

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**January 7, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING/Moment Of Silence In Remembrance Of Margaret “Meg” Godly
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**

**SITE PLAN APPROVAL**

**DISCUSSION**

5. OPEN DISCUSSION

Report: Director of Development

1. Rezoning presentation Monarch Subdivision, Townline Rd
2. Rezoning presentation Fairdale Subdivision Commercial, Route 96
3. Auburn Meadows Overall Incentive Zoning Map Amendment
4. Mattiaccio 2 Lot Subdivision on Hathaway Dr.
5. Seneca Watershed Discovery Process/FEMA Risk Map Program
6. Auburn Trail Phase 1 Project Timeline
7. Letter Of Credit Release No. 3 – Hickory Rise Subdivision Section 1

Code Enforcement Officer

- 1.

Chairman of Planning Board

1. Organizational Meeting on January 24, 2015 @ 9:00 a.m.
2. Mary Neale appointment to Park Planning committee – PB Representative
3. Leslie O’Malley appointed to Ontario County Planning Board – Farmington Representative

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: January 21, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**January 21, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: January 14, 2015
4. ORDER OF BUSINESS

**PUBLIC HEARING:**

**A. PB 0101-15 , PRELIMINARY SUBDIVISION APPLICATION**

**NAME :** Brian Mattiaccio, 6206 Pheasant Crossing, Farmington, NY 14425

**LOCATION:** Along east side of Hathaway Dr. between State Rte 332, South of Perez Dr. and north of County Rd 41.

**ZONING DISTRICT:** General Business

**REQUEST:** Subdivision of Tax Map #29.73-1-048.200 with a portion being annexed to Tax Map No. 29.73-1-048.110, identified as Lot #1; and a portion being annexed to tax Map #29.73-1- 049 (RG&E property) and then combined with Tax Map # 29.73-1-051 (Town owned land), identified as Lot #2.

**SITE PLAN APPROVAL**

**B. PB 0102-15, FINAL 4 LOT SITE PLAN APPLICATION**

**PB 0103-15, FINAL 4 LOT SUBDIVISION APPLICATION**

**NAME:** Bill Larsen, 18 Steeplechase Dr., Southington, Ct, 06489:

**LOCATION:** The West Side Of Hook Road, Approximately 2500 Feet North Of Martz Rd

**ZONING DISTRICT:** A-80 District.

**REQUEST:** A four (4) lot subdivision approval of Larsen-Hook Road Subdivision, to create Lot 1 consisting of 1.4 acres, Lot 2 consisting of 4.7 acres, Lot 3 consisting of 5.2 acres and Lot 4 consisting of 5.64 acres for single family dwellings

**DISCUSSION**

5. OPEN DISCUSSION

Report: Director of Development

1. Reports and recommendations to Town Board:
  - a. Monarch Manor Incentive Rezoning Resolution
  - b. Simmons/Rockwell General Business Rezoning Resolution
  - c. Overall Plan Amendment – Auburn Meadows Resolution
2. Resolution recommending Maintenance. Bond - The Estates @ Beaver Creek Subdivision – Section 3.
3. Park Planning Advisory Committee Meeting – 1/28/15 @ 7:00 p.m.

4. Hickory Rise Section 1, Maintenance Bond Resolution
5. Estate at Beaver Creek, Section 3 LOC Release #2

Code Enforcement Officer

- 1.

Chairman of Planning Board

1. Organizational Meeting – January 24, 2015 @ 9:00 a.m.
2. Board Vacancy Appointment

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: February 4, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**February 4, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**  
**SITE PLAN APPROVAL**

- A. PB 0203 -15, PRELIMINARY SITE PLAN APPLICATION**  
**NAME:** JDC PROPERTY GROUP, 4520 Madison Ave, Suite 100, Kansas  
City, Missouri, 64111  
**LOCATION:** FED EX on the northside of Collett Rd, West of Hook Rd  
**ZONING DISTRICT:** GI  
**REQUEST:** Initiate SEQR – Declaration of Intent to be Lead Agency and providing 30 day public review period.

