

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, January 19, 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.

**Board Members Present
at the Town Hall:** Edward Hemminger, *Chairperson*
Adrian Bellis
Timothy DeLucia
Aaron Sweeney

Board Member Excused: Douglas Viets

Staff Present at the Town Hall:
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 Department
Don Giroux, Town of Farmington Highway and Parks Superintendent

Present at the Town Hall:
Ryan T. Destro, P.E., BME Associates, 10 Lift Bridge Lane East, Fairport, N.Y. 14450
Paul Gillette, A Safe Place Storage, 6025 Denny Drive, Farmington, N.Y. 14425
Donald Lewis Jr., P.E., DH Lewis Engineering PLLC, 3832 Cory Corners Road,
Marion, N.Y. 14505
Chief Phil Robinson, Farmington Volunteer Fire Association

Present via Zoom Video Conference:
Michael Cerone, MIII Enterprises LLC, 6061 Carmen's Way, Farmington, N.Y. 14425
Chris Ciardi, MIII Enterprises LLC, 6061 Carmen's Way, Farmington, N.Y. 14425

John LeFrois, LeFrois Builders and Developers, 1020 Lehigh Station Road,
Henrietta, N.Y. 14467

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 20, 2021.

2. APPROVAL OF MINUTES OF JANUARY 3, 2022

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the minutes of the January 5, 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 January 12, 2022:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing, both in person and virtually via Zoom, on the 19th day of January 2022 commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, New York 14425 for the purpose of receiving testimony upon and considering the application of:

PB 0104-22: A SAFE PLACE STORAGE, 6025 DENNY DRIVE, FARMINGTON, N.Y. 14425: Requesting a Special Use Permit in accordance with Chapter 165, Article VI, Section 84.1 of the Town of Farmington Codes. The applicant wishes to add seven (7) new self-storage buildings of varying sizes having a total of 49,295 square feet of mini-storage space and bringing the total number of self-storage buildings to fifteen (15) on the amended site. The property is located at 6025 Denny Drive and is zoned LI Limited Industrial District.

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. Contact information for the Zoom meeting will be posted on the town's website in advance of the meeting date.

Ed Hemminger, Chairman, Planning Board

4. CONTINUED PUBLIC HEARING: PRELIMINARY SITE PLAN

PB #0703-21 Continued Public Hearing: 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 develop Lot #4, a 4.672-acre site for a 12,600-square-foot building, and approval of related Overall Site Improvements to be installed within the 32.80-acre proposed 10-Lot Loomis Road Industrial Park, located along the north side of Loomis Road and the south side of the New York State Thruway (I-90)

This application was reviewed by the Project Review Committee on December 4, 2020; January 8, 2021; February 5, 2021; March 5, 2021; April 1, 2021; May 7, 2021; June 4, 2021; July 2, 2021; September 3, 2021; October 1, 2021; November 5, 2021; December 3, 2021; and January 7, 2022.

The Final Re-Subdivision Plat for the Loomis Road Industrial Park was approved with conditions by the Planning Board on July 7, 2021 (PB #0702-21).

On July 7, 2021, the Planning Board classified the Preliminary Site Plan application (PB #0703-21) application as a Type I Action under the State Environmental Quality Review (SEQR) regulations, declared its intent to be designated the SEQR Lead Agency for making the determination of significance upon this application, and established the SEQR 30-day coordinated review period from July 8, 2021, to August 9, 2021.

On August 18, 2021, the Planning Board opened the Public Hearing on the Preliminary Site Plan, designated itself as the Lead Agency for making the determination of significance upon this application, determined that this Action will not result in any significant adverse environmental impacts, and continued the Public Hearing to the meeting on September 15, 2021.

On September 15, 2021, the Planning Board approved the SEQR Criteria for Determining Significance, the Short Environmental Assessment Form Part 2—Impact Assessment, the

Short Environmental Assessment Form Part 3—Determination of Significance, and continued the Public Hearing on the Preliminary Site Plan to the meeting on October 20, 2021.

On October 20, 2021, the Planning Board reconvened the Public Hearing on the Preliminary Site Plan and continued the Public Hearing to the meeting on November 17, 2021.

On November 17, 2021, the Planning Board reconvened the Public Hearing on the Preliminary Site Plan and continued the Public Hearing to the meeting this evening (January 19, 2022).

