, NEW YORK, 14424

LOCATION: NORTH SIDE OF NYS 96, SOUTH SIDE OF COLLETT ROAD, EAST OF FAIRDALE GLEN

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Overall Preliminary Subdivision Plat approval involving a total of 186 single-family residential lots and 3 commercial lots, all of which are located on a total of 147.7 acres of land, identified as Tax Map Accounts 29.00-2-14.000 and 29.00-2-13.100; and as further identified as the Paddock Landing Subdivision, owned by Canandaigua Development Company LLC. The proposed Action involves creating a total of 186 Residential Lots with related site improvements on approximately 136.11 acres of land; and creating 3 Commercial Lots, containing approximately a total of 11.59 acres of land involving a total of 50,000 square feet of commercial buildings and related site improvements.

CONTINUED SITE PLAN:

PB #1202-23 OVERALL PRELIMINARY 189-LOT SITE PLAN APPROVAL – CONT. PUBLIC HEARING

NAME: CANANDAIGUA DEVELOPMENT COMPANY LLC. 83 SOUTH MAIN STREET, CANANDAIGUA, NEW YORK, 14424

LOCATION: NORTH SIDE OF NYS 96 AND SOUTH SIDE OF COLLETT ROAD

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Overall Preliminary Site Plan approval to erect a total of 186 single-family residences with related site improvements and erecting 3 Commercial Buildings, involving a total of 50,000 square feet of building space with related site improvements.

5. OTHER BOARD ACTIONS:

- a. Creekwood Phase 2 – Deeming Application Adequate to set a Public Hearing

DISCUSSION

6. OPEN DISCUSSION

Reports: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Engineer
 Conservation Board
 Fire Department
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: February 21, 2024

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

February 21, 2024, Meeting
7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED Wednesday, February 14, 2024
4. ORDER OF BUSINESS

CONTINUED PRELIMINARY SUBDIVISION:

PB #1201-23 OVERALL PRELIMINARY 189-LOT SUBDIVISION – CONT. PUBLIC HEARING

NAME: CANANDAIGUA DEVELOPMENT COMPANY LLC. 83 SOUTH MAIN STREET,
CANANDAIGUA, NEW YORK, 14424

LOCATION: NORTH SIDE OF NYS 96, SOUTH SIDE OF COLLETT ROAD, EAST OF FAIRDALE
GLEN

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Overall Preliminary Subdivision Plat approval involving a total of 186 single-family residential lots and 3 commercial lots, all of which are located on a total of 147.7 acres of land, identified as Tax Map Accounts 29.00-2-14.000 and 29.00-2-13.100; and as further identified as the Paddock Landing Subdivision, owned by Canandaigua Development Company LLC. The proposed Action involves creating a total of 186

Residential Lots with related site improvements on approximately 136.11 acres of land; and creating 3 Commercial Lots, containing approximately a total of 11.59 acres of land involving a total of 50,000 square feet of commercial buildings and related site improvements.

CONTINUED SITE PLAN:

PB #1202-23 OVERALL PRELIMINARY 189-LOT SITE PLAN APPROVAL – CONT. PUBLIC HEARING

NAME: CANANDAIGUA DEVELOPMENT COMPANY LLC. 83 SOUTH MAIN STREET, CANANDAIGUA, NEW YORK, 14424

LOCATION: NORTH SIDE OF NYS 96 AND SOUTH SIDE OF COLLETT ROAD

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Overall Preliminary Site Plan approval to erect a total of 186 single-family residences with related site improvements and erecting 3 Commercial Buildings, involving a total of 50,000 square feet of building space with related site improvements.

NEW SUBDIVISION:

PB #0201-24 PRELIMINARY 4-LOT RE-SUBDIVISION – PUBLIC HEARING

NAME: PINTAIL CROSSING, LLC. 1000 UNIVERSITY AVENUE SUITE 500, ROCHESTER, NEW YORK 14607

LOCATION: 5792 PINTAIL CROSSING AND THE ADJACENT PARCEL TO THE EAST

ZONING DISTRICT: RMF Rural Multiple Family

REQUEST: Preliminary Four Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 41.07-1-28.411 and 41.07-1-28.412, containing approximately a total of 15.15 acres of land; and as further to be identified as Preliminary Re-Subdivision Plat of Lots R1 and R2 of the Pintail Crossing Project. The proposed action involves creating Lot R-1 consisting of approximately 2.77 acres with three existing apartment buildings and community center, Lot R-2 consisting of approximately 5.27 acres with four existing apartment buildings, Lot R-3 consisting of approximately 1.017 acres, Lot R-4 consisting of approximately 2.41 acres, and proposed right of way consisting of approximately 1.85 acres, all lots are to remain as non-approved building lots requiring site plan approval before any Building Permits may be issued.

SITE PLAN:

PB 0507-21 FINAL SITE PLAN AMENDMENT

NAME: UNION CROSSING DEVELOPMENT, LLC, 105 DESPATCH DRIVE SUITE A, EAST ROCHESTER, NEW YORK 14445

LOCATION: THE PROPERTY IS LOCATED ON LAND AT THE NORTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 41 AND COUNTY ROAD 8

ZONING DISTRICT: LI Limited Industrial

REQUEST: Final Site Plan Amendment to increase the building size for the western building to provide a 200,000 square-foot building with a future building expansion area of 100,000 square-feet for a total building square-footage of 300,000 square feet and to decrease the eastern building size to 132,000 square-feet with the total building area of both buildings to remain 432,000 square feet.

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

March 6, 2024, Meeting
7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED
4. ORDER OF BUSINESS

SITE PLAN:

PB #0103-24 FINAL 71-LOT SITE PLAN APPROVAL

NAME: ROBERT BRENNER FOR CANANDAIGUA DEVELOPMENT COMPANY LLC, 83 SOUTH MAIN STREET, CANANDAIGUA, NEW YORK 14424

LOCATION: 1532-1582 ALFALFA CRES, 1561-1589 MEADOWBROOK LANE

ZONING DISTRICT: R-7.2 Planned Subdivision

REQUEST: Final Site Plan approval for construction of seventy-one (71) single family homes along with supporting infrastructure and a storm water management facility.

5. OTHER BOARD ACTIONS:

DISCUSSION

6. OPEN DISCUSSION

Reports: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Engineer
 Conservation Board
 Fire Department
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: March 20, 2024

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

March 20, 2024 Meeting

7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED
4. ORDER OF BUSINESS

CONTINUED SITE PLAN AMENDMENT:

PB 0507-21 FINAL SITE PLAN AMENDMENT

NAME: UNION CROSSING DEVELOPMENT, LLC, 105 DESPATCH DRIVE SUITE A, EAST ROCHESTER, NEW YORK 14445

LOCATION: THE PROPERTY IS LOCATED ON LAND AT THE NORTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 41 AND COUNTY ROAD 8

ZONING DISTRICT: LI Limited Industrial

REQUEST: Final Site Plan Amendment to increase the building size for the western building to provide a 200,000 square-foot building with a future building expansion area of 100,000 square-feet for a total building square-footage of 300,000 square feet and to decrease the eastern building size to 132,000 square-feet with the total building area of both buildings to remain 432,000 square feet.