**DISCUSSION**

5. OPEN DISCUSSION  
Report: Director of Development  
  
Code Enforcement Officer  
1.Park Planning Advisory Committee Meeting  
  
Chairman of Planning Board  
3. 2015 Rules of Procedure  
4. Site Design Guidelines Resolution
6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: February 18, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**February 18, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: February 11, 2015
4. ORDER OF BUSINESS

**PUBLIC HEARING:**

- A. PB 0201-15 SPECIAL USE PERMIT  
PB 0202-15 PRELIMINARY SITE PLAN APPLICATION**  
**NAME:** Tiffany Transportation Services, 1436 Scottsville Rd, Rochester, NY 14624  
**LOCATION:** 5763 Duke of Gloucester Way  
**ZONING DISTRICT:** GB General Business  
**REQUEST:** To utilize an existing building and property for a used auto/car dealership.

**SITE PLAN APPROVAL**

- B. PB 0203-15, PRELIMINARY SITE PLAN APPLICATION**  
**NAME:** JDC PROPERTY GROUP, 4520 Madison Ave, Suite 100, Kansas  
City, Missouri, 64111  
**LOCATION:** Fed EX on the north side of Collett Rd, East of State Route 332 and West  
of Hook Rd  
**ZONING DISTRICT:** GI General Industrial  
**REQUEST:** Propose to construct package distribution center 225,000 sq ft
- C. PB 0204-15, FINAL SITE PLAN APPLICATION**  
**NAME:** Robin Hays, 234 Haywood Glen, Victor, NY 14564  
**LOCATION:** 6162 & 6132 NYS Rte 96  
**ZONING DISTRICT** GB General Business  
**REQUEST:** Finger Lakes Athletic Center. Final Site Plan Approval for Phase 1, the  
proposed use of sites for a sports and athletics facility for recreational use.
- D. PB 0205-15 , FINAL SUBDIVISION APPLICATION**  
**NAME :** Brian Mattiaccio, 6206 Pheasant Crossing, Farmington, NY 14425  
**LOCATION:** Along east side of Hathaway Dr. between State Rte 332, South of Perez  
Dr. and north of County Rd 41.  
**ZONING DISTRICT:** General Business  
**REQUEST:** Subdivision of Tax Map #29.73-1-048.200 with a portion being annexed  
to Tax Map No. 29.73-1-048.110, identified as Lot #1; and a portion being annexed  
to tax Map #29.73-1- 049 (RG&E property) and then combined with Tax Map # 29.73-  
1-051 (Town owned land), identified as Lot #2.

**DISCUSSION**

5. OPEN DISCUSSION

- Reports: Director of Development
1. Summary Report on Association of Towns Meeting
  2. Auburn Trail Project Update
  3. Fed EX SEQR Public Review and Comment Period
  - 4.

Code Enforcement Officer

- 1.

Chairman of Planning Board

5. 2015 Rules of Procedure
6. Architectural & Site Landscaping Guidelines
- 7.

County Planning Board Representative

1. Farmington Referrals
2. Adjacent Municipal Referrals
- 3.

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: March 4, 2015

March 4, 2015 meeting cancelled

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**March 18, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: March 11, 2015
4. ORDER OF BUSINESS

**PUBLIC HEARING:**

- A. PB0301-15, SPECIAL USE PERMIT  
PB 0302-15 PRELIMINARY SITE PLAN APPLICATION**  
**NAME:** The Holland Trotta Project, 1255 University Ave, Suite 240, Rochester, NY 14607:  
**LOCATION:** On The South West Corner Of NYS Route 332 And NYS Route 96  
**ZONING:** General Business District.  
**REQUEST:** a special use permit to allow a fast food restaurant. The applicant wishes to construct a fast-food restaurant with a drive-thru

**SITE PLAN APPROVAL**

- B. PB 0203-15, PRELIMINARY SITE PLAN APPLICATION**  
**NAME:** JDC PROPERTY GROUP, 4520 Madison Ave, Suite 100, Kansas City, Missouri, 64111  
**LOCATION:** Fed EX on the north side of Collett Rd, East of State Route 332 and West of Hook Rd  
**ZONING DISTRICT:** GI General Industrial  
**REQUEST:** Propose to construct package distribution center 225,000 sq ft

