

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, February 15, 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*  
Adrian Bellis  
Timothy DeLucia  
Aaron Sweeney  
Douglas Viets

### **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  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Tim Ford, Town of Farmington Highway Superintendent

### **Attending:**

Bernard Button, 191 Ellsworth Road, Palmyra, N.Y. 14522  
Eric Ferri, Architect, 6722 Aldridge Road, Victor, N.Y. 14564  
Don Giroux, Farmington Volunteer Fire Association  
John W. Hotto, R.L.A., LandTech Surveying & Planning PLLC, 1105 Ridgeway Avenue,  
Rochester, N.Y. 14615  
Supervisor Peter Ingalsbe, Town of Farmington, 1000 County Road 8, Farmington, N.Y. 14425  
Edward G. Samoel, President, WNY Auto Sales Inc., 321 Pittsford–Palmyra Road,  
Macedon, N.Y. 14502  
Aaron VanEpps, 2880 Macedon Center Road, Palmyra, N.Y. 14522  
One individual who did not sign in.

**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—FEBRUARY 1, 2023**

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the minutes of the February 1, 2023, meeting be approved.

Motion carried by voice vote.

**3. LEGAL NOTICE**

None.

**4. NEW PRELIMINARY SITE PLAN**

**PB #0203-23                      New Preliminary Site Plan Application**

**Name:**                              WNY Commercial Flex-Space/Storage Facility, 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.

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; and February 2, 2023.

Mr. Hotto (Land Tech Surveying & Planning PLLC), Mr. Samoel (WNY Auto Sales Inc.) and Mr. Ferri (architect) presented this application.

Prior to the meeting, Mr. Hotto provided the following information:

The Site Plan shows two (2) 10,000-square-foot buildings with nine (9) 1,111-square-foot flex-space rental units each with their own overhead door, fire alarm, dry sprinkler fire protection, gas, electric, mop sink, hand sink and bathroom for tenant occupancy.

Each unit will have slot style drainage inside the overhead doors to capture and convey interior liquids to a 500-gallon oil/water separator before draining to the sanitary sewer system. Each unit will have its own electric and gas meter mounted on the exterior of the buildings. Each building will have its own backflow prevention and water meter inside the buildings.

The site will have 44 nine-foot by 20-foot parking spaces, including 1 accessible space. Twenty-four-foot-wide drive aisles are to be connected at the north end of the parking area for emergency vehicles and large truck turning to exit the site.

As a result of on-site soil infiltration testing, the stormwater management system for the facility will be based on an Infiltration Basin (I-2) system that will allow stormwater run-off to infiltrate into the existing highly permeable soils to reduce off-site discharges and to directly recharge groundwater supplies. The Infiltration Basin will be planted with native grasses to provide stormwater filtering and slope stabilization and erosion control.

To reduce visual changes and screen the site from Route 332, some of the existing wooded areas around the perimeter of the site have been preserved, while the two new buildings will have dark brown metal siding and black metal roofing to reduce their visual presence and blend into the surrounding wooded buffer area. In addition, a six-foot-high wood screen fence will surround the parking area at the north end of the site to block the view to parked cars and the lower part of the buildings. In coordination with the NYSDOT, consideration may be given to the planting of evergreen trees at the northwest corner of the project site within the Route 332 right-of-way to provide additional buffering.

To communicate some of the visual perspectives, we have enclosed a north bound and southbound view from Route 332, a rendered cross section from

Route 332 to the proposed western building and renderings of the proposed buildings and Site Plan.

—*John W. Hotto, R.L.A., January 12, 2023*

On July 25, 2022, the applicant received a front setback area variance of 30 feet (when the Town Code requires 75 feet) and a setback from State Route 332 of 50 feet (when the Town Code requires a minimum setback of 100 feet from State Route 332) from the Zoning Board of Appeals (ZB #0702-22 and ZB #0703-22, respectively).

On September 27, 2022, the Town Board approved the rezoning of the property from General Business (GB) to General Industrial (GI) (Town Board Resolution #373-2022).

Mr. Hotto said that the site has been designed with these factors in mind in terms of the setbacks and to provide visual buffers around the perimeter of the property. He said that they have worked with Ontario County to minimize the visual impact of the development to surrounding neighbors in keeping with the designation of State Route 332 as the “Gateway to the Finger Lakes.”

