

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, April 5, 2023 • 7:00 p.m.

MINUTES—APPROVED

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington’s YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).

The meeting was conducted at the Farmington Town Hall and via remote video conference.

R = Attended via remote video conference.

Board Members Present Edward Hemminger, *Chairperson*
Timothy DeLucia
Douglas Viets

Board Members Excused: Adrian Bellis
Aaron Sweeney

Staff Present:
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Tim Ford, Town of Farmington Highway Superintendent
August Gordner, Town of Farmington Code Enforcement Officer and Fire Marshal

Attending:
David Capps, 768 Hook Road, Farmington, N.Y. 14425
Don Giroux, Farmington Volunteer Fire Association
John W. Hotto, R.L.A., LandTech Surveying & Planning PLLC, 1105 Ridgeway Avenue,
Rochester, N.Y. 14615
Edward and Angela Samoel, WNY Auto Sales Inc., 321 Pittsford–Palmyra Road,
Macedon, N.Y. 14502

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. by Chairperson Edward Hemminger. Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on January 4, 2023.

2. APPROVAL OF MINUTES—MARCH 15, 2023

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, that the minutes of the March 15, 2023, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

None.

4. CONTINUED PRELIMINARY SITE PLAN

PB #0203-23 Continued Preliminary Site Plan Application

Name: WNY Commercial Warehouse Project, 321 Pittsford–
Palmyra Road, Macedon, N.Y. 14502

Location: South Side of Loomis Road, east of State Route 332 and west of
Plastermill Road

Zoning District: GI General Industrial

Request: Preliminary Site Plan approval to erect two 10,000-square-foot
single-story flex-space commercial buildings. Each building will
consist of nine rental units of 1,111 square feet each having their
own overhead door, fire alarm, dry sprinkler fire protection, gas,
electric, mop sink, hand sink and bathroom for tenant occupancy.

(See Planning Board minutes of February 15, 2023, pp. 2–12, for a description of this application.)

The concept plan for this application was reviewed by the Project Review Committee on May 6, 2022.

On August 3, 2022, by a vote of 3 to 2, the Planning Board authorized the Planning Board Chairperson to sign the draft Report and Recommendation on the applicant’s rezoning

application and to transmit the report to the Town Board. The applicant requested that the property be rezoned from General Business to General Industrial (*see* Planning Board minutes, August 3, 2022, pp. 7–15).

The Project Review Committee further reviewed this application on August 4, 2022; September 1, 2022; October 6, 2022; November 10, 2022; December 1, 2022; January 5, 2023; February 2, 2023; and March 2, 2023.

On February 15, 2023, the Planning Board approved the State Environmental Quality Review (SEQR) classification for this application as an Unlisted Action; declared its intent to be designated as the SEQR Lead Agency for making the determination of significance on this application; and established the 30-day coordinated review and comment period which began on February 16, 2023, and which ended on March 13, 2023.

On February 15, 2023, the following agencies were identified by the Town staff as SEQR Involved Agencies:

- New York State Department of Environmental Conservation, Region 8 Office
- New York State Department of Transportation, Region 4 Office
- New York State Department of Transportation, Ontario County Office
- New York State Department of Health
- Canandaigua–Farmington Water District/Town of Farmington Sewer District
- Town Farmington Highway and Parks Department

On February 15, 2023, the following agencies/individuals were identified by the Town staff as SEQR Interested Agencies:

- Thomas Harvey, Director of Planning, Ontario County Department of Planning
- Kimberly Boyd, Chairperson, Town of Farmington Conservation Board
- Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C.
- Dan Delpriore, Town Code Enforcement Officer
- Matt Heilmann, Town Construction Inspector

On February 22, 2023, a response to the SEQR coordinated review was received from the Logan M. Stratton, Environmental Analyst of the New York State Department of Environmental Conservation, in which Ms. Stratton had no objections to the designation of the Planning Board as the SEQR Lead Agency. Ms. Stratton also informed the Town that project will require a New York State Freshwater Wetlands Permit (*see* email from Ms. Stratton in the project file).