**DISCUSSION**

5. OPEN DISCUSSION  
Report: Director of Development  
Code Enforcement Officer  
1.  
Chairman of Planning Board  
8.  
9.
6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: April 1, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**April 1, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**

**SITE PLAN APPROVAL**

- A. **PB 0401 – 15 FINAL SITE PLAN APPLICATION**  
**NAME: TCS Industries Inc., 400 Trabold Rd, Rochester, NY 14626**  
**LOCATION: 1126 Corporate Dr East**  
**ZONING DISTRICT: LI Limited Industrial**  
**REQUEST: To amend the site plan approved October 2014 to change the location of the driveway.**
- B. **PB 0203-15, PRELIMINARY SITE PLAN APPLICATION Continued**  
**NAME: JDC PROPERTY GROUP, 4520 Madison Ave, Suite 100, Kansas City, Missouri, 64111**  
**LOCATION: Fed EX on the north side of Collett Rd, East of State Route 332 and West of Hook Rd**  
**ZONING DISTRICT: GI General Industrial**  
**REQUEST: Propose to construct package distribution center 225,000 sq ft**

**DISCUSSION**

5. OPEN DISCUSSION  
Report: Director of Development  
  
Code Enforcement Officer  
1.  
  
Chairman of Planning Board  
10. PB 0402-15, Monarch Manor, Overall Preliminary Plan Application, SEQR Declaration of Intent and Establish 30 day Public Review Period – Action Resolution.  
11.
6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: April 15, 2015



**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**April 15, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: April 8, 2015
4. ORDER OF BUSINESS

**PUBLIC HEARINGS:**

**PB 0402-15, PRELIMINARY OVERALL SUBDIVISION APPLICATION**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** To subdivide 52 acres proposing 158 lots consisting of 2,940 sq ft for two unit ranch style townhomes

**PB 0403, PRELIMINARY 40 LOTS SUBDIVISION APPLICATION SECTION 1**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** Approval for 40 lots, Section 1, consisting of 2,940 square feet for two unit ranch style townhomes.

**Informal Discussion**

**Auto Dealership, 5763 Duke of Gloucester Way** The applicant is proposing to use the existing building for an auto dealership and expand the site parking to accommodate employees, customers and auto displays.

5. OPEN DISCUSSION

Report:

Director of Development

1. Distribution of Training Materials – Association of Towns
2. Informal discussions with Wade's Expansion Concepts
3. SEQR Neg Dec Amendment – Fed EX Site Plan
4. Railroad siding grant applications
5. County Planning Board Review Committee Meeting
- 6.

Code Enforcement Officer

- 1.

County Planning Board Representative

1. Monarch Manor

Chairman of Planning Board  
1.

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: May 6, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**May 6, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARINGS:**

**PB 0402-15, PRELIMINARY OVERALL SUBDIVISION APPLICATION**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** To subdivide 52 acres proposing 158 lots consisting of 2,940 sq ft for two unit ranch style townhomes **CONTINUED**

**PB 0403-15, PRELIMINARY 40 LOTS SUBDIVISION APPLICATION SECTION 1**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** Approval for 40 lots, Section1, consisting of 2,940 square feet for two unit ranch style townhomes. **CONTINUED**

5. OPEN DISCUSSION

Report: Director of Development

1. **FedEX Update**
2. **Hathaway Drive Sidewalks**

Code Enforcement Officer

- 1.

Chairman of Planning Board

- 1.

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: May 20, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**May 20, Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: MAY 13, 2015
4. ORDER OF BUSINESS

**PUBLIC HEARING:**

**A. PB 0502-15 PRELIMINARY TWO LOT SUBDIVISION APPLICATION**

**NAME:** Claudia Roussey, 11493 Thornapple Hill, Prattsburgh, NY 14873

**LOCATION:** At The Corner Of Hook & Yahn Rd

**ZONING DISTRICT:** A-80 District

**REQUEST:** A two lot subdivision approval to create Lot 1 consisting of 3.109 acres , and Lot 2 will consist of 1.001 acres, Hook Road Subdivision for single family dwellings