Mr. Hotto said that each of the 18 units will be stand-alone flex space, that they do not all need to be rented concurrently, and that the units may accommodate a range of multiple uses, for example, by electricians, plumbers or for the storage of equipment and materials. He said that a visual wood fence would be installed around the parking area to block the view of parked vehicles from the highway.

Mr. Hotto said that they have completed the Environmental Assessment Form Part 1. He also acknowledged receipt of staff comments which have been addressed in writing with a response letter dated February 14, 2023 (*see* letter in the project file). Mr. Hotto said that they have complied with each staff comment and that there were no serious issues. He said that among the comments which have been addressed were plan updates to reflect the Town’s 2022 Detail Appendices, the water main specification from DIP to DR-14 PVC pipe and the revision of the sanitary sewer laterals to be SDR-21 PVC pipe.

Mr. Hotto acknowledged receipt of the MRB Group engineering comments which he said are viewed as final approval details which will be worked out. He said that an infiltration base will be installed for stormwater management instead of having standing water. Mr. Hotto said that test holes were dug down to 10 feet and that they did not hit water. He described the property as bone dry, that it will drain like crazy, that it is a unique area, and that the land is very pervious.

Regarding parking, Mr. Hotto said that the design provides for 41 surface parking spaces and that another 18 vehicles could be parked inside the storage units. He said that they continue to work with the Town staff to fine tune the parking, even though the Town Code does not specifically have a parking requirement for this type of use. He said that perhaps two employees may be on the premises for each unit, although some units may be used only for storage. Mr. Hotto said that they will monitor the parking and see how it works out.

Mr. Hotto said that existing decent-standing trees will remain in place and will buffer the site [from the highways] during the summer months. He said that they would have liked to be able to plant additional evergreen trees in the “Gateway to the Finger Lakes” perspective area but that the New York State Department of Transportation (DOT) will not permit disturbance in the State right-of-way.

Mr. Brand said that the first step in the review process begins this evening with two resolutions which he has provided for the board’s consideration, i.e., a State Environmental Quality Review (SEQR) resolution which classifies this application as an Unlisted Action and in which the Planning Board declares its intent to be designated as the Lead Agency for making the determination of significance; and a second resolution establishing a 30-day SEQR coordinated review and comment period.

Mr. Brand said that the SEQR materials will be sent to the identified SEQR Involved and Interested Agencies tomorrow (February 16, 2023) and that comments must be received no later than 12:00 noon on Monday, March 13, 2023, in time for the next Planning Board meeting on Wednesday, March 15, 2023. He said that he doubts that there will be any objections from the identified agencies to the Planning Board’s declaration of intent to be designated as the SEQR Lead Agency for making the determination of significance on this application.

The following agencies have been 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

The following agencies/individuals have been 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

Mr. Hemminger said that during the next 30 days the Town staff will review the updated materials which have been submitted by Mr. Hotto. He also requested that Mr. Hotto plan to attend the next Project Review Committee (PRC) meeting on March 2, 2023, at which the responses to the Town staff comments will be discussed.

Mr. Delpriore said that the Town staff is happy that Mr. Hotto already has submitted responses to the staff comments. He also requested that Mr. Hotto attend the PRC meeting on March 2, 2022, to be sure that everything has been addressed. Mr. Delpriore said that he will make sure that the Town staff can review the applicant's responses prior to the PRC meeting and that this should put the Town staff in a good position to make a recommendation to the Planning Board at the meeting on March 15, 2023.

Mr. Ford expressed concern about parking and the types of businesses on the site. He said that he does not wish to see the existing Park-and-Ride parking lot used for overflow parking from the applicant's property. Mr. Hemminger also asked Mr. Hotto to make sure that all parking remains on the applicant's property and not in the Park-and-Ride parking lot.

Mr. Brabant said that most of the MRB Group engineering comments take into consideration that there will be multiple uses on this property. He said that he understands this and that it is a "first" for Farmington. Mr. Brabant requested that Mr. Hotto or Mr. Samoel submit a Statement of Operations to include examples of the types of uses which may be on the property. Mr. Brabant said that he realizes that the exact tenants are not known at this time but that it would be helpful for the Town staff and the for engineering review to know what they anticipate on the site.

