

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, August 17, 2022 • 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 Zoom video conference.

R = Attended via remote video conference.

Board Members Present

Edward Hemminger, *Chairperson*
Adrian Bellis
Timothy DeLucia
Aaron Sweeney
Douglas Viets

Staff Present:

Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Tim Ford, Town of Farmington Highway and Parks Superintendent
Collin Sowinski, Town of Farmington Engineer, MRB Group D.P.C.—**R**

Attending:

Ralph Baranes, Skylight Signs Inc., 60 Industrial Park Circle, Rochester, N.Y. 14624
Christine Bellomo, D.C., 86 Hook Road, Farmington, N.Y. 14425
Ahmed El-Halaby, Farmington Family and Implant Dentistry, 1484 State Route 332,
Farmington, N.Y. 14425
Don Giroux, 1602 Cornfield Circle, Farmington, N.Y. 14425
Tim Hannan, 676-B Crowley Road, Farmington, N.Y. 14425
Connor Hartnett—**R**
Bob Hurlbutt, 86 Hook Road, Farmington, N.Y. 14425
Connor Kilmer, Project Engineer, The DDS Companies, 45 Hendrix Road,
West Henrietta, N.Y. 14586

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 February 2, 2022.

2. APPROVAL OF MINUTES OF AUGUST 3, 2022

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the August 3, 2022, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on August 10, 2022:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct Public Hearings, both in person and virtually via Zoom, on the 17th day of August 2022 commencing at 7:00 p.m. in the Farmington Town Hall Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425 for the purpose of receiving testimony upon and considering the applications of:

PB #0703-21: LOOMIS ROAD INDUSTRIAL PARK LLC, 120 LINDEN OAKS, ROCHESTER, N.Y. 14625: Preliminary Site Plan Approval to erect a 12,600-square-foot building upon Lot #4 of the Loomis Road Industrial Park Subdivision and related site improvements including a new Town road, stormwater control facilities, landscaping, site lighting and building elevation. The property is located on the northside of Loomis Road between the New York State Thruway and Loomis Road and is zoned GI General Industrial and MTOD Major Thoroughfare Overlay District.

PB #0804-21: LOOMIS ROAD INDUSTRIAL PARK, LLC, 120 LINDEN OAKS, ROCHESTER, N.Y. 14625: Requesting a Special Use Permit to operate a motor vehicle service building upon Lot #4 of the Loomis Road Industrial Park Subdivision according to Chapter 165-77 of the Town of Farmington Codes. The property is located on the northside of Loomis Road between the New York State Thruway and Loomis Road and is zoned GI General Industrial and MTOD Major Thoroughfare Overlay District.

PB #0801-22: CHRISTINE BELLOMO, 86 HOOK ROAD, FARMINGTON, N.Y. 14625: Requesting a Special Use Permit to operate a chiropractic office according to

Chapter 165-72 of the Town of Farmington Codes. The property is located at 86 Hook Road and is zoned RS-25 Residential Suburban.

ALL PARTIES IN INTEREST and citizens will be given an opportunity to be heard in respect to such applications. Persons may appear in person or by agent.

Ed Hemminger, Chairman, Planning Board

4. NEW PUBLIC HEARING: CONTINUED PRELIMINARY SITE PLAN

**PB #0703-21 New Public Hearing:
Continued Preliminary Site Plan Application**

Name: Loomis Road Industrial Park LLC, 120 Linden Oaks, Rochester, N.Y. 14625

Location: North side of Loomis Road between the New York State Thruway and Loomis Road

Zoning District: GI General Industrial and MTOD Major Thoroughfare Overlay District

Request: Preliminary Site Plan Approval to erect a 12,600-square-foot building upon Lot #4 of the Loomis Road Industrial Park Sub-division and related site improvements including a new Town road, stormwater control facilities, landscaping, site lighting and building elevation. The property is located on the northside of Loomis Road between the New York State Thruway and Loomis Road.

On July 7, 2021, and on July 6, 2022, the Planning Board approved the Final Re-Subdivision Plat with conditions for this project (PB #0702-21).

The State Environmental Quality Review (SEQR) 30-day coordinated review period for this application was conducted from July 8, 2021, to August 9, 2021.

On August 18, 2021, the Public Hearing on the Preliminary Site Plan was opened.

On September 15, 2021, the Public Hearing was reconvened. The Planning Board determined that the Action will not result in any significant adverse environmental impacts. The Public Hearing was continued to October 20, 2021.

On October 20, 2021, the Public Hearing was reconvened. The Public Hearing was continued to November 17, 2021.

On November 17, 2021, the Public Hearing was reconvened. The Public Hearing was continued to January 19, 2022.

On January 19, 2022, the Public Hearing was reconvened. The Public Hearing was continued to March 16, 2022.

On March 16, 2022, the Public Hearing was reconvened. The Public Hearing was continued to April 20, 2022.

On April 20, 2022, the Public Hearing was reconvened. The Public Hearing was continued to July 20, 2022.

On July 6, 2022, the accompanying Final Re-Subdivision Plat was approved with conditions (PB #0702-21; *see also* PB #0702, July 7, 2021).

The Planning Board meeting of July 20, 2022, was cancelled due to lack of a quorum.

On August 3, 2022, the Public Hearing on the Preliminary Site Plan was rescheduled for August 17, 2022 (the meeting this evening). The Legal Notice for this rescheduled Public Hearing was published in the *Canandaigua Daily Messenger* newspaper on August 10, 2022.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Kilmer (The DDS Companies) presented this application.

He said that the 10-lot 32.8-acre approved subdivision plat was filed [in the Ontario County Clerk's Office] and that access into the industrial park will be off from Loomis Road on the proposed new Town-dedicated road to be named Jetman Drive.