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**April 17, 2024,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED – April 10, 2024 in Daily Messenger
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION:

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: APD ENGINEERING & ARCHITECTURE c/o CHRISTOPHER KAMBAR, P.E., 615 FISHERS RUN, VICTOR, NEW YORK, 14564 ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots

- Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #5A and Lot #5B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

PB #0201-24 PRELIMINARY 2-LOT SUBDIVISION – PUBLIC HEARING

NAME: PINTAIL CROSSING, LLC. 1000 UNIVERSITY AVENUE SUITE 500, ROCHESTER, NEW YORK 14607

LOCATION: 5792 PINTAIL CROSSING AND THE ADJACENT PARCEL TO THE EAST

ZONING DISTRICT: RMF Rural Multiple Family

REQUEST: Preliminary Two Lot Subdivision Plat approval of Land, identified as Tax Map Accounts 41.07-1-28.411 and 41.07-1-28.412, containing a total of approximately 15.15 acres of land; and as further to be identified as Preliminary Subdivision Plat of Lots 1A and 2A of the Creekwood Extension Brickwood Management Townhouse Project. The proposed action involves creating Lot 1A consisting of approximately 2.77 acres with eight existing apartment buildings and a community center building and Lot R-2A consisting of approximately 5.27 acres with five proposed buildings comprising a total of 40 townhouse dwelling units, and a proposed 60-foot wide right-of-way for the construction of Pintail Crossing consisting of approximately 1.85 acres. Lot 1A is to remain as previously approved apartment project and Lot 1B to remain as a non-approved building lots requiring site plan approval for the proposed 40 unit townhouse project before any Building Permits may be issued.

FINAL SUBDIVISION:

PB #0404-24 FINAL 2-LOT RE-SUBDIVISION

NAME: JASON LAPLANT, 353 LYNDON ROAD, FAIRPORT, NEW YORK 14450

LOCATION: SOUTHSIDE OF NYS ROUTE 96 WEST OF COUNTY ROAD 28

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Two Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 43.00-1-4.300, containing approximately a total of 9.538 acres of land; and as further to be identified as Final Re-Subdivision of Lot C of the Charles LaPlant Subdivision. The proposed action involves creating Lot R-C consisting of approximately 6.518 acres with existing barn and Lot R-D consisting of approximately 3.020 acres, both lots are to remain as non-approved building lots requiring site plan approval before any Building Permits may be issued.

SITE PLAN:

PB 0408-24 PRELIMINARY SITE PLAN APPROVAL (EAST) – PUBLIC HEARING

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the

construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB 0409-24 PRELIMINARY SITE PLAN APPROVAL (WEST) – PUBLIC HEARING

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

SPECIAL USE:

PB 0406-24 SPECIAL USE PERMIT APPROVAL (EAST) – PUBLIC HEARING

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account Number 29.00-1-84.113.

PB 0407-24 SPECIAL USE PERMIT APPROVAL (WEST) – PUBLIC HEARING

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account Number 29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account Numbers 29.07-4-055 through -070 and Account Numbers 29.0-4-073 and -074 which are located along the west side of Redfield Drive.

5. OTHER BOARD ACTIONS:

- a) Review for the Town of Victor for the Norbut Solar Project located on the south side of CR 41 adjacent to the Victor/Farmington Town Line Per General Municipal Law 239-nn
- b) Deeming Application Adequate for Site Plan Amendment – Mattie’s Power Sports.
- c) Deeming Application Adequate to set a Public Hearing for Preliminary Two Lot Subdivision – Potter - CR 8 and CR41.
- d) Deeming Application Adequate to set a Public Hearing for 5 Lot Subdivision – Scout Plains Subdivision – CR 8 and Holtz
- e) Hathaway Corners Phase 2B – Partial LOC Release
- f) WNY Commerical Warehouse Project – Partial LOC Release
- g) Farmbrook Subdivision Phases 7A and 7B -Letter of Credit Establishment

DISCUSSION

6. OPEN DISCUSSION

Reports:

Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: May 1, 2024

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**May 1, 2024,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED – April 10, 2024 in Daily Messenger
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION:

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: APD ENGINEERING & ARCHITECTURE c/o CHRISTOPHER KAMBAR, P.E., 615 FISHERS RUN, VICTOR, NEW YORK, 14564 ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots

- Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #5A and Lot #5B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

SUBDIVISION:

PB #0501-24 PRELIMINARY 2-LOT SUBDIVISION – PUBLIC HEARING

NAME: DEBORAH POTTER, 1426 COUNTY ROAD 8, SHORTSVILLE, NEW YORK 14548

ZONING DISTRICT: RR-80 RURAL RESIDENTIAL

REQUEST: Preliminary Two Lot Subdivision Plat approval of Land, Lots No. 1 and No. 2, identified as Tax Map Account 42.00-1-4.100, containing a total of approximately 2.9 acres of land and as further to be identified as Preliminary Subdivision of Land of Debora K. Potter. The proposed Lot No. 1 is a vacant piece of land and to be approved as a Non-Buildable Lot subject to site plan approval. Proposed Lot No. 2 is a parcel of land developed with a single-family dwelling and related site improvements. The property is on the west side of County Road 8, northwest of the intersection of County Roads 8 & 41.

5. OTHER BOARD ACTIONS:

DISCUSSION

6. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: May 15, 2024

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**May 15, 2024,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNjbnlhZz09>

Meeting ID: 931 0532 5588

Passcode: 356169

One tap mobile

+16465588656,,93105325588#,,,,*356169# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION:

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: APD ENGINEERING & ARCHITECTURE c/o CHRISTOPHER KAMBAR, P.E., 615 FISHERS RUN, VICTOR, NEW YORK, 14564 ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots

- Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #5A and Lot #5B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

SITE PLAN:

PB 0408-24 PRELIMINARY SITE PLAN APPROVAL (EAST) – PUBLIC HEARING (CONTINUED)

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB 0409-24 PRELIMINARY SITE PLAN APPROVAL (WEST) – PUBLIC HEARING (CONTINUED)

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

SPECIAL USE:

PB 0406-24 SPECIAL USE PERMIT APPROVAL (EAST) – PUBLIC HEARING (CONTINUED)

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts

along the south side of Collett Road and extends south to the north property line for Tax Map Account Number 29.00-1-84.113.

PB 0407-24 SPECIAL USE PERMIT APPROVAL (WEST) – PUBLIC HEARING (CONTINUED)

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account Number 29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account Numbers 29.07-4-055 through -070 and Account Numbers 29.0-4-073 and -074 which are located along the west side of Redfield Drive.