Mr. Brabant said that several of the MRB Group's engineering comments reflect storm-water and infiltration topics. He said that he is comfortable with what has been provided [to this point in the process] and that just some additional details are needed.

Mr. Samoel said that he will provide the Town with a list of potential uses on the site.

Mr. Sweeney expressed concern about the ability of a tractor-trailer truck to enter the site via the Park-and-Ride driveway. Mr. Hotto said that Mr. Samoel has no intention to bring in tractor-trailer trucks but that the site will be accessible to a fire truck. Mr. Sweeney expressed concern about the ability of large trucks to turn around [on the site]. He said that he does not wish the Park-and-Ride lot impeded by large trucks from the applicant's site.

Mr. Samoel said that it is not his intention to have tractor-trailer trucks on the site. He said that he anticipates just box truck deliveries.

Mr. Sweeney asked if the driveway off from Plastermill Road is accessible to larger vehicles. Mr. Ford said that there is no law which prevents larger vehicles from using the Park-and-Ride lot, which he said is a Town-owned and Town-maintained facility. Mr. Ford said that a tractor-trailer truck currently parks there [in the Park-and-Ride lot] and that there is no law which prevents this.

Mr. Delpriore requested that Mr. Hotto show the turning radii for fire truck movements on the next set of plans. He said that he understands that tractor-trailer trucks will not be using the applicant's site but that the Town staff needs to confirm the emergency vehicle access. Mr. Hotto said that he will provide the turning radii [on the next set of plans].

Mr. Giroux said that a ladder fire truck would go straight in and would then back out. Mr. Brabant requested that the turning radii should accommodate the largest fire vehicle [in the fire department's fleet].

Mr. Sweeney asked about lighting in the middle of the parking lot. He said that it seems that there is not a great deal of light spillage into the middle of the lot where people would park. Mr. Hotto said that they were instructed to install lights over the overhead doors and over the man doors. He also said that lights will be installed over the back exit doors. Mr. Hotto said that the proposed lighting fixtures are depicted on the plans and that they will not be super-bright to avoid glare. He said that all the fixtures will be down lights, similar to the fixtures used at the Byrne Dairy Store [at the corner of State Route 96 and Mertensia Road]. He said that downward illumination will be produced by the LED fixtures.

Mr. Hotto also said that a gate and fence from corner to corner [of the property] will be installed.

Mr. Brabant requested that the foot-candle illumination calculations of the lighting fixtures be shown on the next set of plans to help the Town identify if there would be any dark spots.

Mr. Bellis asked if the facility will be locked at night. Mr. Samoel said that a digital gate pass will be required to enter after hours.

Mr. Bellis said that he was glad that the existing trees along State Route 332 will be retained. He expressed concern about existing ash trees and asked if the existing trees will be enough to provide a screen buffer [of the site]. Mr. Hotto said that there are a few ash trees but that other species such as apple, maple, shagbark hickory and basswood trees are on the site. He also said that there is a great deal of undergrowth.

Mr. Bellis said that he was looking forward to having evergreens planted on the corners [of the property] but that he understands the State DOT regulations on what the applicant can and cannot do [within the State's right-of-way].

Mr. Viets said that a list of prospective users of the facility will be helpful to provide answers to many of this evening's questions. He asked if the facility will be geared more to businesses and not to storage, and if spaces for the storage of recreational vehicles (RVs) or boats will be provided. Mr. Samoel said that RVs or classic cars would be welcome if allowed. Mr. Hemminger said that the Town is not interested in outside storage at all at this point. Mr. Viets said that outdoor storage [of RVs or boats] also would take away some of the parking spaces. Mr. Hemminger said that all storage [of RVs, boats, etc.] must be inside.

Mr. Samoel said that he would just like this facility to be used for storage and not for businesses which would require a license.

Mr. Viets asked about building signage. Mr. Samoel said that a monument ground sign is planned and that no signs will be [installed] on the buildings, other than possible small 24 x 12 identification/directional signs over the doors to each unit.