**B. PB 0402-15, PRELIMINARY OVERALL SUBDIVISION APPLICATION**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** To subdivide 52 acres proposing 158 lots consisting of 2,940 sq ft for two unit ranch style townhomes **CONTINUED**

**C. PB 0403-15, PRELIMINARY 40 LOTS SUBDIVISION APPLICATION SECTION 1**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** Approval for 40 lots, Section1, consisting of 2,940 square feet for two unit ranch style townhomes. **CONTINUED**

**SITE PLAN APPROVAL**

**D. PB 0503-15, PRELIMINARY TWO LOT SITE PLAN APPLICATION**

**NAME:** Claudia Roussey, 11493 Thornapple Hill, Prattsburgh, NY 14873

**LOCATION:** At The Corner Of Hook & Yahn Rd

**ZONING DISTRICT:** : A-80 District

**REQUEST:** A two lot subdivision approval to create Lot 1 consisting of 3.109 acres , and Lot 2 will consist of 1.001 acres, Hook Road Subdivision for single family dwellings

**E. PB 0203-15, PRELIMINARY SITE PLAN APPLICATION**

**NAME:** JDC PROPERTY GROUP, 4520 Madison Ave, Suite 100, Kansas City, Missouri, 64111

**LOCATION:** Fed EX on the north side of Collett Rd, East of State Route 332 and West of Hook Rd

**ZONING DISTRICT:** GI General Industrial

**REQUEST:** Amendment to Negative Declaration

## **DISCUSSION**

### **5. OPEN DISCUSSION**

- Report: Director of Development
1. Beaver Creek Park Planning – Update
  2. Farmland Protection Plan – Update
  3. Hathaway Drive Sidewalk – Update
  4. Ontario County Hazardous Mitigation Plan Update
  5. Auburn Trail Project – Update
  6. Auburn Meadows Overall Plan Amendment.

Code Enforcement Officer

1.

Chairman of Planning Board

12.

13.

### **6. PUBLIC COMMENTS**

### **7. ADJOURNMENT OF MEETING**

Next Meeting Date: June 3, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**June 3 , Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARINGS:**

**A. PB 0502-15 PRELIMINARY TWO LOT SUBDIVISION APPLICATION**

**NAME:** Claudia Roussey, 11493 Thornapple Hill, Prattsburgh, NY 14873

**LOCATION:** At The Corner Of Hook & Yahn Rd

**ZONING DISTRICT:** A-80 District

**REQUEST:** A two lot subdivision approval to create Lot 1 consisting of 3.109 acres , and Lot 2 will consist of 1.001 acres, Hook Road Subdivision for single family dwellings **CONTINUED**

**B. PB 0402-15, PRELIMINARY OVERALL SUBDIVISION APPLICATION**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** To subdivide 52 acres proposing 158 lots consisting of 2,940 sq ft for two unit ranch style townhomes **CONTINUED**

**C. PB 0403-15, PRELIMINARY 40 LOTS SUBDIVISION APPLICATION SECTION 1**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** Approval for 40 lots, Section1, consisting of 2,940 square feet for two unit ranch style townhomes. **CONTINUED**

**SITE PLAN APPROVAL**

**D. PB 0503-15, PRELIMINARY TWO LOT SITE PLAN APPLICATION**

**NAME:** Claudia Roussey, 11493 Thornapple Hill, Prattsburgh, NY 14873

**LOCATION:** At The Corner Of Hook & Yahn Rd

**ZONING DISTRICT:** : A-80 District

**REQUEST:** A two lot subdivision approval to create Lot 1 consisting of 3.109 acres , and Lot 2 will consist of 1.001 acres, Hook Road Subdivision for single family dwellings **CONTINUED**

**E. PB 0603-15, FINAL SITE PLAN APPLICATION**

**NAME:** JDC PROPERTY GROUP, 4520 Madison Ave, Suite 100, Kansas City, Missouri, 64111

**LOCATION:** Fed EX on the north side of Collett Rd, East of State Route 332 and West of Hook Rd

**ZONING DISTRICT:** GI General Industrial

**REQUEST:** Propose to construct package distribution center 225,000 sq ft

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**June 17, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: June 10, 2015
4. ORDER OF BUSINESS