5. OTHER BOARD ACTIONS:

- a) Deeming Application Adequate for Site Plan Amendment – Maddie’s Power Sports.
- b) Closing of Public Hearing- Debora K. Potter Two Lot Subdivision
- c) Deeming Application Adequate for Preliminary Site Plan – 5998 State Route 96

DISCUSSION

6. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: June 5, 2024

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

June 5, 2024,
Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNJbnlhZz09>

Meeting ID: 931 0532 5588

Passcode: 356169

One tap mobile

+16465588656,,93105325588#,,, *356169# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING
2. APPROVAL OF MAY 15, 2024, MEETING MINUTES
3. LEGAL NOTICE PUBLISHED – May 29, 2024, in Daily Messenger, for PB #0503-24.
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION:

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: APD ENGINEERING & ARCHITECTURE c/o CHRISTOPHER KAMBAR, P.E., 615 FISHERS RUN, VICTOR, NEW YORK, 14564 ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots

- Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #R5-A and Lot #R5-B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

SUBDIVISION:

PB #0503-24 PRELIMINARY 5-LOT RE-SUBDIVISION – PUBLIC HEARING

NAME: DEHOLLANDER DESIGN, INC. c/o SCOTT DEHOLLANDER, P.E. 7346 DRYER ROAD, VICTOR, NEW YORK, 14564

LOCATION: NORTHEAST CORNER OF COUNTY ROAD 8 AND HOLTZ ROAD.

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Five (5) Lot Re-Subdivision Plat approval of Land, Lots No. R-1 thru No. R-5, identified as Tax Map Account 9.03-1-6.000, containing a total of approximately 12.4 acres of land and as further to be identified as Preliminary Re-Subdivision Plat, Scout Plains Subdivision. All five (5) proposed Lots will remain as vacant unapproved Building Lots with each subject to Final Site Plan Approval by the Town Planning Board. The property is located along the east side of County Road 8 and the north side of Holtz Road 8 and is zoned A-80 Agricultural District.

5. OTHER BOARD ACTIONS:

DISCUSSION

6. OPEN DISCUSSION

Reports:

Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: June 19, 2024

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

June 19, 2024,
Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNJbnlhZz09>

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Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING
2. APPROVAL OF JUNE 5, 2024, MEETING MINUTES
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION:

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: APD ENGINEERING & ARCHITECTURE c/o CHRISTOPHER KAMBAR, P.E., 615 FISHERS RUN, VICTOR, NEW YORK, 14564 ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots - Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #R5-A and Lot #R5-B of the Pheasants Crossing Subdivision, all three of which, if such re-

subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

CONTINUED SITE PLAN:

PB 0408-24 PRELIMINARY SITE PLAN APPROVAL (EAST) – PUBLIC HEARING (CONTINUED)

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB 0409-24 PRELIMINARY SITE PLAN APPROVAL (WEST) – PUBLIC HEARING (CONTINUED)

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

SPECIAL USE:

PB 0406-24 SPECIAL USE PERMIT APPROVAL (EAST) – PUBLIC HEARING (CONTINUED)

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account Number 29.00-1-84.113.

PB 0407-24 SPECIAL USE PERMIT APPROVAL (WEST) – PUBLIC HEARING (CONTINUED)

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account Number 29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account Numbers 29.07-4-055 through -070 and Account Numbers 29.0-4-073 and -074 which are located along the west side of Redfield Drive.

SITE PLAN:

PB #0601-24 PRELIMINARY SITE PLAN FOR COMMERCIAL/RETAIL LOCATION –

NAME: MARATHON ENGINEERING c/o RAFAEL BARRETO, 39 CASCADE DRIVE, ROCHESTER, NY 14614 ACTING ON BEHALF OF BRITTANY SHERRIER, SHMILLER PROPERTIES LLC, 16 BENT OAK TRAIL, FAIRPORT, NY 14450.

LOCATION: 5998 State Route 96

ZONING DISTRICT: IZ: Redfield Grove Incentive Zoning District – Phase 3.

REQUEST: Preliminary site plan approval for a commercial/ retail use of an existing structure for a tanning and waxing business, and related site improvements on property located at 5998 -NYS Route 96.

5. OTHER BOARD ACTIONS:

- a) Deeming Application Adequate for Subdivision 1426 County Rd 8 PB 0701-24
- b) Deeming Application Adequate for Site Plan 1816 Meeting House Museum PB 0702-24
- c) Deeming Application Adequate for Special Use Permit 1816 Meeting House Museum PB 0703-24
- d) Deeming Application Adequate for Final Subdivision Scout Plains Final PB 0704-24
- e) Deeming Application Adequate for Site Plan Scout Plains Lot 4 PB 0705-24
- f) Deeming Application Adequate for Final Subdivision Pintail Crossing PB 0706-24
- g) Deeming Application Adequate for Preliminary Site Plan Creekwood Crossing PB 0707-24
- h) Deeming Application Adequate for Final Subdivision 1426 County Rd 8 PB 0701-24

DISCUSSION

6. OPEN DISCUSSION

Reports:

Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: July 17, 2024

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**July 17, 2024,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNJbnlhZz09>

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Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING
2. APPROVAL OF JUNE 19, 2024, MEETING MINUTES
3. LEGAL NOTICE PUBLISHED – June 30, 2024, in Daily Messenger, for PB #0702-24 and PB #0703-24.
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION PUBLIC HEARING (1):

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION—PUBLIC HEARING (CONTINUED)

NAME: APD ENGINEERING & ARCHITECTURE c/o CHRISTOPHER KAMBAR, P.E., 615 FISHERS RUN, VICTOR, NEW YORK, 14564 ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots - Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #R5-A and Lot #R5-B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

CONTINUED SPECIAL USE PERMITS AND PRELIMINARY SITE PLANS PUBLIC HEARINGS (4):

PB #0406-24 SKY SOLAR, SPECIAL USE PERMIT, EAST PROJECT—CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account Number 29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account Numbers 29.07-4-055 through -070 and Account Numbers 29.0-4-073 and -074 which are located along the west side of Redfield Drive.

PB #0407-24 SKY SOLAR, SPECIAL USE PERMIT, WEST PROJECT—CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account Number 29.00-1-84.113.

PB #0408-24 SKY SOLAR, PRELIMINARY SITE PLAN, EAST PROJECT—CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB #0409-24 SKY SOLAR, PRELIMINARY SITE PLAN, WEST PROJECT—CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

NEW PUBLIC HEARINGS (2);

PB #0702-24 1816 QUAKER MEETINGHOUSE MUSEUM, PRELIMINARY SITE PLAN.

NAME: DAVID BRUINIX, 724 VICTOR ROAD, MACEDON, NEW YORK 14502 ON BEHALF OF THE 1816 QUAKER MEETINGHOUSE MUSEUM.

LOCATION: Southeast corner County Road 8 and Sheldon Road, Tax Map Account 9.00-1-7.120, containing a total of 4.05 acres of land.

ZONING DISTRICT: A-80 Agricultural.

REQUEST: Preliminary Site Plan Approval for the relocated Quaker Meetinghouse Structure and related site improvements and a proposed 785 square foot museum building with public restrooms.

PB #0703-24 1816 QUAKER MEETINGHOUSE MUSEUM SPECIAL USE PERMIT.

NAME: DAVID BRUINIX, 724 VICTOR ROAD, MACEDON, NEW YORK 14502 ON BEHALF OF THE 1816 QUAKER MEETINGHOUSE MUSEUM.

LOCATION: Southeast corner County Road 8 and Sheldon Road, Tax Map Account 9.00-1-7.120, containing a total of 4.05 acres of land.

ZONING DISTRICT: A-80 Agricultural

REQUEST: Special Use Permit to operate a public building, the 1816 Quaker Meetinghouse Museum and a related museum building with public restrooms.