Mr. Kilmer said that the parcel is zoned General Industrial and that the application conforms to the zoning regulations. He said that the proposed sanitary sewer and water connections will be made off Loomis Road and will serve the development to the north. Mr. Kilmer said that an internal regional stormwater maintenance facility on the site will provide water quality and quantity measures for the full build-out of the project.

He said that the proposed use for Lot #4 will be for exotic car modifications, and that a Special Use Permit is required because of the classification of this use as a motor service station. Mr. Kilmer said that the proposed structure on Lot #4 will be 12,600 square feet in size, that truck access for vehicle deliveries and pick-ups will be to the north [of the building] and that employee and customer parking will be provided on the south side of the building.

Mr. Hemminger asked about the stormwater management facility [pond] in the center of the parcel. Mr. Kilmer confirmed this location as part of Lot #4. He also said that the owner will be responsible for [the pond].

Mr. Brand said that this site plan application will be continued to the next Planning Board meeting to provide time for the applicant's engineer to prepare and submit the updates to the previous site plan drawing of June 2021.

Mr. Brand asked Mr. Kilmer if the final subdivision plat map has been filed [in the Ontario County Clerk's Office]. Mr. Kilmer said yes, that it was filed on August 3rd, and that the map filing number has been provided to the Town.

Mr. Brand asked when the tax map numbers for the 10 lots will be available. Mr. Delpriore said that it may take Ontario County four to six months to issue this number.

Mr. Brand said that draft resolutions have been prepared for the board's consideration this evening to continue the Public Hearing on the Preliminary Site Plan to September 7, 2022, and to approve the accompanying Special Use Permit with conditions.

Mr. Kilmer acknowledged receipt of the draft resolutions and said that he is in agreement with them.

Mr. Delpriore said that he has been working with Mr. Kilmer on this project and that elevation renderings of the proposed building on Lot #4 have been provided for the board's review. Mr. Kilmer then displayed hard copies of the elevations.

Mr. Delpriore also said that the Town staff is reviewing the full build-out of the new Town-dedicated Jetman Drive and the infrastructure work on the site. He said that the Preliminary Site Plan draft resolution requires that the applicant submit the amended site plan drawings in time for the next Project Review Committee meeting on Thursday, September 1, 2022, at which time they will be reviewed by the Town staff.

Mr. Sowinski said that MRB Group issued an engineering comment letter on August 5, 2022, and that they will be looking for amendments to the Stormwater Pollution Prevention Plans (SWPPPs) for development of the remaining lots in the subdivision.

Mr. Hemminger asked twice if anyone in the meeting room wished to speak for or against this application, or to ask questions. There were no requests from those in the meeting room.

Mr. Hemminger then asked twice if anyone on the remote video conference wished to speak for or against this application, or to ask questions. There were no requests from those on the remote video conference.

Mr. Hemminger asked Mr. Kilmer if he received the draft resolution prior to the meeting and if he agreed with the conditions. Mr. Kilmer said that he received the draft resolution prior to the meeting and that he agreed with the conditions.

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

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, 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
LOOMIS ROAD INDUSTRIAL PARK, LOT #4, PRELIMINARY SITE PLAN APPLICATION
CONTINUATION OF DELIBERATIONS**

PB #0703-21 Preliminary Site Plan

**APPLICANT: Loomis Road Industrial Park LLC, 120 Linden Oaks,
Rochester, N.Y. 14625**

**ACTIONS: Preliminary Site Plan Approval in accordance with the
provisions in Chapter 165, Article VIII, Section 100 of the
Farmington Town Code.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has tonight opened a Public Hearing upon the above referenced Action for Preliminary Site Plan Approval for Lot #4, Loomis Road Industrial Park; and

WHEREAS, the Board has received testimony that has been entered into the Public Hearing record; and

WHEREAS, the Board on Friday, August 12, 2022, received a letter from Connor Kilmer, Sr., Project Engineer, DDS Companies, stating that changes have been made to the set of Preliminary Site Plan drawings previously submitted in June 2021; and

WHEREAS, the Board has not received any amended drawings to review which reflect the changes identified in the above referenced August 12, 2022, letter.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to table any further deliberations upon this proposed Action and moves to continue the Public Hearing thereon to Wednesday, September 7, 2022, to permit the Applicant’s Engineers time to submit amended Preliminary Site Plan drawings for review.

BE IT FURTHER RESOLVED that the amended Preliminary Site Plan drawings are to be placed upon the Town’s Project Review Committee (PRC) Meeting Agenda for Thursday, September 1, 2022 and reviewed at that time.

BE IT FINALLY RESOLVED that a certified copy of this resolution be provided by the Clerk of the Board to: the Development Office Administrator; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Construction Inspector; the Town Code Enforcement Officer; the Town Director of Planning and Development; and the Town Engineers.

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

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

Motion carried.

5. NEW PUBLIC HEARING: CONTINUED SPECIAL USE PERMIT

PB #0804-21 **New Public Hearing: Continued Special Use Permit Application**

Name: Loomis Road Industrial Park LLC, 120 Linden Oaks, Rochester, N.Y. 14625

Location: North side of Loomis Road between the New York State Thruway and Loomis Road

Zoning District: GI General Industrial and MTOD Major Thoroughfare Overlay District

Request: Requesting a Special Use Permit to operate a motor vehicle service building upon Lot #4 of the Loomis Road Industrial Park Subdivision according to Chapter 165-77 of the Town of Farmington Codes. The property is located on the northside of Loomis Road between the New York State Thruway and Loomis Road.