**PUBLIC HEARING:**

**PB 0602-15, SPECIAL USE PERMIT**

**NAME:** AUTO OUTLETS USA, 5669 WHISKEY HILL RD, WOLCOTT, NY 14590

**LOCATION:** 5763 Duke of Gloucester Way

**ZONING DISTRICT:** General Business District.

**REQUEST:** A special use permit to allow a pre-owned auto vehicle sales

**SITE PLAN APPROVAL**

**PB 0601-15 PRELIMINARY SITE PLAN APPLICATION**

**NAME:** AUTO OUTLETS USA, 5669 WHISKEY HILL RD, WOLCOTT, NY 14590

**LOCATION:** 5763 Duke of Gloucester Way

**ZONING DISTRICT:** General Business District.

**REQUEST:** Request a site plan approval to allow a pre-owned auto vehicle sales

**DISCUSSION**

5. OPEN DISCUSSION

Report: Director of Development

1. Fed Ex Letter of Credit
2. Maintenance Bond – Sidewalks at Hathaway Drive

Code Enforcement Officer

- 1.

Chairman of Planning Board

- 1.
- 2.

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: July 1, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**July 1, Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**

**SITE PLAN APPROVAL**

**PB 0701-15, PRELIMINARY SITE PLAN APPLICATION**

**NAME:** Victor Assoc. of Cultural & Performing Arts, Inc.

**LOCATION:** 1622 NYS Route 332

**ZONING DISTRICT:** GB

**REQUEST:** To construct 4585 square foot multi-use building addition.

**PB 0703-15 FINAL TWO LOT SUBDIVISION APPLICATION**

**NAME:** Claudia Roussey, 11493 Thornapple Hill, Prattsburgh, NY 14873

**LOCATION:** At The Corner Of Hook & Yahn Rd

**ZONING DISTRICT:** A-80 District

**REQUEST:** A two lot subdivision approval to create Lot 1 consisting of 3.109 acres , and Lot 2 will consist of 1.001 acres, Hook Road Subdivision for single family dwellings .

**PB 0702-15 FINAL TWO LOT SITE PLAN APPLICATION**

**NAME:** Claudia Roussey, 11493 Thornapple Hill, Prattsburgh, NY 14873

**LOCATION:** At The Corner Of Hook & Yahn Rd

**ZONING DISTRICT:** A-80 District

**REQUEST:** A two lot subdivision approval to create Lot 1 consisting of 3.109 acres , and Lot 2 will consist of 1.001 acres, Hook Road Subdivision for single family dwellings.

**PB 0705-15, FINAL 40 LOTS SUBDIVISION APPLICATION SECTION 1**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Monarch Manor, Northeast corner of Townline Rd and New Michigan Rd

**ZONING DISTRICT:** IZ

**REQUEST:** Approval for 40 lots, Section1, consisting of 2,940 square feet for two unit ranch style townhomes.

**DISCUSSION**

5. OPEN DISCUSSION

Report: Director of Development

1. Mattiaccio Maintenance Bond, Hathaway Drive-
- 2.



**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**July 15, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: JULY 9, 2015
4. ORDER OF BUSINESS

**PUBLIC HEARINGS**

**PB 0704-15, PRELIMINARY 74 LOT SUBDIVISION APPLICATION**

**NAME:** DiFelice Development, 91 Victor Heights Pkwy, Victor, NY 14564

**LOCATION:** NYS Route 96 and Commercial Dr

**ZONING DISTRICT:** IZ

**REQUEST:** Subdivision approval for Redfield Grove proposing 64 townhomes, one single family dwelling and five commercial/retail use,