SUBDIVISIONS (3):

PB #0701-24 DEBORA POTTER, FINAL TWO-LOT SUBDIVISION PLAT.

NAME: Debora Potter, 1426 County Road 8, Shortsville, New York 14548.

LOCATION: West side of County Road 8, north of the intersection of County Roads 8 & 41 and Shortsville Road.

ZONING DISTRICT; A-80 Agricultural.

REQUEST: Final Two-Lot Subdivision Plat, Lots #1 and #2, "Subdivision of Land of Debra K. Potter." This is a subdivision of Tax Map Account No. 42.00-1-4.100, containing a total of 2.5 acres of land having one existing single-family dwelling and one vacant, non-buildable lot (Lot #2) requiring site plan approval before Building Permits may be issued.

PB #0704-24 SCOTT DEHOLLANDER, INC., FINAL FIVE-LOT RE-SUBDIVISION PLAT, SCOUT PLAINS SUBDIVISION TRACT.

NAME: DEHOLLANDER DESIGN, INC. c/o SCOTT DEHOLLANDER, P.E. 7346 DRYER ROAD, VICTOR, NEW YORK, 14564

LOCATION: NORTHEAST CORNER OF COUNTY ROAD 8 AND HOLTZ ROAD.

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Five (5) Lot Re-Subdivision Plat approval of Land, Lots No. R-1 thru No. R-5, identified as Tax Map Account 9.03-1-6.000, containing a total of approximately 12.4 acres of land and as further to be identified as Final Re-Subdivision Plat, Scout Plains Subdivision. All five (5) proposed Lots will remain as vacant unapproved Building Lots with each subject to Final Site Plan Approval by the Town Planning Board. The property is located along the east side of County Road 8 and the north side of Holtz Road 8 and is zoned A-80 Agricultural District.

PB #0706-24 PINTAIL CROSSING 2, FINAL TWO-LOT SUBDIVISION PLAT.

NAME: Robert Corredine, Conifer Realty, LLC, Suite 500, 1000 University Avenue, Rochester, NY 14607

LOCATION: Pintail Crossing, located south of Quentonshire Drive and extending east from the Pintail Apartments Project – Phase 1 to the intersection of Redfern Drive and Running Brook Road.

ZONING DISTRICT: RMF Residential Multi-Family

REQUEST: Final Two Lot Subdivision Plat Approval, creating Lot R1A, Pintail Apartments Phase 1 and Lot R1B, Creekwood Townhomes – Phase 2.

PRELIMINARY SITE PLAN (2)

PB #0705-24 DEHOLLANDER DESIGN, PRELIMINARY SITE PLAN, LOT #4, SCOUT PLAINS SUBDIVISION TRACT.

NAME: DEHOLLANDER DESIGN, INC. c/o SCOTT DEHOLLANDER, P.E. 7346 DRYER ROAD, VICTOR, NEW YORK, 14564

LOCATION: North side of Holtz Road, approximately 610 feet east of the intersection of County Road 8 and Holtz Road.

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Site Plan Approval to permit the construction of a 2,500 square foot single-family dwelling and related site improvements upon Lot #4 of the Scout Plains Subdivision Tract.

PB #0707-24 CREEKWOOD TOWNHOUSE PROJECT—PHASE TWO, PRELIMINARY SITE PLAN

NAME: Evan Van Epps, c/o Brickwood Management, 25 Silverlight Way, Rochester, NY 14624

LOCATION: Along both sides of the future extension of Pintail Crossing, between the Pintail Apartments Phase 1 Project and the intersection of Running Brook Road and Redfern Drive.

ZONING DISTRICT: RMF Residential Multi-Family District.

REQUEST: Preliminary Site Plan Approval to permit the construction of 40 townhouse dwelling units and related site improvements

5. OTHER BOARD ACTIONS:

- a. PB #0504-23 Final Letter of Credit Release, Western New York Flex Space Project.
- b. PB #0602-19 Partial Letter of Credit Release, CountryMax Industrial Project.

6. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: August 7, 2024

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**August 7, 2024,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySk1VdTVldnBtWjNJbnlhZz09>

Meeting ID: 931 0532 5588

Passcode: 356169

One tap mobile

+16465588656,,93105325588#,,,,*356169# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING
2. APPROVAL OF JULY 17, 2024, MEETING MINUTES
3. LEGAL NOTICE PUBLISHED – There are no new legal notices published for tonight’s meeting.
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION PUBLIC HEARING (1):

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: VENEZIA ASSOCIATES, ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots - Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #R5-A and Lot #R5-B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

CONTINUED SPECIAL USE PERMITS AND PRELIMINARY SITE PLANS PUBLIC HEARINGS(4):

PB #0406-24 SKY SOLAR, SPECIAL USE PERMIT, EAST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account Number 29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account Numbers 29.07-4-055 through -070 and Account Numbers 29.0-4-073 and -074 which are located along the west side of Redfield Drive.

PB#0407-24 SKY SOLAR, SPECIAL USE PERMIT, WEST PROJECT - CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account Number 29.00-1-84.113.

PB#0408-24 SKY SOLAR, PRELIMINARY SITE PLAN, EAST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB#0409-24 SKY SOLAR, PRELIMINARY SITE PLAN, WEST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

FINAL SITE PLAN (1)

PB #0708-24 SCHMILLER PROPERTIES, LLC, c/o BRITTANY SHERRIER, FINAL SITE PLAN PHASE 3, LOT #1, REDFIELD GROVE INCENTIVE ZONING DISTRICT.

LOCATION: 5998 State Route 96, Farmington, New York 14425

ZONING DISTRICT: IZ INCENTIVE ZONING, REDFIELD GROVE IZ PROJECT

REQUEST; Final site plan approval, renovation of existing building and related site improvements for a waxing & tanning business on Lot #1.

PRELIMINARY SITE PLAN (1)

PB #0709-24 DEBORA K. POTTER, PRELIMINARY SITE PLAN APPROVAL, LOT #1, HERPICH RESIDENCE.

LOCATION: 1428 County Road 8, Shortsville, New York 14548

ZONING DISTRICT: RR-80 RURAL RESIDENTIAL

REQUEST: Preliminary Site Plan Approval to construct a single-family dwelling and related site improvements on Lot #1, Debora K. Potter Two Lot Subdivision Plat.

5. OTHER BOARD ACTIONS:

- a. Partial Letter of Credit Release, Release No. 1, GLN Farmington Realty Project.
- b. Paddock Landing Preliminary Overall Subdivision & Site Plan, 90-day extension.
- c. Partial Letter of Credit Release, Release No. 1, Farmbrook Subdivision, Phases 7A & 7B.

6. OPEN DISCUSSION

Reports:

- Director of Development
- Code Enforcement Officer
- Town Highway/Parks Superintendent
- Town Engineer
- Conservation Board
- Fire Department
- Planning Board members
- Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: August 21, 2024

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**August 21, 2024,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

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1. OPEN MEETING
2. APPROVAL OF JULY 17, 2024, MEETING MINUTES
3. LEGAL NOTICE PUBLISHED – There are no new legal notices published for tonight’s meeting.
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION PUBLIC HEARING (1):

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: VENEZIA ASSOCIATES, ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots - Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #R5-A and Lot #R5-B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

CONTINUED SPECIAL USE PERMITS AND PRELIMINARY SITE PLANS PUBLIC HEARINGS(4):

PB #0406-24 SKY SOLAR, SPECIAL USE PERMIT, EAST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account Number 29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account Numbers 29.07-4-055 through -070 and Account Numbers 29.0-4-073 and -074 which are located along the west side of Redfield Drive.