Mr. Viets asked about a loading/unloading area. He said that the Town typically requires a loading area and that this issue has come up in other projects. Mr. Hemminger said that this application is for new flex space. Mr. Viets said that a list of the prospective users will help to determine what [loading area] is truly required on this site.

Mr. Hemminger asked if the gate will be open during business hours. Mr. Samoel said that the sliding wrought iron gate will always be closed.

Mr. Viets said that there are two light pole details shown on the plans. He said that this is a minor point but that it needs to be clarified. Mr. Hotto said that he will add the light pole details.

Mr. Viets asked if the ash trees will be taken down during the site clearing of the property. He said that this might be worthwhile to be considered now and that if the ash trees come down later they could impact the new buildings. Mr. Hemminger agreed that it would be good to clean up the ash trees now. Mr. Samoel said that he is obtaining [price] quotes for [the removal of specified trees] from the whole property.

Mr. Viets said that a color rendering of the monument sign will be required for Final Site Plan approval. Mr. Samoel said that the sign will have a cedar base with lettering that will not convey a commercial look.

Mr. Ford asked about snow removal and snow storage. He said that he did not see where snow would be stored from looking at the plan. Mr. Hotto described the location on the drawing where snow would be plowed into the [security] fence and allowed to melt into the woods. Mr. Hemminger requested that the snow storage area be depicted upon the next set of plans.

Mr. Bellis asked if a dumpster will be on the site. Mr. Hotto described the dumpster location on the drawing. He said that the dumpster will be inside the wood fence and will be open [only for the internal portion of the site].

Mr. Bellis said that he is not concerned that the dumpster would be visible from inside the facility. Mr. Hotto said that the perimeter fence will be six feet high. Mr. Delpriore said that Town staff has determined that the fence will be classified as a “security fence” and that a height up to eight feet is permitted for security fences, as compared to “decorative fences” which are limited to four feet in height. Mr. Brabant asked if the type of material for security fences matters. Mr. Delpriore said no. Mr. Samoel said that the [fence] perimeter will be kept to six feet in height.

Mr. Hemminger said that the board will consider the Preliminary Site Plan following completion of the SEQR 30-day coordinated review and comment period.



Mr. Bellis asked about the materials to be used in the construction of the buildings. Mr. Ferri said that the buildings will be metal panels with black metal roofs, similar to a core pole barn design. He said that a dry sprinkler system will be installed in the attic shooting down into the unit spaces. Mr. Ferri said that fire-rated walls are not required because the buildings will be sprinklered, and that panic hardware will be installed on the front and back man doors. He said that the buildings will be dark brown with black roofs, and that cupolas and dormers will “dress” them up.

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

■ 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 FLEX SPACE/STORAGE FACILITY PROJECT  
SEQR CLASSIFICATION AND DECLARATION OF INTENT TO BE DESIGNATED LEAD  
AGENCY FOR THE COORDINATED REVIEW AND FOR MAKING THE DETERMINATION OF  
SIGNIFICANCE UPON SAID ACTION**

**PB #0203-23**

**APPLICANT:** WNY Commercial/Flex Space, 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, each building having nine (9) rental flex-space units, each unit containing 1,111 square feet of rental flex-space and related site improvements. This Action involves the Planning Board’s declaration of intent to be designated SEQR Lead Agency for the classified Unlisted Action; establishing a coordinated review with Involved and Interested Agencies; and establishment of the public review and comment period.

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has received, at its February 15, 2023, meeting an application for Preliminary Site Plan for the above referenced Action; and

**WHEREAS**, said Action is submitted in accordance with the provisions contained in Chapter 165 of the Town Code; and

**WHEREAS**, the Board understands the need to first complete the environmental record upon this Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby classify the Action as being an Unlisted Action under the provisions of NYCRR, Part 617, a part of Article 8 of the New York State Environmental Conservation Law (ECL).

**BE IT FURTHER RESOLVED** that the Board does hereby determine that there is to be a coordinated review of said Action with the other Involved and Interested Agencies.

**BE IT FURTHER RESOLVED** that the Board does hereby declare its intent to be designated Lead Agency at its meeting on Wednesday, March 15, 2023, for the purpose of completing the environmental record and for making a determination of significance upon said Action.