**PB 0602-15, SPECIAL USE PERMIT CONTINUED**

**NAME:** AUTO OUTLETS USA, 5669 WHISKEY HILL RD, WOLCOTT, NY 14590

**LOCATION:** 5763 Duke of Gloucester Way

**ZONING DISTRICT:** General Business District.

**REQUEST:** A special use permit to allow a pre-owned auto vehicle sales

**SITE PLAN**

**PB 0701-15, PRELIMINARY SITE PLAN APPLICATION CONTINUED**

**NAME:** Victor Assoc. of Cultural & Performing Arts, Inc.

**LOCATION:** 1622 NYS Route 332

**ZONING DISTRICT:** General Business District.

**REQUEST:** To construct 4585 square foot multi-use building addition.

**PB 0601-15 PRELIMINARY SITE PLAN APPLICATION CONTINUED**

**NAME:** AUTO OUTLETS USA, 5669 WHISKEY HILL RD, WOLCOTT, NY 14590

**LOCATION:** 5763 Duke of Gloucester Way

**ZONING DISTRICT:** General Business District.

**REQUEST:** Request a site plan approval to allow a pre-owned auto vehicle sales

**PB 0706 -15 FINAL SITE PLAN APPLICATION CONTINUED**

**NAME:** AUTO OUTLETS USA, 5669 WHISKEY HILL RD, WOLCOTT, NY 14590

**LOCATION:** 5763 Duke of Gloucester Way

**ZONING DISTRICT:** General Business District.

**REQUEST:** Request a site plan approval to allow a pre-owned auto vehicle sales

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**August 5, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**

**SITE PLAN APPROVAL**

**PB 0701-15, PRELIMINARY SITE PLAN APPLICATION CONTINUED**

**NAME:** Victor Assoc. of Cultural & Performing Arts, Inc.

**LOCATION:** 1622 NYS Route 332

**ZONING DISTRICT:** General Business District.

**REQUEST:** To construct 4585 square foot multi-use building addition.

**PB -15, PRELIMINARY FINAL SITE PLAN APPLICATION CONTINUED**

**NAME:** The Holland Trotta Project, 1255 University Ave, Suite 240, Rochester, NY  
14607

**LOCATION:** On The South West Corner Of NYS Route 332 And NYS Route 96

**ZONING:** General Business District.

**REQUEST:** a special use permit to allow a fast food restaurant. The applicant wishes to construct a fast-food restaurant with a drive-thru

**PB 0706-15 FINAL SITE PLAN APPLICATION**

**NAME:** AUTO OUTLETS USA, 5669 WHISKEY HILL RD, WOLCOTT, NY 14590

**LOCATION:** 5763 Duke of Gloucester Way

**ZONING DISTRICT:** General Business District.

**REQUEST:** Request a site plan approval to allow a pre-owned auto vehicle sales

**PB 0801-15, FINAL SUBDIVISION APPLICATION**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY

**LOCATION:** Section 6 Auburn Meadow

**ZONING DISTRICT:** IZ

**REQUEST:** Final approval

**DISCUSSION**

5. OPEN DISCUSSION

Report: Director of Development

1. Auburn Meadows Amend Overall Section 7 North, Section 8  
North Plan

2,

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**August 19, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING:**

**PB 0704-15, PRELIMINARY 74 LOT SUBDIVISION APPLICATION**

**NAME:** DiFelice Development, 91 Victor Heights Pkwy, Victor, NY 14564

**LOCATION:** NYS Route 96 and Commercial Dr

**ZONING DISTRICT:** IZ

**REQUEST:** Subdivision approval for Redfield Grove proposing 64 townhomes, one single family dwelling and five commercial/retail use. CONTINUE

**SITE PLAN APPROVAL**

**PB 0801-15 FINAL SUBDIVISION PLAT APPLICATION**

**NAME:** A & D Development, 22 Whitestone Lane, Rochester, NY 14618

**LOCATION:** Sections 6N and 6S - Auburn Meadow Incentive Zoning Project, north side of the  
Canandaigua/Farmington Town Line Road

**ZONING DISTRICT:** Incentive Zoning

**REQUEST:** Final plat approvals Section 6N (54 lots) and Section 6S (6 lots).

**DISCUSSION**

**Informal Discussion: Applicant:** Shauncy Maldy, Parrone Engineering, 349 Commercial St, Suite 3200, East Rochester, NY 14445: Proposes a One (1) story 520' x 140' office and warehouse, Located at the southwest corner of Hook Rd and Collett Rd

5. OPEN DISCUSSION

Report: Director of Development

1. LOC, Monarch Manor, Section 1
2. Incentive Zoning Amenities & Incentives Discussion
3. Overall Preliminary Subdivision Plan – Auburn Meadows
4. Beaver Creek Park Project Update

Code Enforcement Officer

- 1.