On March 8, 2023, the applicant submitted a letter to the Development Office from Travis Money, Manager of Ecological Services/Senior Ecologist of Diehlux LLC of East Bloomfield, N.Y. (the applicant's wetland consultant) in which Mr. Money wrote that "we do not anticipate any further wetland or waterbody permitting requirements" from the New York State Department of Environmental Conservation (DEC).

On March 15, 2023, Mr. Money forwarded the DEC's Freshwater Wetlands Determination which indicated that “. . . the described project is located outside the regulated area and will not require a [DEC] wetland permit” (*see* Freshwater Wetlands Determination and wetland delineation in the project file).

Also on March 15, 2023, the Planning Board designated itself as the SEQR Lead Agency for making the determination of significance on this application and continued discussion to the meeting this evening (April 5, 2023).

Mr. Hotto (LandTech Surveying & Planning PLLC) presented this application. Mr. Samoel also attended.

Mr. Hotto said that they have responded positively to the previous Town staff comments and to the MRB Group engineering comments on this application, and to the conditions of approval in the draft Preliminary Site Plan resolution which had been provided to Mr. Hotto and to Mr. Samoel prior to the meeting this evening.

Mr. Hotto then reviewed the following revisions which have been made to the plans:

- The plans have been updated to the 2022 Town specifications, as directed by the Town staff.
- Doors have been added to the back of the mechanical rooms in both buildings.
- Parking spaces will be doubled striped, per the Town specification.
- Specifications for the sanitary laterals and the water line have been updated.
- Fire meters have been added to both buildings.
- The oil separator has been updated to 1,000 gallons. Mr. Hotto said that the applicant does not believe that a 1,000-gallon oil separator is needed but that the calculation will be provided as requested.
- The MRB Group engineering comments have been addressed with the submission of an operational outline which describes potential users. Mr. Hotto also said that they have provided the maximum number of parking spaces for the site and that a vehicle also can be parked in each bay.
- MRB Group engineering comments regarding construction sequencing and erosion issues have been addressed. Mr. Hotto also said that a detailed site lighting details have been include in the plan set.
- As requested at the Project Review Committee meeting on March 2, 2023, the island in the front has been removed to improve truck turning radii into and out of the site.

Mr. Hotto said that an easement has been provided around the infiltration basin to provide an access for Town inspection.

He said that a note will be added to the plans that all floor drains will flow into the oil separator, as originally proposed.

Mr. Hotto said that their environmental consultant made a second site inspection with a representative of the New York State Department of Environmental Conservation (DEC) at which time it was verified that the wetlands are depicted upon the site plan as originally shown and mapped. Mr. Hotto said that there will be no disturbance to the wetland.

Regarding draft Condition #2 (the sanitary sewer delineation and easement filing), Mr. Hotto said that the current easement cannot be located and may not have been originally filed. He asked if the Town must have this easement. Mr. Hemminger said yes.

Mr. Hotto then reviewed the Preliminary Site Plan draft conditions of approval. He said that each of the conditions will be addressed. Mr. Hotto said that a fire department connection will be located in the front of each building and that the plans will be updated to reflect this prior to the submission of an application for a building permit (draft Condition #9).

He also said that the Public Safety Sign as described in draft Condition #10 will be installed either on the right-of-way or on the applicant's property. Mr. Hemminger said that Town staff will provide the installation instructions to Mr. Hotto and that the installation of the Public Safety Sign is a requirement for the identification and location of the property by emergency vehicles.

Mr. Hotto also confirmed that the oil separator will be updated to 1,000 gallons [in response to draft Condition #4].

Mr. Brand said that the Preliminary Site Plan application had been continued to this evening's meeting to provide time for the receipt of clearance from the DEC regarding the delineation of the wetland, which has now been received.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening for the State Environmental Quality Review (SEQR) determination of significance (that the proposed action will not result in any significant [moderate to large] adverse environmental impacts), and for the board's acceptance of the Full Environmental Assessment Form Part 2, the Full Environmental Assessment Form Part 3, and the Supplemental Narrative for Part 3.