On July 7, 2021, and on July 6, 2022, the Planning Board approved the Final Re-Subdivision Plat with conditions for this project (PB #0702-21).

The State Environmental Quality Review (SEQR) 30-day coordinated review period for this application was conducted from July 8, 2021, to August 9, 2021.

On August 18, 2021, the Public Hearing on this application (the Preliminary Site Plan) was opened. The Planning Board designated itself as the SEQR Lead Agency. The Public Hearing was continued to September 15, 2022.

On September 15, 2021, the Public Hearing on this Special Use Permit application was opened. The Public Hearing was continued to October 20, 2022.

On October 20, 2021, the Public Hearing was reconvened. The Public Hearing was continued to November 17, 2021.

On November 17, 2021, the Public Hearing was reconvened. The Public Hearing was continued to January 19, 2022.

On January 19, 2022, the Public Hearing was reconvened. The Public Hearing was continued to March 16, 2022.

On March 16, 2022, the Public Hearing was reconvened. The Public Hearing was continued to April 20, 2022.

On April 20, 2022, the Public Hearing was reconvened. The Public Hearing was continued to July 20, 2022.

On July 6, 2022, the accompanying Final Re-Subdivision Plat was approved with conditions (PB #0702-21; *see also* PB #0702, July 7, 2021).

The Planning Board meeting of July 20, 2022, was cancelled due to lack of a quorum.

On August 3, 2022, the Public Hearing on the Special Use Permit was rescheduled for August 17, 2022 (the meeting this evening). The Legal Notice for this rescheduled Public Hearing was published in the *Canandaigua Daily Messenger* newspaper on August 10, 2022.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Kilmer (The DDS Companies) presented this application.

Mr. Hemminger referred to the Special Use Permit draft resolution in which it was reported that the applicant's engineer indicated in a letter to Mr. Brand dated August 10, 2022, that all of the criteria set forth in Chapter 165, Article VI, Section 165-78 of the Town Code is understood and will be complied with as conditions of approval of the Special Use Permit.

Mr. Kilmer had no additional comments.

Mr. Brand said that all of the Town Code criteria questions have been addressed.

Mr. Sowinski said that there were no additional comments from MRB Group.

Mr. Hemminger asked twice if anyone in the meeting room wished to speak for or against this application, or to ask questions. There were no requests from those in the meeting room.

Mr. Hemminger then asked twice if anyone on the remote video conference wished to speak for or against this application, or to ask questions. There were no requests from those on the remote video conference.

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

Mr. Hemminger then closed the Public Hearing. The Public Hearing on PB #0804-21 was closed.

Board deliberations:

■ 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
SPECIAL USE PERMIT—APPROVAL WITH CONDITIONS**

PB #0804-21

**APPLICANT: Loomis Road Industrial Park LLC, 120 Linden Oaks,
Rochester, N.Y. 14625**

**ACTION: Special Use Permit Application, Lot #4, Loomis Road
Industrial Park, to operate a motor vehicle service facility in
accordance with the provisions in Chapter 165, Article VI,
Section 77 of the Farmington Town Code**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has tonight opened the Public Hearing upon the above referenced application for approval of a Special Use Permit for Lot #4, Loomis Road Industrial Park, hereinafter referred to as Action; and

WHEREAS, the Board has considered the testimony entered into the Public Hearing record upon this application.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby find that the Applicant’s Engineer, in an August 10, 2022, letter to the Town Director of Planning and Development, documents, on behalf of the property owner, that all of the criteria set forth in Chapter 165, Article VI, Section 165-78, of the Farmington Town Code is understood and will be complied with as conditions of approval for the requested Special Use Permit for Lot #4, Loomis Road Industrial Park.

BE IT FURTHER RESOLVED that this Special Use Permit is further conditioned upon the following:

1. There shall be no commercial speech signage placed on the property or building that is visible for motorists traveling along the New York State Thruway (I-90); and
2. There shall be no outdoor storage of any vehicular parts or pieces of vehicular equipment, including tires on the property that is not within an enclosed dumpster, or storage area.

BE IT FURTHER RESOLVED that this Special Use Permit shall take effect upon the following conditions:

1. The Town accepts dedication of the proposed Jetman Drive which will provide public access to Lot #4 of the Loomis Road Industrial Park; and
2. The owner of Lot #4 obtains Final Site Plan Approval from the Town Planning Board; and
3. A Tax Map Identification Number has been established for the subject lot.

BE IT FURTHER RESOLVED that certified copies of this resolution shall be provided to the Applicant, the Applicant’s Engineer and the Town Code Enforcement Officer.

BE IT FINALLY RESOLVED that once all conditions of the above approval have been provided, then the Town Code Enforcement Officer may issue the requested Special Use Permit.

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

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

Motion carried.

Following the vote, Mr. Kilmer extended appreciation to the board and the Town staff for patience during the application process.

Mr. Hemminger said that board members would be available to answer questions on landscaping if Mr. Kilmer has any questions.

6. NEW PUBLIC HEARING: NEW SPECIAL USE PERMIT

PB #0801-22 New Public Hearing: New Special Use Permit Application

Name: Christine Bellomo, D.C., 86 Hook Road,
Farmington, N.Y. 14425

Location: 86 Hook Road

Zoning District: RS-25 Residential Suburban

Request: Requesting a Special Use Permit to operate a chiropractic office according to Chapter 165-72 of the Town of Farmington Codes.

Mr. Hemminger opened the Public Hearing on this application.

Prior to the meeting, Dr. Bellomo provided the following written information:

July 1, 2022

Dear Town of Farmington Planning Board:

My name is Christine Bellomo and I have been a chiropractor in the Victor area for over 20 years. I have been at my current location, in the Mead Square Pharmacy Building, 53 West Main St., Victor, N.Y., for the past 17½ years.