PB#0407-24 SKY SOLAR, SPECIAL USE PERMIT, WEST PROJECT - CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account Number 29.00-1-84.113.

PB#0408-24 SKY SOLAR, PRELIMINARY SITE PLAN, EAST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB#0409-24 SKY SOLAR, PRELIMINARY SITE PLAN, WEST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

FINAL SITE PLAN (1)

PB#0710-24 CONIFER REALTY, LLC, & BRICKWOOD MANAGEMENT, FINAL SITE PLAN APPROVAL, CREEKWOOD PHASE 2 PROJECT.

NAME: MATTHEW TOMLINSON, MARATHON ENGINEERING, ON BEHALF OF CONIFER REALTY & BRICKWOOD MANAGEMENT, 39 CASCADE DRIVE, ROCHESTER, NEW YORK 14614

LOCATION: BETWEEN QUENTONSHIRE DRIVE AND RUNNING BROOK ROAD, TAX MAP ACCOUNT NUMBER 41.07-1-28.412.

ZONING DISTRICT: RMF – RESIDENTIAL MULTI-FAMILY

REQUEST: An application for Final Site Plan Approval to construct 40 townhouse dwelling units and related site improvements on approximately 6 acres of land located north of Farmbrook, west of Running Brook Drive and east of the Pintail Crossing Apartment Project.

5. OTHER BOARD ACTIONS:

- a. Partial Letter of Credit Release, Release No. 2, Hathaway's Corners, Phase 2A Project.
- b. Partial Letter of Credit Release, Release No. 3, Hathaway's Corners, Phases 2B Project.
- c. PB #0802-24, 1715 State Route 332, Preliminary Site Plan, SEQR Classification, deciding upon a public hearing and if it is a complete application to proceed with referral to OCPB and future agenda.
- d. PB #0501-23, Poretta Temporary Use Permit and Preliminary Site Plan Application, update.
- e. PB#0801-24, 1816 Quaker Meetinghouse Final Site Plan, deciding upon a public hearing and if it is complete to proceed with scheduling for the 9/04/24 Planning Board Agenda.
- f. PB#0803-24, Lot #4, Scout Plains Subdivision, Final Site Plan, deciding upon a public hearing and if it is complete to proceed with scheduling for the 9/04/24 Planning Board Agenda.
- g. PB#0710-24, Conifer Realty, LLC & Brookwood Management, recommendation to establish a Letter of Credit.

6. OPEN DISCUSSION

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: September 4, 2024

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**September 4, 2024,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

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Dial by your location

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Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING
2. APPROVAL OF AUGUST 21, 2024, MEETING MINUTES
3. LEGAL NOTICE PUBLISHED – There are no new legal notices published for tonight’s meeting.
4. ORDER OF BUSINESS

CONTINUED RE-SUBDIVISION PUBLIC HEARING (1):

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: VENEZIA ASSOCIATES, ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots - Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #R5-A and Lot #R5-B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

CONTINUED SPECIAL USE PERMITS AND PRELIMINARY SITE PLANS PUBLIC HEARINGS(4):

PB #0406-24 SKY SOLAR, SPECIAL USE PERMIT, EAST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account Number 29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account Numbers 29.07-4-055 through -070 and Account Numbers 29.0-4-073 and -074 which are located along the west side of Redfield Drive.

PB#0407-24 SKY SOLAR, SPECIAL USE PERMIT, WEST PROJECT - CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account Number 29.00-1-84.113.

PB#0408-24 SKY SOLAR, PRELIMINARY SITE PLAN, EAST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB#0409-24 SKY SOLAR, PRELIMINARY SITE PLAN, WEST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

FINAL SITE PLANS (2)

PB #0803-24 DEHOLLANDER DESIGN, FINAL SITE PLAN, LOT #4, SCOUT PLAINS SUBDIVISION TRACT.

NAME: DEHOLLANDER DESIGN, INC. c/o SCOTT DEHOLLANDER, P.E. 7346 DRYER ROAD, VICTOR, NEW YORK, 14564

LOCATION: North side of Holtz Road, approximately 610 feet east of the intersection of County Road 8 and Holtz Road.

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Site Plan Approval to permit the construction of a 2,500 square foot single-family dwelling and related site improvements upon Lot #4 of the Scout Plains Subdivision Tract.

PB #0801-24 BME ASSOCIATES, FINAL SITE PLAN APPLICATION – 1816 QUAKER MEETINGHOUSE MUSEUM PROJECT

NAME: DAVID BRUINIX, 724 Victor Road, Macedon, New York 14502

LOCATION; Tax Map Account No. 9.00-1-7.12, containing approximately 4.1 acres of land, located at the south east corner of the intersection of County Road 8 and Sheldon Road.

ZONING DISTRICT: A-80 Agricultural District

5. OTHER BOARD ACTIONS:

- a. Concept Plan discussion – Alexander-Shear 8 lot subdivision of land located along the south side of Collett Road and the west side of County Road 8, north of the Niagara Mohawk Power Corporation, Tax Map Account No. 29.00-2-47.000.

6. OPEN DISCUSSIONS:

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: September 18, 2024

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

September 18, 2024,

Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

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Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING
2. APPROVAL OF SEPTEMBER 4, 2024, MEETING MINUTES
3. LEGAL NOTICE PUBLISHED – There are no new legal notices published for tonight’s meeting.
4. ORDER OF BUSINESS

CONTINUED SPECIAL USE PERMITS AND PRELIMINARY SITE PLANS PUBLIC HEARINGS(4):

PB #0406-24 SKY SOLAR, SPECIAL USE PERMIT, EAST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays and a transformer area upon a portion of Tax Map Account Number 29.07-1-057. This parcel is known as the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of A Safe Place Self-Storage property which fronts along the south side of Collett Road and extending south to the north property line for New Energy Works and the western properties of Tax Map Account Numbers 29.07-4-055 through -070 and Account Numbers 29.0-4-073 and -074 which are located along the west side of Redfield Drive.

PB#0407-24 SKY SOLAR, SPECIAL USE PERMIT, WEST PROJECT - CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for a Special Use Permit to allow for the construction and operation of solar arrays, a transformer area and a stand-alone battery energy storage system upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive. This parcel is to be known as the western portion of the Sky Solar, Inc., Commercial Drive Solar Project and is located south of the American Lumber property which fronts along the south side of Collett Road and extends south to the north property line for Tax Map Account Number 29.00-1-84.113.