He also said that a draft resolution has been prepared for the board's consideration for Preliminary Site Plan approval with conditions.

Mr. Gordner said that the draft Preliminary Site Plan resolution has been reviewed by the building department staff. He said that the staff appreciates the revisions which Mr. Hotto and Mr. Samoel have made to the plans to address the previous comments.

Mr. Brabant acknowledged receipt of the verification of the wetland delineation by the DEC, that MRB Group has no additional comments on the Preliminary Site Plan at this time, and that all of his Preliminary Site Plan comments have been addressed. He said that a second engineering comment letter will be issued at the Final Site Plan stage.

Mr. Hemminger asked Mr. Hotto if he was okay with the draft Preliminary Site Plan conditions of approval. Mr. Hotto said yes.

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

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN SEQR DETERMINATION OF SIGNIFICANCE
WNY COMMERCIAL WAREHOUSE PROJECT**

PB #0203-23

**APPLICANT: WNY Commercial Warehouse Project, c/o Edward Samoel,
321 Pittsford-Palmyra Road, Macedon, N.Y. 14502**

**ACTION: Preliminary Site Plan SEQR Determination of Significance to
develop a 2.502±-acre site, located along the south side of
Loomis Road, west of Plastermill Road and east of New York
State Route 332, with a total of two (2) 10,000- square-foot,
one-story buildings and each building having nine (9) rental
flex-space units, each unit containing 1,111 square feet of
rental flex-space and related site improvements.**

WHEREAS, the Town of Farmington Town Planning Board (hereinafter referred to as Planning Board) has determined the above referenced Action to be classified as an Unlisted Action (hereinafter referred to as Action) under Part 617 of the State Environmental Quality Review Act (SEQR) Regulations; and

WHEREAS, the Planning Board has completed a coordinated review with Involved Agencies and is designated as the Lead Agency under SEQR Regulations for making the required determination of significance upon said Action; and

WHEREAS, the Planning Board has conducted a referral under the provisions of Sections 239-l and -m of the New York State General Municipal Law with the Ontario County Planning Board (Referral #24 of 2022) and has closed the public meeting (on Wednesday, April 5, 2023) upon said Action; and

WHEREAS, the Planning Board, has received and reviewed the Parts 2 and 3 of the Full Environmental Assessment Forms for said Action, dated March 24, 2023, prepared by the Town Director of Planning and Development; and

WHEREAS, the Planning Board has given consideration to the public comments provided during the public meetings upon said Action; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) (1) of the SEQR Regulations and the information contained within Parts 1, 2 and 3 of the (FEAF), the Part 3 Supplemental Narrative, along with supporting documentation and revised preliminary site plan drawings submitted with this application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept Parts 1, 2 and 3 of the FEAF, along with the Part 3 Supplemental Narrative for the above referenced Action.

BE IT FURTHER RESOLVED that the Planning Board having reviewed the public record upon the above referenced Action does hereby conclude the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity; traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; and
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site; and
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations; and
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site according to the State Office of Parks, Recreation and Historic Preservation (SHPO) Letter dated June 8, 2017 (File 17PR03555), or will the proposed Action impair the existing community or neighborhood character;

- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health resulting from the proposed Action;
- (viii) there will not be a change in the use of current active agricultural land resulting from the proposed Action;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation referenced above, the proposed Action WILL NOT result in any significant (Moderate to Large) adverse environmental impacts.

BE IT FURTHER RESOLVED that the Planning Board does hereby make a Determination of Non-Significance upon said Action and directs the Town Planning Board Chairperson to sign and date Part 3 of the Full Environmental Assessment Form, the State’s Negative Declaration Form.

BE IT FINALLY RESOLVED that the Clerk of the Board is to file certified copies of the environmental record, Parts 1, 2 and 3 of the Full Environmental Assessment Forms, and this Determination of Non-Significance Resolution, with the Involved Agencies, the Applicant, the Applicant’s Engineer and Town Development Staff; and to place of copy of this determination of non-significance in the rezoning file upon the above referenced Action.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Aaron Sweeney	Excused
Douglas Viets	Aye

Motion carried.