Due to recent events, namely the sale/foreclosure of 53 West Main St., I have decided to relocate my current chiropractic office to my home at 86 Hook Road, Farmington.

I feel this would be an easy transition, as I have a separate entrance off of my front porch into my front living room, which we never use. All of our living is done in the back of the house in our kitchen and great room. My husband will build a sliding barn door to close off the back living space, the opposite side of the house has a bathroom, which is kitty corner to the front room, while the rest of space consists of bedrooms, which would be closed off to patients.

Our house is over 2,000 square feet, the front living room is about 15 x 20, ample space to make a treatment room. No other construction will need to be done to the interior of the house, the sliding barn door will hand and I will be using an eight panel shoji screen to enclose the treatment room for privacy.

I have attached a picture of my current driveway, as you can see there is ample parking in the current driveway to allow for patients to park without crossing paths, so no issues there. I have drawn in two dedicated spaces, see attached site plan.

My practice will continue to run in the same manner it always has, one patient every 30 minutes. As needed. This schedule makes for easy transitioning of patients in and out of the office, as well as the driveway, so there would be no need for more parking, even though we would have the space.

No one will even know that my practice is there, there will be no additional noise or traffic. There is currently a motion light on the side of our house for anyone who may come at dusk so they can make their way while walking in our driveway. That won't change.

There will be no changes to the exterior of the home and no other buildings will be needed to execute this office. I have no employees, so only my car will be here, in my garage.

This would be a good segue into semi-retirement, as my plan is to work another five years or so.

The hours I will be available for appointments would be Monday through Thursday, 9 a.m.–5 p.m., with Fridays off, as that is the day I babysit my granddaughter. For the months of January through March/April, I will reside in Florida for the winter.

Our property is situated on a country road with farmer's fields in front of us and behind us. We have neighbors to the south of us. On the southern border of our property there is a hedge row of arborvitaes from the front of the property line to the back of the property that are 30–40 feet high. I have never met the neighbors to our south in the 6½ years we have been here. I have spoken to the neighbors to the north of our property regarding this anticipated move. They were in full support. See attached letter.

I hope this answers any questions you may have about my current business and how this relocation would be a positive move for both my patients and myself. I do not believe this move would not interfere with the current flow of the neighborhood.

—Christine Bellomo, D.C.

Dr. Bellomo presented this application and discussed the points which she included in her letter (above).

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening for approval of the Special Use Permit with conditions. He said that a site plan also must be submitted by the applicant, which is required as part of any major home occupation application. Mr. Brand said that the site plan could be addressed at the next Planning Board meeting.

Mr. Delpriore said that the Building Department staff will be available to assist Dr. Bellomo in the preparation of the site plan application. He said that she is very close to meeting all the site plan criteria and that Building Department Administrator Sarah Mitchell will reach out to Dr. Bellomo and walk her through the process.

Mr. Brand said that the approval of an accompanying site plan by the Planning Board is a requirement of the Town Code.

Mr. Delpriore said that the site plan will be included on the next Planning Board agenda on September 7, 2022.

Mr. Ford said that he has no issues with this application as long as there is enough parking on the applicant's property to avoid patient parking on Hook Road.

Mr. Hemminger asked twice if anyone in the meeting room wished to speak for or against this application, or to ask questions. There were no requests from those in the meeting room.

Mr. Hemminger then asked twice if anyone on the remote video conference wished to speak for or against this application, or to ask questions. There were no requests from those on the remote video conference.

Mr. Sweeney requested that a condition of Special Use Permit approval be added that no on-street parking will be permitted during business hours. Mr. Hemminger requested that the clerk add this condition to the draft approval resolution.

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

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the Public Hearing be closed.

Motion carried by voice vote. The Public Hearing on PB #0703-21 was closed.

Board deliberations:

■ A motion was made by MR. BELLIS, 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
SPECIAL USE PERMIT, HOME OCCUPATION, DR. CHRISTINE BELLOMO, DC
SEQR TYPE II CLASSIFICATION**

PB # 0801-22

APPLICANT: Christine Bellomo, D.C., 86 Hook Road, Farmington, N.Y. 14425

ACTIONS: SEQR Type II Classification for a Special Use Permit to allow a Major Home Occupation, a chiropractic office, in the home at the above address.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an application for a Special Use Permit to allow a Major Home Occupation, a chiropractic office, in the home at the above address; and

WHEREAS, the Planning Board finds the proposed Action is classified within 6NYCRR Part 617.5 (c) (18), Article 8 of the New York State Environmental Conservation Law (ECL), the State’s Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board, is the only Involved Agency for this Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby classify the proposed Action as being a Type II Action under the above referenced sections of the State’s ECL.

BE IT FURTHER RESOLVED that Type II Actions have been determined not to have a significant impact upon the environment and, therefore, are precluded from environmental review under the above referenced ECL.

BE IT FINALLY RESOLVED that the Board directs that this determination be filed as provided for under the SEQR Regulations.

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

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

Motion carried.