**BE IT FINALLY RESOLVED** that the Board does hereby table any further discussion upon the proposed Action and continues the public meeting thereon to its' scheduled meeting on Wednesday, March 15, 2023.

The following vote on the above resolution 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  
WNY COMMERCIAL FLEX SPACE/STORAGE FACILITY PROJECT  
ESTABLISHMENT OF COORDINATED REVIEW AND PUBLIC REVIEW PERIOD**

**PB #0203-23**

**APPLICANT:** WNY Commercial/Flex Space, 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, each building having nine (9) rental flex-space units, each unit containing 1,111 square feet of rental flex-space and related site improvements. This Action involves the Planning Board’s

**declaration of intent to be designated SEQR Lead Agency for the classified Unlisted Action; establishing a coordinated review with Involved and Interested Agencies; and establishment of the public review and comment period.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has received, at its February 15, 2023, meeting an application for Preliminary Site Plan Approval for the above referenced Action; and

**WHEREAS**, said Action is submitted in accordance with the provisions contained in Chapter 165 of the Town Code; and

**WHEREAS**, the Planning Board, at its meeting on February 15, 2023, has classified it as an Unlisted Action under the provisions of NYCRR Part 617, Article 8 of the New York State Environmental Conservation Law (ECL); and

**WHEREAS**, the Board understands the need to first complete the environmental record upon this Action; and

**WHEREAS**, the Board has determined that in order for there to be a reasoned elaboration of the criteria, as contained in §617.7 of NYCRR Part 617, required for making a determination of significance upon said Action, that a coordinated review is to take place with the other identified Involved and Interested Agencies; and

**WHEREAS**, the Board, at its meeting on Wednesday, February 15, 2023, has declared its intent to designate itself Lead Agency for said Action at its meeting on Wednesday, March 15, 2023; and

**WHEREAS**, the Board further understands that the Action is subject to a public review period and the need to have a Lead Agency established for completing the environmental record and for making a determination of significance upon said Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby establish a public review period to commence on Thursday, February 16, 2023, and end at noon on Monday, March 13, 2023.

**BE IT FURTHER RESOLVED** that the Board does hereby direct the Town Director of Planning and Development to send out a Town Project Notification Review Letter and a copy of the Town's SEQR Lead Agency Response Form, along with the completed Part 1 of the Full Environmental Assessment Form (FEAF), a complete set of Preliminary Site Plan drawings, the Project's photo simulations and reports to the Involved and Interested Agencies, giving notice of the above referenced public review period.

**BE IT FINALLY RESOLVED** that the Board does hereby continue its deliberation upon said Action and continues the public meeting upon said Action to Wednesday, March 15, 2023, commencing at 7:00 p.m.

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

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

Motion carried.

## 5. OPEN DISCUSSION

### *Director of Development and Planning:*

Mr. Brand reported on the following topics:

- Frank DiFelice (the developer of the Redfield Grove Incentive Zoning Project) is considering the submission of an amendment to the Town Board Incentive Zoning approval of February 24, 2015 (Town Board Resolution #103-2015) to reduce the number of professional office buildings on the east side of Commercial Drive from six to five, and to separate the existing single-family house from the project to retain it for residential purposes.

Mr. Brand then explained the steps which Mr. DiFelice would have to take for this which include the recall and amendment of the Town Board Incentive Zoning resolution, followed by a Report and Recommendation from the Planning Board to the Town Board and a subsequent decision by the Town Board to honor the request.

Mr. Brand said that Mr. DiFelice believes that the removal of one of the lots [on the east side of Commercial Drive] will allow him to widen the footprint for the remaining lots to provide more open space, on-site parking and stormwater management. Mr. Brand said that Mr. DiFelice still plans to retain a sixth lot at the northwest corner of Redfield Drive and Commercial Drive.

Mr. Hemminger suggested that several buildings should share a common driveway to have fewer curb cuts off from Commercial Drive.

- Meetings have recently been held with the three parties involved with the proposed signalized intersection at State Route 332 and Mercier Boulevard (Farmington Market Center, GLN Farmington Realty and Farmington Commons Plaza). Mr. Brand said that the parties informed the Town staff that they have no concerns with the allocations of the distribution and costs, and are comfortable with the estimates provided by Fisher Associates, a well-established transportation engineering firm. Mr. Brand said that the owner of the Farmington Market Center will be meeting with his team next week and—hopefully—the Town Board will learn of any concerns.