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, that the reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
WNY COMMERCIAL WAREHOUSE PROJECT
PRELIMINARY SITE PLAN APPROVAL WITH CONDITIONS**

PB #0203-23

**APPLICANT: WNY Commercial Warehouse Project, c/o Edward Samoel,
321 Pittsford-Palmyra Road, Macedon, N.Y. 14502**

**ACTION: Preliminary Site Plan approval to develop a 2.502+/-acre site,
located along the south side of Loomis Road, west of
Plastermill Road and east of New York State Route 332, with a
total of two (2) 10,000-square-foot, one-story buildings and
related site improvements.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has tonight under separate resolution made a Determination of Non-significance upon the proposed Preliminary Site Plan application; and

WHEREAS, the Board, prior to tonight’s meeting, has received and reviewed this draft resolution; and

WHEREAS, the Applicant has, at tonight’s meeting, discussed this draft resolution with the Board and has confirmed his understanding of the proposed conditions of approval and has agreed to these conditions.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby approve of the revised set of drawings that comprise this application for Preliminary Site Plan Approval, with the following conditions:

1. The approval is based upon the set of drawings prepared by Land Tech Surveying & Planning, P.L.L.C., identified as sheet numbers 1 of 1 through 13 of 13, Project Number 21217, having the latest revision date of 03-17-23, and entitled “Preliminary Site Plan, WNY Commercial Storage Facility.”
2. The sanitary sewer easement delineation and the easement filing information (e.g., liber and page) is to be shown on the Final Site Plan drawing along with a sanitary clean-out that is to be added to the lateral and located on the easement line to provide the Town access for maintenance purposes.

3. The six-inch drain lines from each building are to be lowered and all subsequent depths/inverts adjusted accordingly on the Final Site Plan drawings in order to avoid the proposed one foot bury depth under the parking lot at the north end of the site. The Applicant is also to further consider a reinforced oil/water separator or an alternate precast manufacturer that will allow for a deeper tank bury which will subsequently lower the six-inch drain lines to avoid damage and exposure to freeze thaw conditions.
4. The Applicant's Engineer is to provide the Town's Construction Inspector and the Town's Engineer with written answers to the following questions regarding the proposed sizing of the oil/water separator tank size; or the oil/water separator that is to be shown on the Final Site Plan drawings is to have a minimum size of 1,000 gallons:
 - a. Provide how the "drainable area per unit" of 24.4-foot x 30-foot was determined for the 22.2-foot x 50-foot buildings.
 - b. Provide why the calculation shown is based on 8 units per building when each building contains 9 units that will be connected to the oil/water separator.
 - c.) Provide why the total square footage . . . "for each additional 100 square foot of area draining to the separator" (9,900 square feet as referenced in the first Preliminary Site Plan submission) has changed to 5,756 square feet in the second submission.
5. Detail W-15, Fire Service Meter, is to be added to the Final Site Plan drawings.
6. Detail W-2.0, Water Main Blow-Off, is to be added to the Final Site Plan drawings.
7. Signature blocks are to be added to all drawings and located in the same spot on every sheet as shown on Appendix G-13.0 of the Town's Site Design and Development Criteria.
8. Downspouts shall not be connected to splash blocks but instead be connected by pipe to the stormwater facility. This change is to be shown on the Final Site Plan drawings.
9. The FDC is to be located at the front of each building or the Mechanical Room moved/built out as has been previously discussed. This change is to be shown on the Final Site Plan drawings.
10. The Public Safety Sign is to be relocated on the Final Site Plan drawings. This sign needs to be visible from along Plastermill Road in both directions and relocated at the driveway entrance to the Park and Ride Lot.

- 11. All comments identified in the February 10, 2023, letter to the Town’s Director of Planning and Development are to be addressed in writing to the Town Engineer and a copy provided to the Town for the Project File.