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, 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
SPECIAL USE PERMIT, HOME OCCUPATION, DR. CHRISTINE BELLOMO, DC
APPROVAL WITH CONDITIONS**

PB # 0801-22

APPLICANT: **Christine Bellomo, D.C., 86 Hook Road, Farmington, N.Y. 14425**

ACTION: **Special Use Permit to operate a licensed chiropractic service and office located within a portion of an existing single-family dwelling located at 86 Hook Road.**

WHEREAS, the proposed Action has been classified by the Town of Farmington Planning Board (hereinafter referred to as Planning Board), as part of a separate resolution adopted tonight, as being a Type II Action as further defined within 6 NYCRR Part 617.5 (c) (18) of the State Environmental Quality Review (SEQR) Regulations, thereby satisfying the procedural requirements for this Action; and

WHEREAS, the Planning Board has conducted a Public Hearing tonight upon this Action, received testimony and has given consideration thereto; and

WHEREAS, reviewed the Ontario County Planning Referral Number 152-2022, dated August 10, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings that all of the following criteria have been met upon this Action:

1. The property is in full compliance with the provisions of the Town Code; and
2. The major home occupation is determined to be clearly subordinate to the permitted principal residential use of the premises; and
3. No other major home occupation is conducted upon the premises; and
4. The Special Use Permit is to be issued to the owner of the premises who is an actual resident of the premises; and
5. No more than two employees, whether full-time or part-time, whether paid or unpaid, who are not residents of the premises shall be permitted; and
6. The major home occupation must be carried on within an existing or proposed building on the premises. A major home occupation located within the principal dwelling unit may not exceed 25% of the total gross floor area or 500 square feet of the principal dwelling unit; and
7. The major home occupation shall not be interpreted to include the following: commercial stables and kennels, restaurants, musical and dancing instruction to groups exceeding four pupils, convalescent homes, mortuary establishments,

garages or shops for the repair of motor vehicles, and other trades and businesses of a similar nature; and

- 8.** The major home occupation shall be subject to site plan approval by the Planning Board; and
- 9.** The major home occupation must be fairly transparent and unobtrusive. The standard “fairly transparent and unobtrusive” requires that the non-residential character of the home occupation shall not be apparent to the Planning Board. The Planning Board shall consider the following standards when making this determination:
 - a.** Noise. The Board finds that the noise produced by the major home occupation is not likely to create any potentially significant adverse impact upon the adjacent neighborhood, and that the type of noise and times of day of noise generation are not inconsistent with the primary residential use of the premises and the adjacent neighborhood; and
 - b.** Pedestrian traffic. The Board finds that the major home occupation is not likely to produce significantly more pedestrian traffic to and from said premises than would exist in the case of a residence without a major home occupation and that the timing of such traffic is not inconsistent with traffic likely to be generated by the primary residential use; and
 - c.** Vehicular traffic. The Board finds that the major home occupation is not likely to produce significantly more vehicular traffic to and from said premises than would exist in the case of a residence without a major home occupation, and that timing of such traffic is not inconsistent with the primary residential use; and
 - d.** Parking. The Board finds that the major home occupation does not create a need for more than three additional off-street parking spaces. In addition, such off-street parking spaces shall not be provided on the lot in such a manner as to create the backing of vehicles onto a public highway. Furthermore, such off-street parking spaces shall be adequately landscaped so as to provide a visual buffer between the parking spaces and adjacent properties or public rights-of-way; and
 - e.** Lighting. The Board finds that the major home occupation does not create light trespass onto adjacent properties or public rights-of-way which would be inconsistent with the Town's lighting standards; and
 - f.** Aesthetics. The Board finds that there are no exterior changes to the principal structure and that there will not be any change that would otherwise alter a characteristic architectural feature of the building, such as fascia, window style or roofline; and

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

Motion carried.

Following the vote, Mr. Brand reminded Dr. Bellomo to have her State Registration Certificate amended to identify the Hook Road address, and that upon the expiration of the registration to practice in New York State through August 31, 2025, Dr. Bellomo is to have renewed her registration and filed a copy with the Town Development Office.

7. NEW PRELIMINARY SIGN SITE PLAN

PB #0803-22 New Preliminary Sign Site Plan Application

Name: Ralph Baranes, Skylight Signs, 60 Industrial Park Circle, Rochester, N.Y. 14624; representing Ahmed El-Halaby, owner of property at 1484 State Route 332

Location: Farmington Family and Implant Dentistry, 1464 State Route 332

Zoning District: GB General Business

Request: Preliminary Sign Site Plan approval to erect a monument sign approximately 29 total square feet in size.

Mr. Baranes (Skylight Signs) presented this application. Mr. El-Halaby also attended.

Mr. Baranes provided the following information prior to the meeting:

- Double-faced non-illuminated monument sign.
- Copy and logo to be applied vinyl. Logo to receive digital print. Copy to be cut vinyl applied.
- Aluminum reveal and base cover painted.
- Address numbers to be vinyl applied.
- Colors:
 - Face: White
 - Logo: To match supplied artwork (to be determined)

Copy: Blue (to be determined)
Reveal: Custom blue (to be determined)
Base: Black
Address numbers: White

Mr. Baranes said that the applicant considered the placement of the sign at other locations on the property but that it made sense to install the sign at the proposed location near the entrance for easier viewing and locating the entrance by motorists.

Mr. Brand asked if the sign would be externally illuminated. Mr. Baranes said that they are not sure right now. He said that external solar lights are being considered. Mr. El-Halaby said that internal illumination would require a costly electrical connection [to the sign]. Mr. Brand requested that the Mr. Baranes contact the Town Code Enforcement Officer if external lighting were to be planned. Mr. Brand said external lighting must be down lighted. Mr. Baranes said that right now there are no plans to provide lighting. Mr. Hemminger also requested that Mr. Baranes contact the Town Code Enforcement Officer if plans change and if the sign is to be lighted. He said that the Code Officer will let him know if an amendment would require an additional application to the Planning Board. Mr. Baranes said that they will see how it goes and that lighting of the sign may not be necessary.