Chairman of Planning Board

1. Planning Board Report to Town Board re: Comprehensive Plan
- 2.

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**September 2, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING:**

**PB 0704-15, PRELIMINARY 74 LOT SUBDIVISION APPLICATION CONTINUED**

**NAME:** DiFelice Development, 91 Victor Heights Pkwy, Victor, NY 14564

**LOCATION:** NYS Route 96 and Commercial Dr

**ZONING DISTRICT:** IZ

**REQUEST:** Subdivision approval for Redfield Grove proposing 64 townhome **lots**, one single family dwelling **lot**, **two general business lots** and five commercial/retail use **lots**.

**SITE PLAN APPROVAL:**

**PB 0901-15, PRELIMINARY SIGN SITE PLAN APPLICATION**

**NAME:** Holland Trotta Project, 1255 University Ave, Ste 240, Rochester, NY 14607

**LOCATION:** 1290 NYS Route 332

**ZONING DISTRICT:** GB

**REQUEST:** Sign site plan application – **Burger King Restaurant**

**DISCUSSION**

5. OPEN DISCUSSION

Report: Director of Development

1. **LOC Burger King Restaurant**
2. **LOC Auto Outlets USA**
3. **Auburn Trail Contract Agreement**
4. **Beaver Creek Park Master Plan**

Code Enforcement Officer

- 1.

Chairman of Planning Board

- 1.
- 2.

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: September 16, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**September 16, Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: September 9, 2015
4. ORDER OF BUSINESS

**PUBLIC HEARING:**

**PB 0704-15, PRELIMINARY 74 LOT SUBDIVISION APPLICATION CONTINUED**

**NAME:** DiFelice Development, 91 Victor Heights Pkwy, Victor, NY 14564

**LOCATION:** NYS Route 96 and Commercial Dr

**ZONING DISTRICT:** IZ

**REQUEST:** Subdivision approval for Redfield Grove proposing 64 townhome lots, one single family dwelling lot, two general business lots and five commercial/retail use lots.

**PB 0902-15, PRELIMINARY TWO LOT SUBDIVISION**

**NAME:** Donald Johnson, 370 County Rd 8, Farmington, NY 14425:

**LOCATION:** The property is located at 370 County Road 8 and extends to the east side of Hook Road approximately 2,850 feet north of Martz Rd

**ZONING DISTRICT:** RR-80 District

**REQUEST** (Re-applying the original preliminary application expired 180 days.) Request a two lot subdivision approval to create Lot 1 consisting of 7.747 acres with an existing dwelling, and the remaining lands of the parent parcel, Lot 2 will consist of 15.571 acres

**SITE PLAN APPROVAL**

**PB0903-15, PRELIMINARY SITE PLAN APPLICATION**

**NAME:** Donald Johnson, 370 County Rd 8, Farmington, NY 14425:

**LOCATION:** The property is located at 370 County Road 8 and extends to the east side of Hook Road approximately 2,850 feet north of Martz Rd

**ZONING DISTRICT:** RR-80 District

**REQUEST:** Lot 2 will consist of 15.571 acres for a buildable lot to build a single family dwelling

**PB 0904-15 FINAL SITE PLAN APPLICATION**

**NAME:** Victor Association of Cultural & Performing Arts, Inc., 630 Crowley Rd, Farmington, NY 14425

**LOCATION:** 1622 NYS Route 332, Cobblestone Arts Center

**ZONING DISTRICT:** GB

**REQUEST:** To construct a 4,548 sq ft multi-use building addition.

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**October 7, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**  
**SITE PLAN: NONE**

**DISCUSSION**

5. OPEN DISCUSSION
  - Report: Director of Development
    1. Estates of Beaver Creek Section3 Letter of Credit Release No. 3 (Final)
  - Code Enforcement Officer
    - 1.
  - Chairman of Planning Board
    - 1.
    - 2.
6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: October 21, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**October 21, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**

**SITE PLAN APPROVAL**

**PB 1001-15, PRELIMINARY SITE PLAN APPLICATION**

**NAME:** Primo DiFelice, 91 Victor Heights Parkway, Victor, NY 14564

**LOCATION:** Southwest Corner of Collett & Hook Rds

**ZONING DISTRICT:** LI

**REQUEST:** Propose a one story, 72,800 sq ft office and warehouse type business and potential light manufacturing use.

**DISCUSSION**

5. OPEN DISCUSSION  
Report: Director of Development  
  
Code Enforcement Officer  
1.  
  