BE IT FURTHER RESOLVED that revised Preliminary Plan drawings providing signature lines on all pages, written responses to Conditions 4 and 11 above and any resulting amendments to the drawings dated above. Any amended drawing(s) are to be identified in the Revision Boxes.

BE IT FURTHER RESOLVED that this resolution granting preliminary site plan approval shall automatically expire 180 days from today unless the Applicant submits revised Preliminary Site Plan drawings showing the changes made in accordance with the above Conditions of Approval, or a written request for an extension of time is received and acted upon prior to the 180 day period.

BE IT FURTHER RESOLVED that once the revised Preliminary Site Plan drawings have been signed by Town Staff and the Town Engineer, then the Applicant may submit a Final Site Plan application with sets of Final Site Plan drawings for review by the Town Code Enforcement Officer and scheduling for a future Planning Board meeting.

BE IT FINALLY RESOLVED that copies of this resolution are to be provided to the Involved Agencies, the Town Staff, the Applicant, and the Applicant’s Engineer.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Aaron Sweeney	Excused
Douglas Viets	Aye

Motion carried.

5. NEW FINAL SITE PLAN

PB #0202-23 New Final Site Plan Application

Name: David and Angela Capps, 768 Hook Road, Farmington, N.Y. 14425
Location: 768 Hook Road

Zoning District: A-80 Agricultural District

Request: Final Site Plan approval to erect a 2,250-square-foot single-story single-family residence with an attached 2,700-square-foot barn with loft.

On May 4, 2022, the Planning Board approved the applicant’s two-lot subdivision plat with conditions.

On December 7, 2022, the Planning Board approved the State Environmental Quality Review (SEQR) Classification for the Preliminary Site Plan (Type II Action) and the Preliminary Site Plan with conditions (PB #1202-22).

Mr. Capps presented this application.

He said that the new septic system design is in place and that the application is ready for Final Site Plan approval.

Mr. Brand said that a draft resolution has been prepared for the board’s consideration this evening for approval of the Final Site Plan with conditions.

Mr. Gordner said that updated drawings have been submitted to Code Enforcement Officer Dan Delpriore and to Mr. Brand, and that the building department staff is all set and agrees with the conditions of approval on the draft Final Site Plan resolution.

Mr. Ford said that he had no comments other than that care be taken regarding the driveway [into the property off from Hook Road].

Mr. Brabant and Mr. Giroux had no comments on the application.

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

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
DAVID AND ANGELA CAPPS FINAL SITE PLAN—APPROVAL WITH CONDITIONS**

PB #0202-23

**APPLICANTS: David and Angela Capps, 768 Hook Road,
Farmington, N.Y. 14425**

**ACTION: Final Site Plan approval to construct a single-family dwelling
connecting to a barn and to a greenhouse, and related site
improvements on land [Lot #2 David & Angela Capps
Subdivision] located along the west side of Hook Road, north
of Curran Road and south of Yahn Road.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has by previous resolution classified said Action as being a Type II Action under the State’s SEQR Regulations; and

WHEREAS, the Planning Board has considered the Applicant’s presentation made at tonight’s meeting, as well as the Town Staff comments and the public record on this Action.

NOW, THEREFORE, BE IT RESOLVED that Planning Board does hereby grant Final Site Plan Approval with the following conditions:

1. Final Site Plan Approval is based in part upon the information provided on the drawings prepared by George Edward Baker, A.I.A., having the latest revision date 1/3/23, to be entitled “Lot 2, David & Angela Capps Final Site Plan,” Sheets No. 1 of 2 and 2 of 2, as are further amended based upon the conditions of approval set forth below in this resolution; and
2. Final Site Plan Approval is further based upon the information provided on the drawings prepared by Rosiek Engineering, dated 03/7/2023, Project No. 212-12, drawing numbers S-1, D-1 and D-2, entitled “Dave and Angela Capps, 772 Hook Road, New Onsite Wastewater Treatment System Design,” as are further amended based upon the conditions of approval set forth below in this resolution; and
3. The existing 30-foot-wide drainage easement is to be drawn to a scale that reflects the legal description of the filed easement. The current straight line shown and identified as the centerline of the easement is not acceptable. A copy of the drainage easement document is also to be provided to the Town Code Enforcement Officer for the Town’s files on this application. Finally, there is to be a note added to the Final Site Plan drawing that identifies the liber and page of this filed easement.
4. All easements shown on the Final Site Plan drawing(s) are to identify the liber and page of the filed easements [§ 165-100 G. (3) (c)].
5. Contours around the proposed dwelling, barn and greenhouse [§165-100 C. (1) (g)].
6. Lot #2’s Street Address is to not be identified as 768 Hook Road and such delineation is to be removed from the Final Site Plan drawings. 768 Hook Road is the address for Lot #1 of the David & Angela Capps Subdivision. The correct reference to be shown on all of the Final Site Plan Drawings, including those prepared by Rosiek Engineering, is to read . . . “Lot 2, David and Angela Capps Subdivision, Hook Road.” When, in the future, a Building Permit is issued for Lot #2, the street address will be established at that time.
7. The correct Tax Map Identification Numbers are to be shown on the Final Site Plan drawing for both Lot #1 and Lot #2 of the recently filed David & Angela Capps Subdivision.

8. Sheet 2 of 2 identifies a proposed “pantry room” located between the Media Room and the Office. The design shown on the drawing appears to be that of a bathroom. If this is indeed the proposed use of this room then label it correctly.
9. The drawings prepared by Rosiek Engineering identify the property’s address as 772 Hook Road. There is no 772 Hook Road address on file and this reference is to be removed. Instead the title for the Rosiek drawings is to read as follows . . . “Final Site Plan, Lot No. 2, David & Angela Capps Subdivision, Hook Road.”
10. All potable water service lines to all the structures on the property [Lot #2] are to be shown on the Final Site Plan drawings.
11. There is to be a Note & Reference Number 9 added to the Final Site Plan drawing that reads . . . “The design for the on-site wastewater treatment system is shown on the three (3) attachments prepared by Rosiek Engineering [drawings S-1, D-1 & D-2, Project Number 212-12, dated 03/7/23.”
12. There is to be a Note & Reference Number 10 added to the Final Site Plan drawing that reads . . . “No Building Permit shall be issued and no Development shall be allowed within 100 feet of the State Freshwater Wetland Boundary, or its delineated Buffer Area without a Freshwater Wetland Permit first being issued by the New York State Department of Environmental Conservation.”
13. There is to be a Note & Reference Number 11 added to the Final Site Plan drawing that reads . . . “The New York State Department of Environmental Conservation Freshwater Wetland Boundary shown on the Final Site Plan is an approximation and does not represent the flagging of the Wetland, or its Buffer Area required by a qualified biologist as required under the provisions of Article 24, Freshwater Wetlands, Title 23 of Article 71 of the Environmental Conservation Law.”
14. There is to be a Note & Reference Number 12 added to the Final Site Plan drawing that reads . . . “A Building Permit is required for the proposed 25kW solar PV system [§165-65 3.D. (2) of the Farmington Town Code] prior to construction.”
15. The right-of-way width for Hook Road is to be added to the Final Site Plan drawings.

BE IT FURTHER RESOLVED that once all revisions have been made to the Final Site Plan drawings as required by the Conditions of Approval listed above herein, the Applicant’s Engineer is to submit one electric copy of all drawings showing revision dates and titles, along with one paper set for the Town Code Enforcement Officer’s review and acceptance. Once the amended Final Site Plan drawings have been signed, the electronic version will be returned to the Applicant’s Engineer.

BE IT FURTHER RESOLVED that Final Site Plan approval is valid for a period of 180 days from today and shall automatically expire unless signed drawings have been completed within this period.

BE IT FINALLY RESOLVED that the Board directs that this resolution be filed with the Applicant, the Applicant’s Engineer, Town Staff and a Certified Copy placed in the Town’s Property File.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Aaron Sweeney	Excused
Douglas Viets	Aye

Motion carried.