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Delpriore said that Mr. Brand has prepared draft resolutions for the board's consideration this evening to continue this application (and the accompanying Special Use Permit application, PB #0804-21) to March 16, 2022. Mr. Delpriore said that he spoke with Connor Kilmer of The DDS Companies (the applicant's project engineer) who requested the continuation to provide time for the applicant to complete a current project in Victor, N.Y. He also said that the applicant may wish to move forward with the accompanying Special Use Permit in March.

Mr. Brand said that if the applications are continued to March 16, 2022, then the applicant would not be able to move forward at an earlier date.

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 Zoom video conference wished to speak for or against this application, or to ask questions. There were no requests from those on the Zoom video conference.

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

■ A motion was made by MR. DELUCIA, 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
PRELIMINARY SITE PLAN—CONTINUATION**

PB #0703-21

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

Continuing the Public Hearing and the Board’s deliberations upon this Action to Wednesday, March 16, 2022.

ACTION: **Preliminary Site Plan 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 again opened the Public Hearing upon the above referenced application for Preliminary Site Plan approval, hereinafter referred to as Action; and

WHEREAS, the Board has tonight received testimony on the above referenced application; and

WHEREAS, the Applicant’s Project Engineer, Connor Kilmer, DDS Companies, in a letter dated January 11, 2022, to the Town Planning Board Chairperson, has requested a continuation of this Public Hearing to Wednesday, March 16, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to table any further discussion upon this Action at tonight’s meeting, to continue the Public Hearing hereon to Wednesday, March 16, 2022, commencing at 7:00 p.m., and to continue further public discussion and Board deliberation at that time.

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	Excused

Motion carried.

5. CONTINUED PUBLIC HEARING: SPECIAL USE PERMIT

PB #0804-21 **Continued Public Hearing: 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: 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.

This application was reviewed by the Project Review Committee on December 4, 2020; January 8, 2021; February 5, 2021; March 5, 2021; April 1, 2021; May 7, 2021; June 4, 2021; July 2, 2021; September 3, 2021; October 1, 2021; November 5, 2021; December 3, 2021; and January 7, 2022.

The Public Hearing on this application was opened on September 15, 2021, at which the State Environmental Quality Review (SEQR) classification was approved by the Planning Board (Type II Action).

Also on September 15, 2021, the Public Hearing on this application was continued to the meeting on October 20, 2021.

On October 20, 2021, the Public Hearing was continued to the meeting on November 17, 2021.

On November 17, 2021, the Public Hearing was continued to the meeting this evening (January 19, 2022).

Mr. Hemminger reconvened the Public Hearing on this application.

There were no comments or questions on this application this evening. (*See* discussion of the accompanying Preliminary Site Plan application, above.)

■ A motion was made by MR. DELUCIA, 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—CONTINUATION**

PB #0804-21

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

**Continuing the Public Hearing and the Board’s deliberations
upon this Action to Wednesday, March 16, 2022**

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 again opened the Public Hearing upon the above referenced application for Special Use Permit approval, hereinafter referred to as Action; and

WHEREAS, the Board has tonight received testimony on the above referenced application; and

WHEREAS, the Applicant’s Project Engineer, Connor Kilmer, DDS Companies, in a letter dated January 11, 2022, to the Town Planning Board Chairperson, has requested a continuation of this Public Hearing to Wednesday, March 16, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to table any further discussion upon this Action at tonight’s meeting, to continue the Public Hearing hereon to Wednesday, March 16, 2022, commencing at 7:01 p.m., and to continue further public discussion and Board deliberation at that time.

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	Excused

Motion carried.

6. NEW PUBLIC HEARING: SPECIAL USE PERMIT

PB #0104-22 New Special Use Permit Application

Name: Paul Gillette, 6025 Denny Drive, Farmington, N.Y. 14425

Location: North side of Denny Drive and south of Collett Road

Zoning District: LI Limited Industrial

Request: Requesting a Special Use Permit in accordance with Chapter 165, Article VI, Section 84.1 of the Town of Farmington Codes. The applicant wishes to add seven (7) new self-storage buildings of varying sizes having a total of 49,295 square feet of mini-storage

space and bringing the total number of self-storage buildings to fifteen (15) on the amended site.

This application was reviewed by the Project Review Committee on July 2, 2021; August 6, 2021; October 1, 2021; November 5, 2021; December 3, 2021; and January 7, 2022.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Gillette (A Safe Place Storage) and Mr. Lewis (DH Lewis Engineering PLLC) presented this application.