PB#0408-24 SKY SOLAR, PRELIMINARY SITE PLAN, EAST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB#0409-24 SKY SOLAR, PRELIMINARY SITE PLAN, WEST PROJECT – CONTINUED PUBLIC HEARING.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL DRIVE.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

5. OTHER BOARD ACTIONS:

- a. PB #0502-24, Maddie’s Power Sports, Final Site Plan Amendment Application, 6226 State Route 96, determination of completeness, classification under SEQR, determination whether to hold a public hearing and scheduling.
- b. PB #0901-24, Dale & Alan Sadler, Preliminary Two-Lot Subdivision Plat Application, 5576 Allen Padgham Road, determination of completeness, classification under SEQR and scheduling a public hearing.
- c. PB #0902-24, Brian Blazey, Preliminary Two-Lot Subdivision Plat Application, 5075 Rushmore Road, determination of completeness, classification under SEQR and scheduling a public hearing.
- d. PB #0903-24, Scott Blazey, Preliminary Site Plan Approval Application, 5075 Rushmore Road, Lot No. 1, determination of completeness, classification under SEQR and determination whether to hold a public hearing and scheduling.
- e. PB #0904-24, Nicole & Chris Herpich, Final Site Plan Approval Application, Lot #1, Debra K. Potter Subdivision, County Road 8, determination of completeness, determination whether to hold a public hearing and scheduling.
- f. PB #0905-24, DeHollander Design, Inc., Preliminary Site Plan Approval Application, Lot #1, Scout Plains Subdivision Tract, County Road 8, determination of completeness, determination whether to hold a public hearing, determining exempt from referral to Ontario County Planning Board and scheduling.

6. OPEN DISCUSSIONS:

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. **PUBLIC COMMENTS**

8. **ADJOURNMENT OF MEETING**

Next Meeting Date: October 2, 2024

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

October 2, 2024,

Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNJbnlhZz09>

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Find your local number: <https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNJbnlhZz09>

1. OPEN MEETING
2. APPROVAL OF SEPTEMBER 18, 2024, MEETING MINUTES
3. LEGAL NOTICES PUBLISHED – Chairperson attests to the publishing of the following legal notices for tonight’s meeting in the Town’s Official Newspaper on Tuesday, September 24, 2024.

PB #0901-24, an application by Dale and Alan Sadler, for preliminary subdivision plat approval for subdividing Tax Map Account Number 9.00-1-4.000, containing a total of 82.2 acres of land, located along the north side of Allan Padgham Road, between County Road 8 and Hook Road, into two Lots. Lot No. 1 to contain approximately 5.2 acres of land with an existing single-family dwelling and existing buildings; and Lot No. 2 to contain approximately 77.0 acres of vacant land. Lot No. 2 to be classified as Non-Approved Building Lot subject further to Final Site Plan Approval. These two sites are zoned A-80 Agricultural District; and

PB #0903-24, an application by Brian Blazey, for preliminary subdivision plat approval for subdividing Tax Map Account Number 18.00-2-10.130, containing a total of 28.122 acres of land, located along the north side of Rushmore Road, between, County Road 28 and Sheldon Road, into two Lots. Lot No. 1 to contain approximately 23.010 acres of vacant land and Lot No. 2, to contain approximately 5.112 acres of land, both proposed lots to be classified as Non-Approved Building Lots subject further to Final Site Plan Approvals. These two sites are zoned A-80 Agricultural District. All persons of interest shall be heard that evening by the Planning Board, either in person or via ZOOM.

By order of Edward Hemminger, Chairperson,
Town of Farmington Planning Board

4. ORDER OF BUSINESS

A. CONTINUED RE-SUBDIVISION PUBLIC HEARING (1):

PB #0702-23 PRELIMINARY 3-LOT RE-SUBDIVISION – PUBLIC HEARING (CONTINUED)

NAME: VENEZIA ASSOCIATES, ACTING ON BEHALF OF THE FOWLER FAMILY TRUST, 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425.

LOCATION: 6240 PHEASANTS CROSSING AND THE ADJACENT PARCEL TO THE SOUTH

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Re-Subdivision of lands, identified as Lot #5A (Tax Map Account No. 29.13-1-5.100) containing 7.9 acres of land and Lot #5B (Tax Map Account No. 29.13-1-5.200), containing 4.2 acres of land of the Pheasants Crossing Subdivision, both Lot #5A and Lot #5B being owned by the Fowler Family Trust. The proposed Action requests approval of a Preliminary Re-Subdivision Plat that would create three lots - Lot #R-5A consisting of 0.574 acre, Lot #R-5B consisting of 0.574 acre and Lot #R-5C consisting of 10.941 acres – out of Lot #R5-A and Lot #R5-B of the Pheasants Crossing Subdivision, all three of which, if such re-subdivision is approved, are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

B. NEW PUBLIC HEARINGS (2):

PB #0901-24, PRELIMINARY TWO LOT SUBDIVISION PLAT APPLICATION.

NAMES: Dale and Alan Sadler, 5321 Fox Road, Farmington, New York 14425.

LOCATION: Tax Map Account No. 9.00-1-4.000, located along the north side of Allan Padgham Road, between County Road 8 and Hook Road.

ZONING DISTRICT: A-80 Agricultural District

REQUEST: an application by Dale and Alan Sadler, for preliminary subdivision plat approval for subdividing a total of 82.2 acres of land, into two Lots. Lot No. 1 to contain approximately 5.2 acres of land with an existing single-family dwelling and existing buildings; and Lot No. 2 to contain approximately 77.0 acres of vacant land. Lot No. 2 to be classified as Non-Approved Building Lot subject further to Final Site Plan Approval.

PB #0902-24, PRELIMINARY TWO LOT SUBDIVISION PLAT APPLICATION.

NAMES: Brian Blazey, 5075 Rushmore Road, Palmyra, New York 14523.

LOCATION: Tax Map Account No. 18.00-2-10.130, located along the north side of Rushmore Road, between County Road 28 and Sheldon Road.

ZONING DISTRICT: A-80 Agricultural District

REQUEST: an application by Brian Blazey, for preliminary subdivision plat approval of a total of 28.122 acres of land, into two Lots. Lot No. 1 to contain approximately 23.010 acres of vacant land and Lot No. 2, to contain approximately 5.112 acres of land, both proposed lots to be classified as Non-Approved Building Lots subject further to Final Site Plan Approvals.

C. PUBLIC MEETING ACTION ITEMS:

PB#0502-24, FINAL SITE PLAN AMENDMENT APPLICATION

NAME: Venezia Associates, on behalf of Graham Markus, Markus Development

LOCATION: 6266 State Route 96, Farmington, New York 14425

ZONING DISTRICT: GB General Business

REQUEST: an application by Graham Markus, for an amendment to the final site plan drawing providing for outdoor display areas and related site lighting and security improvements.

PB #0904-24, FINAL SITE PLAN APPLICATION

NAME: Nicole & Chris Herpich, 49 Coachlight Circle, Farmington, New York 14425.

LOCATION: West side of County Road 8, north of the intersection with County Road 41 and Shortsville Road, and south of State Route 96. Lot No. 1, Debra K. Potter Subdivision.

ZONING DISTRICT: RR-80 Rural Residential

REQUEST: an application for final site plan approval to construct a single-family dwelling and related site improvements on Lot No. 1, Debra K. Potter Subdivision.

PB #0905-24, PRELIMINARY SITE PLAN APPLICATION

NAME: Scott DeHollander, P.E., DeHollander Design, Inc., 7346 Dryer Road, Victor, New York
14564

LOCATION: Lot #1, Scout Plains Subdivision Tract, east side of County Road 8, north of the
intersection with Holtz and Martz Roads.