- A telephone call was received from John Gabriele (the applicant of the Electric Car Corner dealership which has been proposed at 6162 State Route 96) during which Mr. Gabriele requested a meeting with the Town Supervisor, the Town staff, the Town Attorney and his [Mr. Gabriele's] attorney to determine the next steps to move the Electric Car Corner application along. Mr. Brand said that he will respond to Mr. Gabriele's request tomorrow via email. Mr. Brand said that he will remind Mr. Gabriele of the conditions of approval of the Planning Board's Preliminary Site Plan resolution of October 5, 2022, which required completion of several conditions which have not yet been addressed. Mr. Brand said that Mr. Gabriele or his representative(s) have not attended the past four Project Review Committee meetings at which the application was discussed. Mr. Brand said that a lot line adjustment has been recommended as a measure to deal with the existing manufactured home (a non-conforming use) which encroaches upon Mr. Gabriele's property.
- The Public Hearing on the Power Incentive Zoning Project was closed by the Town Board on Tuesday, February 14, 2023. At the meeting, Christopher Day, P.E., of the Ontario County Department of Public Works, presented information and photographs of a drainage impediment located on the east side of County Road 8 and adjacent to the Ontario Central Railroad right-of-way. It has been determined that a berm along the County's property was disturbed by the installation of a National Fuel pipeline in 2009. That construction affects the drainage on the adjacent property [located on the east side of County Road 8] which causes surface drainage to flow in two directions.

One of the flows is to the west and contributes to drainage problems being experienced on lands adjacent to the Power properties. Mr. Brand said that representatives of National Fuel, the Ontario County Department of Public Works (DPW) and the property owners met today and that the railroad is receptive to making the necessary repairs to the berm [to correct the surface water problem]. He said that the County DPW will keep he and Supervisor Ingalsbe informed as work proceeds. Mr. Day said that the DPW would facilitate with the property owners the necessary access easements to enter the properties and make the repairs.

### ***Code Enforcement Officer:***

Mr. Delpriore said that the Planning Board agenda on March 1, 2023, will include the Final Site Plan application for Bernard Button's new home at 191 Ellsworth Road (the Preliminary Site Plan was approved on December 21, 2022, PB #1201-22); and also a Preliminary Site Plan application for a new home on one of the lots within the Mandrino subdivision on New Michigan Road.

Mr. Delpriore also said that a 90-day extension request also will be on the agenda on March 1, 2023, for the Loomis Road Industrial Park. He said that the applicant has proposed a small modification to the design of the stormwater pond which has been reviewed by MRB Group and appears to be a simple field change rather than an amendment to the approved

plans. Mr. Hemminger said that the applicant proposes to reduce the depth of the storm-water pond due to the continued review of the pervious surface (site soil characteristics) which does not require a deeper pond. Mr. Brabant said that the revision is a much better design which can meet the intent of the original plan and provide a much safer facility. He said that MRB Group has determined that the proposed revision substantially conforms to the approved plan and that no substantial changes have been proposed.

***Highway and Parks Superintendent:***

Mr. Ford said that some spring work has been completed by the Highway Department staff during the recent days of warm temperatures.

***Farmington Volunteer Fire Association:***

Mr. Giroux said that the fire department has responded to several fires, another of which occurred today on Herendeen Road; several motor vehicle accidents; and smoke detector calls.

***Town Supervisor:***

Supervisor Ingalsbe said that the Fourth Quarter 2022 sales tax revenue for the Town was up 12 percent from the previous year.

**6. PUBLIC COMMENTS**

None.

**7. TRAINING OPPORTUNITIES**

■ **New York Planning Federation Recorded Webinars:**

For information: (518) 512-5270 or [nypf@nypf.org](mailto: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, February 23, 2023, 6 p.m. to 7 p.m.:

The Roles of Planning and Zoning Board in Development Process

Thursday, March 23, 2023, 6 p.m. to 7 p.m.: Managing Development of Solar Projects

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

**8. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 7:55 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, March 1, 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,

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