Mr. Gillette said that this application was presented to the Ontario County Planning Board (OCPB) on January 12, 2022 (*see* OCPB Referral #6-2022) which issued the following comments:

January 2022 Comments:

1. Clarify whether Building F is 4,200 square feet as stated on the site plan or 5,400 square feet as indicated on the Erosion Control Plan, Landscape Plan and Utility Plan.
2. The Landscape Plan appears to show tree and shrub planting very close or within steeply banked stormwater management facilities.

January 2022 Ontario County Soil and Water Conservation District Comments:

1. Concrete truck washout should be located a minimum of 100 feet from all stormwater inlets, streams or waterbodies.
2. Pocket pond outlets to a regulated Class C stream. Use extreme caution during construction to prevent any water quality violations.

Mr. Gillette said that his two lots have been combined into one large parcel and that he would like to continue his business.

He also said that he has two applications pending before the Zoning Board of Appeals (ZBA), i.e., an Area Variance application for the climate-controlled building (due to its proposed size) and an Area Variance application for outside storage. These applications will be considered by the ZBA on February 28, 2022.

Mr. Brand said that he has prepared draft resolutions to classify this application as a State Environmental Quality Review (SEQR) Type II Action and to continue the application to March 2, 2022, following the ZBA meeting.

Mr. Delpriore said that the ZBA applications must be filed by Monday, January 24, 2022, in order to be placed on the agenda for the ZBA meeting to be held in February. He also said that Mr. Gillette must decide if he will apply for one or both proposed Area Variances.

Mr. Hemminger said that the Planning Board will consider the Special Use Permit application on March 2nd if the ZBA were to approve both Area Variances. He said that Mr. Gillette's plans may require revisions if the ZBA were to deny one or both applications. Mr. Hemminger said that there are several time sensitive issues [affecting the scheduling of the applications] which Mr. Gillette must consider. He encouraged Mr. Gillette to remain in contact with Mr. Delpriore and the Town staff in the Development Office.

Mr. Giroux said that the most recent version of the site plan does not depict the truck turn-around and that adequate on-site parking also must be shown on the plan.

Mr. Brabant said that MRB Group is reviewing the plans but that he is hesitant to conduct a full review at this time until the ZBA determines the Area Variances, and the plans are in final form.

Chief Robinson said that access to the site will be an issue for the fire department and that he expects that this will be resolved [at the site plan stage].

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 Zoom video conference wished to speak for or against this application, or to ask questions. There were no requests from those on the Zoom video conference.

Mr. Bellis asked about the granting of previous variances for Mr. Gillette's operations. Mr. Delpriore said that Mr. Gillette received a Special Use Permit a number of years ago for having trucks on the property. Mr. Gillette said that this was approximately 10 years ago.

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

■ 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:

**FARMINGTON PLANNING BOARD RESOLUTION
SEQR RESOLUTION—TYPE II ACTION**

PB #0104-22

**APPLICANT: A Safe Place Storage, c/o Paul Gillette, 6025 Denny Drive,
Farmington, N.Y. 14425**

ACTION: **Special Use Permit Approval, SEQR Classification, modifications to an existing commercial site to allow for six (6) additional single-story mini-warehouse self-storage buildings, one (1) 15,295-square-foot one-story climate-controlled storage building and related site improvements on a 5.5 acre site that is located along the south side of Collett Road, the east side of Commercial Drive and the north side of Denny Drive.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) (34) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

NOW, THEREFORE, BE IT RESOLVED THAT the Board finds that the Action is classified a Type II Action under Section 617.5 (c) (34) of the SEQR Regulations.

BE IT FURTHER RESOLVED THAT Type II Actions are not subject to further review under Part 617.

NOW, THEREFORE, BE IT RESOLVED THAT the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

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	Excused

Motion carried.

