

**FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN APPROVAL WITH CONDITIONS**

**PB #2026-0304**

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

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

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

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

**WHEREAS** the Farmington Town Clerk did on Thursday, April 16, 2026, provide notice to the Macedon Town Clerk of tonight’s Public Hearing, in accordance with the provisions under Section 239-nn of the New York State General Municipal Law; and

**WHEREAS** the Planning Board tonight has conducted a Public Hearing on the proposed Action and has given consideration to the testimony in the hearing record.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Board approves the application for Preliminary Site Plan Approval, for the above-mentioned Action, with the following conditions:

1. The Cover Sheet is to be corrected to change the Town of Palmyra referenced to Town of Macedon.
2. Drawing C100, Existing Cond./Site Plan, is to be amended to read Preliminary Site Plan, Tax Map Account No. 10.00-1-77.100.”
3. Drawing C100 is to be further amended to add a signature and date line for the Planning Board Chairperson.

4. Drawing C100 is to be further amended to add the following General Note: A Park and Recreation Fee is to be paid to the Farmington Town Clerk prior to the Town Code Enforcement Officer issuing a Building Permit for the proposed single-family dwelling.
  
5. Drawing C100 is to be further amended to add a General Note that prior to the Town Code Enforcement Officer issuing a Building Permit for the proposed single-family dwelling, a copy of the Ontario County Highway Permit is to be provided to the Town Development Office.

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

**BE IT FURTHER RESOLVED** once Preliminary Site Plans have been signed then the Applicant may make application to the Planning Board for Final Site Plan Approval.

**BE IT FURTHER RESOLVED** that no Building Permit shall be issued by the Town Code Enforcement Officer for the proposed single-family dwelling until Final Site Plan Approval has been granted and signed final copies have been filed in the Town Development Office.

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

The above resolution was offered by NAME and seconded by NAME at a regularly scheduled meeting of the Planning Board held on Wednesday, May 6, 2026. After Planning Board members discussion, the following roll call vote was taken and recorded:

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

Motion result.

I, John M. Robortella, Clerk of the Planning Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the May 6, 2026, meeting.

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John M. Robortella, Clerk of the Planning Board L.S.

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