Mr. Brand reminded Mr. Baranes and Mr. El-Halaby that a landscaping plan is required and must comply with the adopted Town of Farmington 2022 Major Thoroughfare Overlay District (MTOD) and Main Street Overlay District (MSOD) Site Design Guidelines, which also require that landscaping must be installed prior to October 31, 2022 (*see* draft approval resolution Conditions #2 and #3). Mr. Baranes said that they are open to the specific type of landscaping [which will be required by the Town].

Mr. Brand said that the landscaping requirement is related to the size of the sign. He said that a member of the Planning Board can assist the applicant [in selecting the species of landscaping] if assistance is required and that landscaping is a requirement for freestanding monument signs on State Route 332 and on State Route 96 within the MTOD and MSOD.

Mr. Baranes asked about the timing for submission of the landscaping plan.

Mr. Delpriore said that the landscaping plan can be approved at the Final Sign Site Plan stage.

Mr. Hemminger suggested that Mr. Baranes and Mr. El-Halaby contact the Building Department with questions on the landscaping requirements. Mr. Baranes said that they are on board and that they just did not know at which stage the landscaping plan is to be approved.

Mr. Delpriore also reminded Mr. Baranes that a Public Safety Sign is to be installed at the driveway along State Route 332. He referred to the Public Safety Sign Detail which is shown in Appendix G-9.0 in the most recent edition of the Town of Farmington State De-

sign and Development Criteria. Mr. Baranes said that he will have this for approval at the Final Sign Site Plan stage.

Mr. Bellis asked if some additional brush will be cut. Mr. Baranes said that this brush is on Mr. El-Halaby's property and that he will cut it back. Mr. Hemminger asked if this brush is on the State right-of-way. Mr. Delpriore said no.

Mr. Sweeney asked about the description of the sign as an "aluminum bleed." Mr. Baranes said that the aluminum will extend to the edge of the sign cabinet and will not show a frame. He said the depiction of a frame would make the sign appear too commercial. Mr. Barnes said that the aluminum would be glued or welded to the sign.

Mr. Sweeney asked about the logo and the lettering on the sign. Mr. Baranes said that all of the characters will be vinyl decals because the sign will not be illuminated from within. Mr. Sweeney asked about the effect of the elements upon the decals. Mr. Baranes said that the vinyl decals will be a 3M product with a 10-year warranty, and which can be easily replaced in kind upon fading over time. He said that they will not fall off unless they are peeled off and that vinyl decals are the most common sign product on a number of outdoor signs.

Mr. Sweeney asked about maintenance of the sign and the landscaping. Mr. Delpriore said that much of this deals with property maintenance and the upkeep of the exterior of the property. He said that deterioration would be reported by the Town fire marshal during inspections of the property.

Mr. Hemminger said that he appreciated the large text and the readability of the sign.

Mr. Bellis asked about the use and color of aluminum on the sign. Mr. Baranes said that aluminum panel would be primed and painted with a sign-grade paint. He said that the final color of the aluminum panel would be white.

Mr. Brand said that signage along State Route 332 and State Route 96 is regulated under the Federal Highway Administration. He said that he contacted the New York State Department of Transportation (DOT) and that the applicant's sign is not subject to DOT review because it will be an on-premise sign, meaning it is in close proximity to an integral part of the advertised business and therefore is not subject to New York State and Federal Sign Regulations. An Outdoor Advertising Sign Permit is not required from the DOT.

Mr. Hemminger asked if the application had been referred to the Ontario County Planning Board (OCPB). Mr. Brand said that no comments were received from the OCPB.

Mr. Baranes asked about the timeframe for approval of the Final Sign Site Plan. Mr. Delpriore said that this will depend upon when he submits the requested information [to confirm compliance with the conditions of approval of the Preliminary Sign Site Plan].

Mr. Delpriore requested that the preliminary sign drawing be amended to include a signature for the Planning Board Chairperson and that the drawing be titled “Preliminary Sign Site Plan.” Mr. Baranes said that he would do so.

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 SIGN SITE PLAN APPLICATION, 1484 STATE ROUTE 332
SEQR TYPE II CLASSIFICATION**

PB #0803-22

**APPLICANT: Farmington Family and Implant Dentistry,
1484 State Route 332, Farmington, N.Y. 14425**

**ACTION: SEQR Type II Classification for Preliminary Sign Site Plan
approval to place a 29-square-foot commercial speech
monument sign on the above referenced property.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an application for Preliminary Sign Site Plan Approval for placing a 29-square-foot commercial speech monument sign on property described above; and

WHEREAS, the Planning Board has reviewed the Part 1 Short Environmental Assessment Form (SEAF) prepared by the Applicant’s Engineer; and

WHEREAS, the Planning Board finds the proposed Action is classified within 6NYCRR Part 617.5 (c) (21), Article 8 of the New York State Environmental Conservation Law (ECL), the State’s Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board, is the only Involved Agency for this Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby classify the proposed Action as being a Type II Action under the above referenced sections of the State’s ECL.

BE IT FURTHER RESOLVED that Type II Actions have been determined not to have a significant impact upon the environment and, therefore, are precluded from environmental review under the above referenced ECL.

BE IT FINALLY RESOLVED that the Board directs that this determination be filed as provided for under the SEQR Regulations.

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

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

Motion carried.