ZONING DISTRICT: A-80 Agricultural

REQUEST: an application for preliminary site plan approval to construct a single-family dwelling and
related site improvements on Lot #1, Scout Plains Subdivision Tract.

5. OTHER BOARD ACTION:

- a. Whitestone Incentive Zoning Project – Concept Plan Update and Tentative Schedule for
Preliminary Overall Subdivision Plat and Site Plan Approvals.

6. OPEN DISCUSSIONS:

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: October 16, 2024

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

**October 16, 2024,
Meeting 7:00 p.m.**

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. **Join the meeting by clicking the following link:**

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Dial by your location

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Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING
2. APPROVAL OF SEPTEMBER 18, 2024, MEETING MINUTES
3. LEGAL NOTICES PUBLISHED – Chairperson attests to there being no legal notices published for tonight’s meeting in the Town’s Official Newspaper.
4. ORDER OF BUSINESS

A. CONTINUED PUBLIC HEARINGS; SITE PLAN APPLICATIONS

PB#0408-24 SKY SOLAR, PRELIMINARY SITE PLAN, EAST PROJECT.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: NORTHERN PORTION OF COMMERCIAL DRIVE WITH THE NORTH END OF THE SOUTHERN PORTION OF COMMERCIAL DRIVE AND LOCATED ON TAX MAP ACCOUNTS 029.07-1-057 AND -058

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays and a transformer area on the eastern portion of the Sky Solar, Inc., Commercial Drive Solar Project, and the construction of a section of Town Road with sidewalks, crosswalks, streetlights, water line and fire hydrants completing the missing link between the south end of the northern portion of Commercial Drive with the north end of the southern portion of Commercial Drive and located on Tax Map Accounts 029.07-1-057 and -058 which contains a total of 7.75 acres of land.

PB#0409-24 SKY SOLAR, PRELIMINARY SITE PLAN, WEST PROJECT.

NAME: SKY SOLAR, INC., 1129 NORTHERN BOULEVARD, SUITE 404, MANHASSET, NEW YORK 11030

LOCATION: TAX MAP ACCOUNT NUMBER 29.00-1-84.112 WITH ACCESS FROM ALONG EAST CORPORATE DRIVE AND A FUTURE EXTENSION OF COMMERCIAL.

ZONING DISTRICT: LI- LIMITED INDUSTRIAL

REQUEST: An application for Preliminary Site Plan approval to allow for the construction of solar arrays, a transformer area and a stand-alone battery energy storage system to be located upon a portion of Tax Map Account Number 29.00-1-84.112 comprised of a total of 5.5 acres of land with access from along East Corporate Drive and a future extension of Commercial Drive.

B. NEW PUBLIC HEARING (0): None

C. PUBLIC MEETING ACTION ITEM (0): None

5. OTHER BOARD ACTIONS:

- a. PB #0301-24, Farmbrook Subdivision, Phases 7A & 7B, Letter of Credit Release #2.
- b. PB #0903-24, Scott Blazey, Preliminary Site Plan, Lot #2 Brian L. & Elizabeth S. Blazey Subdivision Tract, determination of complete application and scheduling public meeting.
- c. PB #1001-24, Scott Blazey, Final Three Lot Subdivision, Brian L. & Elizabeth S. Blazey Subdivision Tract, determination of complete application and scheduling public meeting.
- d. PB #1002-24, Jeff Shear, Preliminary Five Lot Alexander-Shear Subdivision Tract, determination of complete application, directing referral to Ontario County Planning Board and scheduling public hearing.

- e. PB#1003-24, Jeff Shear, Preliminary Site Plan, Proposed Lot #3 of the Five Lot Alexander-Shear Subdivision Tract, determination of complete application, whether to require a public hearing and scheduling a public meeting.
- f. PB#1004-24, Noelle Porretta, Preliminary Site Plan, Temporary Use Permit for site drainage commercial operations (Condition of Approval ZB # 0801-24).
- g. PB #1005-24, Alan & Dale Sadler, Final Two Lot Subdivision Plat of the Alan T. & Dale L. Sadler Subdivision Tract, determination of complete application and scheduling a public meeting.

6. OPEN DISCUSSIONS:

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: November 6 , 2024

TOWN OF
FARMINGTON



Planning Board Special Meeting Agenda

November 13, 2024,
Meeting 5:30 p.m.

THIS SPECIAL MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

<https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNJbnlhZz09>

Meeting ID: 931 0532 5588

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Dial by your location

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Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING – Chairperson identifies this special meeting is to be conducted in accordance with the adopted 2024 Planning Board Rules of Procedure.
2. APPROVAL OF OCTOBER 16, 2024, MEETING MINUTES
3. LEGAL NOTICES PUBLISHED – Chairperson attests to there being no legal notice required to be published for tonight’s agenda item. The Chairperson further attests to Public Notices of this special scheduled meeting having been provided by the Clerk of the Board to the Town’s Official Newspaper, The Daily Messenger, on Wednesday, November 6, 2024; and to a Public Notice posted on the Bulletin Board at the Town Hall, on Wednesday, November 6, 2023; and to a Public Notice posted on the Town’s Website, on Wednesday, November 6, 2024; and to a draft resolution for Files PB#1201-23 and PB#1202-23, being posted on the Town’s Official Website, on Wednesday, November 6, 2024; all of which in compliance with the State’s Open Meetings Law and the Planning Board Adopted Rules of Procedure.
4. ORDER OF BUSINESS

A. CONTINUED PUBLIC HEARINGS OR SITE PLAN APPLICATIONS (0)

There are no continued public hearings on tonight’s agenda.

B. NEW PUBLIC HEARING (0): None.

C. PUBLIC MEETING ACTION ITEMS (0): None.

5. OTHER BOARD ACTIONS:

- a. Paddock Landing, Request for 90-day Extension of Overall Preliminary Subdivision & Site Plan Approvals.

6. OPEN DISCUSSIONS:

- Reports:**
- Director of Development
 - Code Enforcement Officer
 - Town Highway/Parks Superintendent
 - Town Engineer
 - Conservation Board
 - Fire Department
 - Planning Board members
 - Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: November 20, 2024.

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

November 20, 2024,
Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

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Find your local number: [https://zoom.us/u/adnn0foxAt](https://zoom.us/j/93105325588?pwd=aGlsSkVySkIVdTVldnBtWjNJbnlhZz09)

1. OPEN MEETING – Chairperson introduces members and Town staff present, identifies the emergency exits and informs that this meeting is to be conducted with the adopted 2024 Planning Board Rules of Procedure.
2. APPROVALS OF - October 16, 2024, MEETING MINUTES and November 13, 2024, SPECIAL MEETING MINUTES.
3. LEGAL NOTICES PUBLISHED – Chairperson attests to the legal notice being published in the Town’s Official Newspaper, the Daily Messenger, for tonight’s agenda item PB #1002-24, Jeff Shear, 229 Gallant Fox Lane, Webster, New York 14580; for preliminary plat approval of the proposed six (6) lot Alexander-Shear Subdivision Tract, on Tuesday November 5, 2024 and to the posting thereof on the Town Hall Bulletin Board.
4. ORDER OF BUSINESS

A. CONTINUED PUBLIC HEARINGS (0)

There are no continued public hearings on tonight’s agenda.