■ A motion was made by MR. DELUCIA, 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:

**FARMINGTON PLANNING BOARD RESOLUTION
SPECIAL USE PERMIT—CONTINUATION**

PB #0104-22

APPLICANT: **A Safe Place Storage, c/o Paul Gillette, 6025 Denny Drive, Farmington, N.Y. 14425**

ACTION: **Special Use Permit for six (6) additional single-story mini-warehouse storage buildings, one (1) 15,295-square-foot one-story climate-controlled self-storage building and related site improvements on a 5.5-acre site that is to become part of the existing mini-warehouse project known as A Safe Place Mini-warehouse Project, the additional site is located along the south side of Collett Road, the east side of Commercial Drive and the north side of Denny Drive, and has been added to the existing A Safe Place Mini-warehouse Project located along the east side of Commercial Drive, south of Denny Drive.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight's public meeting opened discussion and received comments upon the above referenced Action; and

WHEREAS, the Board has reviewed the criteria in Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations for determining the Classification associated with the above referenced Action and has, under separate resolution, made a Classification that the proposed Action is a Type II Action under Part 617.5 (34) of Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, the Board has given consideration to the Ontario County Planning Board referral comments (Referral Numbers 148-2021 and 17-2022) that the proposed Action is a Class 1 Action under their Rules of Procedure and has only made comments; and

WHEREAS, the Board has given consideration to the information provided by the Town Zoning Enforcement Officer (*see* Farmington Project Review Committee minutes, January 7, 2022) that the proposed Action will first require the granting of two Area Variances (one for the size of the climate-controlled storage building and one allowing for outside storage on the site) from the Town Zoning Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby move to continue its deliberations upon the proposed Action with the following conditions:

1. The Applicant must first make separate applications for the two Area Variances referenced above herein, and then the Town Zoning Board of Appeals must make decisions upon these applications, prior to the Planning Board acting upon the requested Special Use Permit and the requested Preliminary Site Plan application. The reasoning for this is to determine if the one-story climate-controlled building will be allowed with a variance, and if outdoor storage is going to be allowed with a variance.
2. Depending upon the decisions to be made by the Town Zoning Board of Appeals, any revisions that may become necessary to the latest Special Use Permit application and the latest Preliminary Site Plan drawings will first need to be made, reviewed by Town Staff, and then submitted to the Planning Board at a future meeting

to be held upon the requested applications for a Special Use Permit and Preliminary Site Plan.

BE IT FURTHER RESOLVED THAT the Board does hereby continue its deliberation upon this application to the **March 2, 2022**, meeting to provide the Applicant and his Engineer time to obtain the necessary Area Variances and to prepare any amendments that may become necessary to the Special Use Permit and/or the Preliminary Site Plan applications currently under review by this Board.

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	Excused

Motion carried.

7. CONTINUED PRELIMINARY SITE PLAN

PB #0803-21 Continued Preliminary Site Plan Application

Name: Paul Gillette, 6025 Denny Drive, Farmington, N.Y. 14425

Location: North side of Denny Drive and south of Collett Road

Zoning District: LI Limited Industrial

Request: Preliminary Site Plan approval to erect seven (7) new single-story storage buildings of various sizes ranging from 3,000 square feet to 15,295 square feet, totaling approximately 49,295 square feet.

This application was reviewed by the Project Review Committee on July 2, 2021; August 6, 2021; October 1, 2021; November 5, 2021; December 3, 2021; and January 7, 2022.

On August 4, 2021, the Planning Board began the consideration of this application and continued the discussion to the meeting on September 15, 2021.

On September 15, 2021, the Planning Board approved the State Environmental Quality Review (SEQR) classification for the Preliminary Site Plan (Unlisted Action) and requested that the applicant submit a Short Environmental Assessment Form. The consideration of the Preliminary Site Plan was then continued to the meeting on October 20, 2021. On October 1, 2021, Mr. Gillette attended the Project Review Committee (PRC) meeting at which he was informed of additional requirements to comply with new provisions of the

Town Code which were recently approved by the Town Board related to fire suppression sprinklers.

On October 20, 2021, the consideration of the Preliminary Site Plan application was continued to the meeting on December 15, 2021.

On December 15, 2021, no action was taken upon the Preliminary Site Plan application.

Mr. Hemminger resumed the continuation of the Preliminary Site Plan at the meeting this evening.

There were no comments or questions on this application this evening. (*See* discussion of the accompanying Special Use Permit application, above.)