Chairman of Planning Board  
1.  
2.
6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: November 4, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**November 4, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING NONE**  
**SITE PLAN APPROVAL**

**PB 1101-15, FINAL 2 LOT SUBDIVISION PLAN APPLICATION**

**NAME:** Donald Johnson, 370 County Rd 8, Farmington, NY 14425

**LOCATION:** Hook Rd approximately 2,850 feet north of Martz Rd

**ZONING DISTRICT:** RR-80

**REQUEST:** (Re-applying the original final application expired 180 days.) Request a two lot subdivision approval to create Lot 1 consisting of 7.747 acres with an existing dwelling, and the remaining lands of the parent parcel, Lot 2 will consist of 15.571 acres

**PB1102-15, FINAL SITE PLAN APPLICATION**

**NAME:** Donald Johnson, 370 County Rd 8, Farmington, NY 14425:

**LOCATION:** the east side of Hook Road approximately 2,850 feet north of Martz Rd

**ZONING DISTRICT:** RR-80 District

**REQUEST:** Lot 2 will consist of 15.571 acres for a buildable lot to build a single family dwelling.

**DISCUSSION**

5. OPEN DISCUSSION

Report: Director of Development

- 1. Letter of Credit Release #1, Section 1, Monarch Manor**
- 2. Case Law Update Training**
- 3. Pending Litigation Update – Executive Session**
- 4. Beaver Creek Park Master Plan Update**

Code Enforcement Officer

1.

Chairman of Planning Board

14.

15.

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: November 18, 2015



**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**November 18, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

Public Hearing NONE

Site Plan NONE

**DISCUSSION**

5. OPEN DISCUSSION
  - Report: Director of Development
    1. LOC Section 1, Monarch Manor
    2. Update on Pending Litigation
    3. Chapter 144 Amendments
  - Code Enforcement Officer
    - 1.
  - Chairman of Planning Board
    - 16.
    - 17.
6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: December 2, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**December 2, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**

**DISCUSSION**

5. OPEN DISCUSSION

Report: Director of Development

1. Monarch Manor Section 1 Letter of Credit Surety Release No. 2 – Final Release
2. Determination of Designating Lead Agency, DiFelice Industrial Complex, PB 1001-15
3. Case Law Update – Training
4. Collett Woods Phase III rezoning
5. Revised Concept Plan DiFelice Industrial Project PB 1001-15

Code Enforcement Officer

Chairman of Planning Board

1. Chapter 144 Discussion

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: December 16, 2015

**TOWN OF FARMINGTON**  
**Planning Board Agenda**  
**December 16, 2015 Meeting**  
**7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

**PUBLIC HEARING: NONE**

**SITE PLAN APPROVAL**

**PB 1201-15. PRELIMINARY SITE PLAN APPLICATION**

**NAME:** Earl Johnson, 226 Vienna St, Palmyra, NY 14522

**LOCATION:** On the North side of Rushmore Rd, between Yellow Mill Rd and County Rd 28

**ZONING DISTRICT:** A-80

**REQUEST:** Approval for a buildable lot to accommodate a single family dwelling. The parcel was previously approved March 7, 2007 as a non-approved building lot. (PB0303-07 & PB 0304-07)

**DISCUSSION**

5. OPEN DISCUSSION

Reports: Director of Development

1. Collett Woods Townhouse Phase III – rezoning presentation
2. Case Law Update – Training
3. Update on revised Preliminary Plans - Primo DiFelice Industrial Site
4. Update on Redfield Grove Section 1

Code Enforcement Officer

1. Update

Chairman of Planning Board

1. Review of Chapter 144 Critique & Timeline
2. Organizational Meeting Date
3. Discussion on pending board vacancy

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: January 6, 2016