■ A motion was made by MR. BELLIS, seconded by MR. SWEENEY, 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 SIGN SITE PLAN, 1484 STATE ROUTE 332
APPROVAL WITH CONDITIONS**

PB #0803-22

**APPLICANT: Farmington Family and Implant Dentistry,
1484 State Route 332, Farmington, N.Y. 14425**

**ACTION: Preliminary Sign Site Plan approval to place a 29-squae-foot
commercial speech monument sign on the above referenced
property.**

WHEREAS, the proposed Action has been classified as part of a separate resolution adopted tonight by the Town of Farmington Planning Board (hereinafter referred to as Planning Board), , as being a Type II Action as further defined within 6 NYCRR Part 617.5 (c) (18) of the State Environmental Quality Review (SEQR) Regulations, thereby satisfying the procedural requirements for this Action; and

WHEREAS, the Planning Board has conducted a public meeting tonight upon this Action, received testimony and has given consideration thereto; and

WHEREAS, Angel Rogers, Real Estate Office Right of Way, Region 4 Office of the New York State Department of Transportation (DOT), in an email dated August 10, 2022, to the Town Director of Planning and Development reports that this proposed sign is classified as an on-premise sign, meaning it is in close proximity to an integral part of the advertised business and, therefore, in not subject to the New York State and Federal Sign Regulations, and that an Outdoor Advertising Sign Permit will not be required from the DOT; and

WHEREAS, reviewed the Ontario County Planning Referral Number 153-2022, dated August 10, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves the Preliminary Sign Site Plan application with the following conditions:

1. The applicant is to prepare a landscaping plan around the base of the proposed monument sign and planting schedule as part of an application for Final Sign Site Plan approval.
2. Said landscaping plan is to be in accordance with the Adopted Town of Farmington Planning Board Resolution, dated May 18, 2022, and entitled “2022 Major Thoroughfare Overlay District (MTOD) and Main Street Overlay District (MSOD) Site Design Guidelines.”
3. All landscaping is to be installed prior to October 31, 2022.
4. A Public Safety Sign is to be installed at the driveway along State Route 332. Said sign is to comply with the Public Safety Sign Detail shown on Appendix G-9.0 in the latest adopted edition of the Town of Farmington Site Design and Development Criteria.
5. The Sign Site Plan prepared by Skylight Signs is to have the word Preliminary added to the drawing.
6. There is to be a signature line with title added to the drawing for the Planning Board Chairperson.

BE IT FURTHER RESOLVED that upon submission of a complete Final Sign Site Plan application and payment of the required fee, the Code Enforcement Officer shall place this matter on a future Planning Board meeting agenda.

BE IT FINALLY RESOLVED that a certified copy of this resolution be provided to the applicant, the applicant’s sign maker and the Town Code Enforcement Officer.

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

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

Motion carried.

8. PLANNING BOARD ACTION ITEM

Monarch Manor Subdivision, Section 2—Partial Letter of Credit Release #1:

■ A motion was made by MR. BELLIS, 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
LETTER OF CREDIT—PARTIAL RELEASE #1
MONARCH MANOR INCENTIVE ZONING PROJECT, SECTION 2**

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 August 5, 2022, 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 recommend approval of the request for the first partial release of funds from the established Letter of Credit in the total amount of \$461,383.87.

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 August 24, 2022.

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, Anthony DiPrima, A&D Real Estate Development Corporation LLC, 7 Beauclaire Drive, Fairport, N.Y. 14450; Walt Baker, D.S.B. Engineers & Architects, P.C.; 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 motion was recorded in the meeting minutes:

Adrian Bellis	Aye
Timothy DeLucia	Aye

Edward Hemminger	Aye
Aaron Sweeney	Aye
Douglas Viets	Aye

Motion carried.

9. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand reported on the following topics:

- Kim Boyd of the Town Conservation Board will advise the Planning Board of the scheduling of the upcoming Adopt-A-Highway clean-up day which will be held on a Saturday morning. Members of the Planning Board have been invited to participate.
- Assistant Resident Engineer Greg Trost of the Canandaigua office of the New York State Department of Transportation (DOT) reported that the order for the “No Standing” vehicle signs along State Route 332 in the vicinity of the ALDI Supermarket/KFC Restaurant, which was placed in April, has been acknowledged by the DOT regional office in Rochester and that the manufacturing of the signs will now begin.
- Next month, the Town Board is expected to request from the Planning Board a report and recommendation on the Power Project Incentive Zoning proposal for the development of a 216-lot single-family subdivision on 150 acres of land which are zoned RS-25 on the northern third of the property along Collett Road and zoned LI for the portion of the property along State Route 96. In addition, some type of limited general business uses may be planned along the frontage of the highways.
- A letter has been received from the supervisor of the Town of Canandaigua in which he reported that the Canandaigua water study has been completed and has determined that there is a need to increase the size of the Brickyard Road Water Tower. The Canandaigua Town Board considered proposed improvements to the Canandaigua–Farmington Consolidated Water District earlier this year but on February 7, 2022, voted to table action upon the improvements indefinitely (Canandaigua Town Board Resolution #2022-057). Mr. Brand said that it appears that the water district improvement project may now move forward.
- The schedule for the construction of approximately 17,000 lineal feet of sidewalks and the construction of a pedestrian bridge across Beaver Creek along the south side of County Road 41 is being coordinated with a sanitary sewer project on Beaver Creek Road. Construction details are now under consideration. Funding for the sidewalks and the bridge will come from the recently approved 2021–2022

Transportation Alternatives Program (TAP) and Congestion Mitigation and Air Quality (CMAQ) Improvement Program grant. The total grant estimate is \$2,214,000. The Federal share will be 75 percent (\$1,771,200). The Town share will be 25 percent (\$553,500).

- At its next meeting on August 24, 2022, the Town Board is expected to retain the Rochester engineering firm of Fisher Associates to review the three traffic distribution studies which have been submitted by the applicants of the Farmington Market Center, the GLN Farmington Realty and the Farmington Commons (G&A Development and Construction Corporation) projects. The projects are located on the south side of State Route 96 and the west side of State Route 332. Mr. Brand said that the report from Fisher Associates will assist the Town Board in completion of the State Environmental Quality Review (SEQR) determination of significance on the Farmington Market Center Incentive Zoning application.