■ A motion was made by MR. DELUCIA, 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:

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—CONTINUATION**

PB #0803-21

APPLICANT: **A Safe Place Storage, c/o Paul Gillette, 6025 Denny Drive,
Farmington, N.Y. 14425**

ACTION: **Preliminary Site Plan Approval for six (6) single-story mini-warehouse storage buildings, one (1) 15,295-square-foot one-story climate-controlled self-storage building and related site improvements on a 5.5-acre site that is located along the south side of Collett Road, the east side of Commercial Drive and the north side of Denny Drive.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight's public meeting opened discussion and received comments upon the above referenced Action; and

WHEREAS, the Board has reviewed the criteria in Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations for determining the Classification associated with the above referenced Action and has, under separate resolution, made a Classification that the proposed Action is an Unlisted Action under Part 617 of article 8 of the New York State Environmental Conservation Law; and

WHEREAS, the Board has given consideration to the Ontario County Planning Board referral comments (Referral Numbers 148-2021 and 17-2022) that the proposed Action is a Class 1 Action and has only made comments; and

WHEREAS, the Board has given consideration to the information provided by the Town Zoning Enforcement Officer (*see* Farmington Project Review Committee meeting minutes, January 7, 2022) that the proposed Action will first require the granting of two Area Variances (one for the size of the climate-controlled storage building and one allowing for outside storage on the site) from the Town Zoning Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby move to continue its deliberations upon the proposed Action with the following conditions:

1. The Applicant must first make separate applications for the two Area Variances referenced above herein, and then the Town Zoning Board of Appeals must make decisions upon these applications, prior to the Planning Board taking action upon the requested Preliminary Site Plan application.
2. Depending upon the decisions to be made by the Town Zoning Board of Appeals, any revisions that may become necessary to the latest preliminary site plan drawings will first need to be made, reviewed by Town Staff and then submitted to the Planning Board at a future meeting to be held upon the requested Preliminary Site Plan application.

BE IT FURTHER RESOLVED THAT the Board does hereby continue its deliberation upon this application to the **March 2, 2022**, meeting to provide the Applicant and his Engineer time to obtain the necessary Area Variances and to prepare any amendments that may become necessary to the Preliminary Site Plan currently under review by this Board.

BE IT FINALLY RESOLVED THAT the Board does hereby declare its intent to complete its determination of significance upon this application, as required under the State’s Environmental Quality Review (SEQR) Regulations, at a future scheduled meeting of the Board once a complete application has been determined by the Board.

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	Excused

Motion carried.

8. FINAL SITE PLAN APPROVAL

PB #0103-22 Final Site Plan Application

Name: MIII Enterprises LLC, 6061 Carmen’s Way,

Farmington, N.Y. 14425

Location: 6061 Carmen's Way

Zoning District: IZ Incentive Zoning

Request: Final Site Plan approval for Phase 3A of the Cerone Incentive Zoning Project (MIII Enterprises, Auburn Junction) to erect a 19,900-square-foot single-story medical/retail structure with associated site amenities to include sidewalks, landscaping, lighting and parking facilities.

On February 14, 2017, the Town Board approved the rezoning of this property to Incentive Zoning (Town Board Resolution #102-2017).

On June 21, 2017, the Planning Board approved the State Environmental Quality Review (SEQR) determination for this application (determination of non-significance).

On July 5, 2017, the Preliminary overall Site Plan with conditions was approved by the Planning Board (PB #0501-17) and a copy filed with the Town Clerk's Office.

On January 3, 2018, the Final Site Plan for Phase 1 with conditions was approved by the Planning Board (PB #1209-17).

On December 5, 2018, amendments to the Preliminary Site Plan and the Final Site Plan resolutions (PB #0501-17 and PB #1209-17) were approved by the Planning Board.

On March 6, 2019, amendments to the Preliminary Site Plan and the Final Site Plan resolutions (PB #0501-17 and PB #1209-17) were reapproved by the Planning Board.

On October 16, 2019, the Final Site Plan for Phase 2 with conditions was approved by the Planning Board (PB #1004-19).

On November 20, 2019, the SEQR classification (Type II Action) and the Special Use Permit for U-Haul Trucks (PB #1101-19) were approved with conditions by the Planning Board.

On November 18, 2020, a Final Site Plan Amendment to Phase 2 (PB #1004.1-19) was approved by the Planning Board.

On January 5, 2022, the Planning Board issued a Report and Recommendation to the Town Board regarding a Modified Incentive Site Plan and Allowed Medical Use for Phase 3A of the Cerone Incentive Zoning Project.

Mr. Destro (BME Associates) presented this application. Mr. Cerone and Mr. Ciardi (MIII Enterprises), and Mr. LeFrois (LeFrois Builders and Developers), also attended via Zoom video conference.