6. BOARD ACTION

**Loomis Hidden Treasures LLC Mini Warehouse Project
Partial Letter of Credit Release #1:**

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PARTIAL LETTER OF CREDIT RELEASE #1
LOOMIS HIDDEN TREASURES LLC MINI WAREHOUSE PROJECT**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineer, dated March 15, 2023, to approve the partial release of funds (Release #1) from the established Letter of Credit for the above referenced project; and

WHEREAS, the Planning Board has also received and reviewed the signed Letter of Credit Partial Release Form (G-1.1); and the signed Letter of Credit Release Form (G-2.0); and

WHEREAS, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether to honor the requested final release of funds from the established Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector, Town Department Heads and the Town Engineers, does hereby recommend that the Town Board take formal action to approve of the request for the second partial release of funds in the total amount of \$23,710.60 from the established Letter of Credit.

BE IT FURTHER RESOLVED that the Town Supervisor is to sign the above referenced Town Letter of Credit Release Form (G-2.0) upon the Town Board’s authorization on April 11, 2023.

BE IT FURTHER RESOLVED that copies of this resolution are to be provided to: Peter Ingalsbe, Town Supervisor; Marcy Daniels, Confidential Secretary to the Town Supervisor; Michelle Finley, Town Clerk; the Applicant, John Watson, Loomis Hidden Treasures LLC, 36 Pebble Creek Lane, Pittsford, N.Y. 14534; Gregg McMahon, P.E., McMahon LaRue Associates, 822 Holt Road, Webster, N.Y. 14580; Tim Ford, Town Highway and Parks Superintendent; David Conti, Town Water and Sewer Superintendent; Matthew Heilmann, Town Construction Inspector; Dan Delpriore, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning and Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Aaron Sweeney	Excused
Douglas Viets	Aye

Motion carried.

7. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand said that no information has yet been received regarding a meeting which was held today (April 5, 2023) with the parties involved with the Farmington Market Center Incentive Zoning project (Tops Supermarket Plaza on State Route 96).

He also reported that the Town Board did not approve the Power Property Incentive Zoning Project resolution at its meeting on March 28, 2023, and that no additional information has been received regarding the GLN Realty Project [on the south side of State Route 96 west of the Farmington Market Center and east of the Farmington Commons Plaza].

Mr. Hemminger asked if there is an expiration date for the approval of the GLN Realty Project. Mr. Brand said that the applicant has two years from the date of approval.

8. PUBLIC COMMENTS

None.

9. TRAINING OPPORTUNITIES

■ New York Planning Federation Recorded Webinars:

For information: (518) 512-5270 or nypf@nypf.org

■ General Code e-Code

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.
Information:

<https://www.generalcode.com/training/>

■ Future Training Opportunities Online:

Ontario County Planning Department website now lists upcoming training:
<https://www.co.ontario.ny.us/192/Training>

■ 4th Thursday 2023 Monthly Municipal Boot Camp Program Presented by MRB Group, and Hancock and Estabrook

<https://register.gotowebinar.com/register/5013248983683015766>

Thursday, April 27, 2023, 6 p.m. to 7 p.m.: State Environmental Quality Review—SEQR

Thursday, May 25, 2023, 6 p.m. to 7 p.m.: Financing Your Future

Thursday, June 22, 2023, 6 p.m. to 7 p.m.: Specialized Zoning Tools

Thursday, July 27, 2023, 6 p.m. to 7 p.m.: Local Regulation of Cannabis

Thursday, September 28, 2023, 6 p.m. to 7 p.m.: Transforming Former Industrial Properties

Thursday, October 26, 2023, 6 p.m. to 7 p.m.: Preventing Sexual Harassment

Thursday, December 14, 2023, 6 p.m. to 7 p.m.: Case Studies: Good and Bad of 2022

10. ADJOURNMENT

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 7:15 p.m.

The next regular meeting of the Planning Board (if needed) will be held on Wednesday, April 19, 2023, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and also via remote video conference.

Following the meeting, the doors to the Town Hall were locked.

Respectfully submitted,

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