Code Enforcement Officer:

Mr. Delpriore reviewed the applications which are expected on the Planning Board's agenda on September 7, 2022:

- Final Site Plan for Dr. Christine Bellomo, 86 Hook Road.
- Preliminary Site Plan for Loomis Road Industrial Park.
- Final Site Plan for Nathan Bowerman, Bowerman Road.
- Final Site Plan for Hathaway's Corners, Phase 2A (next section of the single-family homes).

He said that applications for a site plan and two Special Use Permits are expected to be on the Planning Board agenda on September 21, 2022, for the new electric vehicle charging business to be located in the former Create-A-Scape building on the north side of State Route 96 opposite Tops Supermarket.

Town Highway and Parks Superintendent:

Mr. Ford expressed concern about fire hazards and the disposal of lithium ion batteries from the proposed electric vehicle charging business on State Route 96. He said that fire safety is a major issue with these vehicles.

Mr. Ford also reported on the completion of paving on Shortsville Road and in Auburn Meadows Subdivision. He said that additional paving is planned on Mertensia Road and at the intersections of State Route 96 and County Road 28, and at State Route 96 and County Road 8.

Board Members' Comments:

Mr. Hemminger suggested that the board receive training and/or information regarding the implications and safety concerns of electric vehicle charging stations in the Town, especially now that an applicant is expected to appear before the board at the second meeting in September. He said that he would like to know the issues which will be before the board in considering this and similar applications.

Mr. Brand also said that consideration must be given to having charging vehicles parked overnight on Town properties if charging stations were to be installed at Town facilities.

Mr. Hemminger said that he is concerned about battery storage and the special safety features which must be considered. He said that he definitely would like representatives of the fire department to be in attendance when the vehicle charging station application is presented.

Mr. Viets asked if the charging stations would be free or would have a fee for use. He said that the Town would have more control over the operations if a fee were to be involved. He also said that some charging stations include advertising signs and messages.

Mr. Delpriore suggested that perhaps he could arrange for a workshop session for the board to receive information to better understand the methodologies that will be used to address such issues as safety and battery storage. He said that he will look into arranging this for the board and possibly in conjunction with the fire department.

Mr. Hemminger also said that equipment is operating at the intersection of State Route 332 and State Route 96 for an underground boring for water and sewer lines. He said that this will take some time due to the extensive rock under the roads in this area of the Town.

10. PUBLIC COMMENTS

None.

11. TRAINING OPPORTUNITIES**■ 2022 Municipal Bootcamp:**

Hancock Estabrook and MRB Group are offering a free annual training program to assist local governments, municipal officials, and planning and zoning boards. The program will include 10 hours of remote training designed to provide a comprehensive education that encompasses all aspects of municipal governance. Each program in the series will be provided remotely on the fourth Thursday of each month with subject matter experts from MRB Group and knowledgeable attorneys from Hancock Estabrook LLP. Topics will be ively, useful and—potentially as important—qualify for the education requirements for members of planning boards and zoning boards of appeal.

Remaining sessions in 2022:

Thursday, September 22, 2022, 6:00 p.m. to 7:00 p.m.

What Not to Say and What Really Not to Do: Avoiding Sexual Harassment

Thursday, October 27, 2022, 6:00 p.m. to 7:00 p.m.

A History Lesson: Managing Projects with Historic Significance

Thursday, December 22, 2022, 6:00 p.m. to 7:00 p.m.

Santa's Nice and Naughty List: The Best and Worst of 2022

Select this link for the 2022 Municipal Bootcamp information page. RSVP and registration tab are at the bottom of the website page.

<https://www.hancocklaw.com/events/the-2022-municipal-bootcamp/>

**■ New York Planning Federation and Association of Towns
2022 Fall Planning and Zoning Schools (In Person Sessions)**

Tuesday, September 13, 2022

Wallace Center @ FDR Library and Museum

4079 Albany Post Road

Hyde Park, N.Y. 12538

For information: (518) 512-5270 or nypf@nypf.org; or Patty Kebea at the Association of Towns, (518) 465-7933.

Wednesday, September 28, 2022

New York Kitchen

800 S. Main Street

Canandaigua, N.Y. 14424

For information: (518) 512-5270 or nypf@nypf.org; or Patty Kebea at the Association of Towns, (518) 465-7933.

Thursday, October 6, 2022

Conference Center at Lake Placid

2608 Main Street

Lake Placid, N.Y. 12946

For information: (518) 512-5270 or nypf@nypf.org; or Patty Kebea at the Association of Towns, (518) 465-7933.

■ New York Planning Federation Recorded Webinars:

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

The Essentials of Planning and Zoning:

Introduction to Planning, Zoning and Land Use

Everything You've Ever Wanted to Know About Preparing a Comprehensive Plan

Understanding and Applying SEQRA (NY State Environmental Quality Review Act)

The What, Why, and How of Site Plan Review

Common Mistakes and Mishaps in Site Plan Review

Meeting Process and Communication:

Enhancing Transparency Effectiveness in Planning Proceedings

Innovations and Best Practices for Planning/Zoning Boards

Engaging Diverse Communities and Dealing with Difficult People

Working with Elected Officials and Understanding Everyone's Role in Planning

The Open Meetings Law for Zoning and Planning Boards, Part 2

Working with Developers to Foster Investment in the Community
Communication, the Media and Social Media
Open Government and Planning and Zoning Decision Making

■ **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>

12. ADJOURNMENT

■ A motion was made by MR. BELLIS, seconded by MR. SWEENEY, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 7:50 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, September 7, 2022, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and via remote video conference.

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

Respectfully submitted,

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