Mr. Destro said that the Town Board amended the Incentive Zoning Overall Site Plan of February 14, 2017 (Town Board Resolution #102-2017). The amendment provides for both a Phase 3A and a Phase 3B. Phase 3A involves the construction of a plaza type commercial building not to exceed 19,900 square feet (instead of the originally proposed 21,400 square feet) with a medical use in the southern portion of the building. Phase 3B involves future construction of two commercial buildings that are to be located closer to State Route 332, and which are shown on the existing Overall Preliminary Site Plan in the project file. (*See* Planning Board minutes, January 5, 2022, pp. 15–21, for details on the proposed amendment and the Planning Board’s Report and Recommendation to the Town Board.).

Prior to the meeting, the Town staff issued the following comments on this application:

From Dan Orians, Construction Inspector:

1. Show all sanitary lateral cleanout locations on Utility print (85 feet maximum separation).
2. Clarify why the existing fire hydrant by the Auburn Trail is being relocated.
3. Can the sidewalk by Auburn Trail be redesigned for better pedestrian flow?

Prior to the meeting, the following comments on this application were issued by members of the Planning Board:

From Aaron Sweeney, Planning Board Member:

1. The south “metal storage building” should not exceed the south edge of the building.
2. The topsoil pile should not be placed alongside Carmen’s Way, as it is proposed. It also should not be placed along the side of the Auburn Trail. The topsoil in these areas would damage aesthetics.
3. I would like to see more landscaping along the southwest corner of the property. This will hide the storage buildings from view of the Auburn Trail.
4. The north side of property all along Carmen’s Way needs landscaping.
5. A maintenance plan is imperative with all this landscaping being needed.

From Douglas Viets, Planning Board Member:

1. Are the existing trees along 332 being removed and replaced? Existing trees are not shown, but new trees are.
2. Drive aisles are to be looped to avoid motorists backing up within the drive aisles. If dedicated turnaround spaces at the eastern ends of each of the proposed drive aisles are used, a minimum of two additional spaces shall be required. (If it is just a single space, what happens when one person wants to pull through, and another person enters from the opposite side? This will just lead to arguments in the parking lot.)
3. Existing planting bed along Carmen's Way shall remain. If it absolutely must be removed to facilitate the construction of Phase 3A, it shall be replaced at the end of Phase 3A prior to issuance of a Certificate of Occupancy. (The topsoil pile is shown in this area in the E&S plan.)
4. Develop a plan showing exactly how Phase 3B will be left at the end of Phase 3A. Phase 3B area will need to be a maintainable lawn area.
5. Light spillage off of eastern and southern property line exceeds .5 fc.
6. Renderings need to show all sides of the buildings and not just the front elevations. North side is highly visible and therefore should mimic the treatment in the front of the building. This might not be as important if the parking spaces adjacent to the building are changed to a landscape bed(s).

Mr. Destro acknowledged receipt of the Planning Board Final Site Plan Amendment Phase 3A draft resolution, the comments from the Town staff, from Mr. Sweeney and from Mr. Viets (above). Mr. Destro said that these comments have been addressed in writing and with the submission of exhibits (*see* project file).

Mr. Destro provided the following information to which the applicant has agreed:

- As requested, the southernmost two drive aisles now show a temporary asphalt binder looped connection. The binder option is intended to limit the potential damage or rework necessary for the future Phase 3B building and site work construction. Temporary turnaround spaces are now proposed at the ends of the other minor drive aisles (*see* Parking and Turnaround exhibit in the project file).
- Regarding the installation of a ± two-foot variable height berm across the site's frontage which is within the New York State Route 332 right-of-way, Mr. Destro said that a berm is not required by the Town Code but has been offered in response to Project Review Committee comments. Mr. Destro said that he contacted the New York State Department of Transportation (DOT) and received an email response from DOT Assistant Resident Engineer Greg Trost on January 19, 2022, which

stated that “a simple permit would be needed for this, which I would approve in my office.” A condition of approval of approval of this application requires that a copy of this email is to be provided to the Town prior to the issuing of a Certificate of Occupancy for the proposed plaza building (*see* draft Condition #12).