B. NEW PUBLIC HEARING (1):

PB #1002-24 Jeff Shear, 229 Gallant Fox Lane, Webster, New York 14580

Action: Preliminary subdivision plat approval of a six (6) lot subdivision of land, comprised of five (5) proposed building lots and one (1) non-approved building lot, to be known as the Alexander-Shear Subdivision Tract. This action involves the Real Property Tax Map Account number 029.000-2-12.100, containing a total of 15.5 acres of land.

Location: The action is located along the south side of Collett Road and the west side of Ontario County Road No. 8 north of the Ontario Railroad land.

C. PUBLIC MEETING ACTION ITEMS (4):

PB #0502-24 Graham Marcus, 196 Ellis Hill Road, Arkport, New York 14807

Action: Final Site Plan Amendment, Maddie's Motorsports, 6226 State Route 96, Farmington, New York 14425

Location: North side of State Route 96, between Mertensia Road and Elizabeth Way, Tax Map Account #29.00-1-56.100.

PB #1001-24 Scott Blazey, 5075 Rushmore Road, Palmyra, New York 14522

Action: Final Subdivision Plat Approval, Lots #1, #2 and #3 Brian L. and Elizabeth S. Blazey Three Lot Subdivision Plat.

Location: South side of Rushmore Road, between County Road 28 and Sheldon Road, Tax Map Accounts #18.00-2-10.200 and #18.00-2-10.130.

PB #1004-24 Noelle Porretta, 4484 State Street, Shortsville, New York 14548

Action: Preliminary Site Plan Approval for a Drainage Excavation Operation business.

Location: North side of State Street, between State Route 96 and the Manchester Town Line, Tax Map Account #31.00-1-20.130.

PB #1005-24 Alan and Dale Sadler, 5321 Fox Road, Farmington, New York 14425

Action: Final Subdivision Plat Approval, Lots #1 and #2 Alan and Dale Subdivision.

Location: North side of Allen Padgham Road, between Hook Road and County Road 8, Tax Map Account # 9.00-1-4.000.

5. OTHER BOARD ACTIONS:

- a. PB#0903-24, Preliminary Site Plan Application, Lot 2 of the Brian L. & Elizabeth S. Blazey Three Lot Subdivision Tract – a determination of completeness and scheduling a public meeting.
- b. PB#1101-24, Final Site Plan Application, Lot 1 of the Scout Plains Subdivision Tract – a determination of completeness and whether to require a public hearing.
- c. ACOD Agriculture Conservation Overlay District – Chapter 165 text amendment – introduction.
- d. Sidewalk/Trail Master Plan Map Update – discussion.

6. OPEN DISCUSSIONS:

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Conservation Board
Fire Department
Planning Board members
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: December 4, 2024.

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

December 4, 2024,

Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

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1. OPEN MEETING – Chairperson introduces members and Town staff present, identifies the emergency exits and informs that this meeting is to be conducted with the adopted 2024 Planning Board Rules of Procedure.
2. APPROVAL OF - November 20, 2024, MEETING MINUTES.
3. LEGAL NOTICES PUBLISHED – Chairperson attests to there being no legal notice published in the Town’s Official Newspaper, the Daily Messenger, for tonight’s meeting agenda.
4. ORDER OF BUSINESS

A. CONTINUED PUBLIC HEARINGS (0)

There are no continued public hearings on tonight’s agenda.

B. NEW PUBLIC HEARING (0):

There are no new public hearings on tonight’s agenda.

C. PUBLIC MEETING ACTION ITEMS (3):

PB #0502-24 Graham Marcus, 196 Ellis Hill Road, Arkport, New York 14807

Action: Final Site Plan Amendment, Maddie's Motorsports, 6226 State Route 96, Farmington, New York 14425

Location: North side of State Route 96, between Mertensia Road and Elizabeth Way, Tax Map Account #29.00-1-56.100.

PB #0903-24 Scott Blazey, 5075 Rushmore Road, Palmyra, New York 14522

Action: Preliminary Site Plan Approval, Lot #2 Brian L. and Elizabeth S. Blazey Three Lot Subdivision Plat.

Location: South side of Rushmore Road, between County Road 28 and Sheldon Road, Tax Map Account #18.00-2-10.230.

PB #1101-24 DeHollander Design, Inc., 7346 Dryer Road, Victor, New York 14564

Location: East side of County Road 8, north of the intersection with Holtz Road Tax Map Account # 9.03-1-6.100.

Action: Final Site Plan, Lot #R-1, Scout Plains Subdivision Tract.

5. OTHER BOARD ACTIONS (2)P:

- a. PB #1002-24, Alexander-Shear Six Lot Preliminary Subdivision, Designation of Lead Agency under SEQR [recall resolution adopted 11/20/24 and amend].
- b. Town Board referral for recommendation and report, rezoning of approximately 2.612 acres of land, annexed to Tax Map Account #29.00-1-70.110, located along the east side of Mertensia Road, north of State Route 96, from RMF-Residential Multi-Family to GB General Business.
- c. Villas at Hathaway's Corners, Phase 1C-B, establish Letter of Credit.
- d. 2025 meeting dates and application submittal deadlines.

6. OPEN DISCUSSIONS:

Reports:	Director of Development	Fire Department
	Code Enforcement Officer	Planning Board Members
	Town Highway/Parks Superintendent	Planning Board Chairperson
	Town Engineer	
	Environmental Conservation Board	

7. PUBLIC COMMENTS:

8. ADJOURNMENT OF MEETING

Next Meeting Date: December 18, 2024.

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

December 18, 2024,

Meeting 7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE. Join the meeting by clicking the following link:

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Dial by your location

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Find your local number: <https://zoom.us/u/adnn0foxAt>

1. OPEN MEETING – Chairperson introduces members and Town staff present, identifies the emergency exits and informs that this meeting is to be conducted with the adopted 2024 Planning Board Rules of Procedure.
2. APPROVAL OF – December 4, 2024, MEETING MINUTES.
3. LEGAL NOTICES PUBLISHED – Chairperson attests to there being no legal notice published in the Town’s Official Newspaper, the Daily Messenger, for tonight’s meeting agenda.
4. ORDER OF BUSINESS -

A. CONTINUED PUBLIC HEARING (1)

PB #1002-24 Alexander-Shear Six Lot Preliminary Subdivision, a resolution to continue the Planning Board’s findings and determination of significance upon the environmental record for this Action pending receipt of information requested from National Fuel Gas relating to existing easements on the property.

B. NEW PUBLIC HEARING (0):

There are no new public hearings on tonight’s agenda.

C. PUBLIC MEETING ACTION ITEMS (0):

5. **OTHER BOARD ACTIONS (1):**

- a. PB #0301-24, Letter of Credit Partial Release #3 – Farmbrook Subdivision, Phases 7A & 7B Project.
- b.

6. **OPEN DISCUSSIONS:**

Reports: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Engineer
Environmental Conservation Board
Fire Department
Planning Board Members
Planning Board Chairperson

7. **PUBLIC COMMENTS:**

8. **ADJOURNMENT OF MEETING**

Next Meeting Date: Thursday, January 2, 2025.