- Everything which is included in this application is in general conformance with the approved preliminary plans. Nothing has been added or removed without input or recommendations from the Planning Board or from the Town staff.
- Town staff comments were received to eliminate the northern six parking spaces. The applicant has agreed to do this. By removing these six spaces, the applicant will provide additional landscaping on the north side of the property. Foundation plantings on the east (front side) of the building will be continued along the north side. A third tree will be offered to provide a total of three trees along the northern side of the building.
- Regarding the 14-foot-wide drop-off zone, Mr. Destro said that they were originally showing a 10-foot drop-off zone in the rear of the building. He said that a 34-foot-wide pavement width is now proposed. Instead of two 12-foot drive aisles, Mr. Destro said that the applicant is now proposing two 10-foot-wide drive aisle lanes (which comply with Town Code for a private road) and therefore the applicant will be able to provide the 14-foot-wide drop-off zone.
- Regarding planting additional landscaping, in the northern green space area, Mr. Destro said that there are existing water mains, a storm sewer and electrical utilities in this area. He said that the applicant can provide an additional tree in the center of this area outside the utility limits, the location of which he described on the site plan drawing.
- An existing shrub/stone landscaping bed appears to have been installed beyond the limits intended on the approved overall Preliminary Site Plans and encroaches into the future Phase 3B pavement limits. The applicant has agreed to relocate this shrub/stone landscaping bed.

Mr. Destro said that written responses and exhibits were provided prior to this evening’s meeting to address the board’s and Town staff comments. He said that the applicant is hoping to proceed with conditional site plan approval this evening.

Mr. Brand said that a draft approval resolution, which is based upon the applicant’s original drawings submission, has been prepared for the board’s consideration this evening. He said that Mr. Destro has tonight addressed many of the comments [in the draft resolution] but that he [Mr. Brand] based this evening’s draft resolution upon the original submission.

Mr. Delpriore said that the Town staff has worked with Mr. Destro and that there has been a great deal of back-and-forth regarding the applicant’s responses to the Town staff and Planning Board members’ comments, several which have been submitted in the past

several days. Mr. Delpriore said that he did not know how thoroughly the applicant's responses have been reviewed by the Town staff or the board members.

Mr. Delpriore agreed with Mr. Destro that the proposed 14-foot-wide drop-off zone to be located along the rear of the proposed plaza building complies with the Town Code. Mr. Delpriore said that the Town Code requires a minimum seven-foot-wide drive aisle and that Mr. Destro's proposal exceeds the Town Code requirement. He said that there is plenty of room for it [the 14-foot-wide drop-off zone] to be delineated and the drive aisles to be provided within the area behind the building.

Mr. Delpriore then referred to draft Condition #9 in the site plan approval resolution which states:

9. Drawing No. 02, Final Site Plan, the design of the proposed parking lot for Phase 3A is to be revised to show compliance with the provisions contained within §165-37. A. (4) (b) of the Town Code.

Mr. Delpriore said that he had determined that the applicant has addressed a number of the conditions and concerns regarding this application, including compliance with this referenced section. He said that the application is proceeding in the right direction, but that there are several remaining outstanding items.

Mr. Giroux suggested that the existing shrub/stone landscaping bed in the vicinity of Carmen's Way be changed a mowable grass surface to avoid unsightly weeds, now that this landscaping bed is going to be relocated.

Mr. Giroux also offered a cost-effective suggestion that the proposed location of the topsoil pile at the south portion of the site be redistributed along the west side of the existing outdoor storage area near the Auburn Trail and placed near an existing hedgerow to avoid having to move the topsoil twice, or to avoid having to haul it off the site. He also suggested that the existing hedgerow berm be continued to the east to the existing stormwater retention area.

Mr. Destro said that topsoil test pits were made on the property to assess the depth of the topsoil. He said that most of the topsoil in the northern portion of the site has been removed and that little or no topsoil remains in this area. The southern portion of the site has about six inches of topsoil remaining. Mr. Destro said that based upon the test pit results they do not anticipate a topsoil pile remaining that would be as large as had occurred during the previous construction projects on this site.

Mr. Delpriore said that a major concern for the Town is that the current plans show a topsoil storage area near Carmen's Way during construction. He said that the thought is to move the topsoil just once instead of having a storage pile.

Mr. Destro said that the temporary topsoil storage area was selected to avoid having it in the Phase 3A construction area. He said that he does not anticipate a large topsoil pile. He

acknowledged the condition of approval that the topsoil pile must be removed prior to the issuing of a Certificate of Occupancy for the Phase 3A building (*see* Condition #21).

Mr. Delpriore said that Mr. LeFrois understands the Town's concerns about avoiding topsoil storage piles in place for long periods of time.

Mr. Brabant said that the MRB Group review of the plans has been completed and that he will begin work on his engineering comment letter.

Mr. Brabant asked if the proposed drainage measures will be constructed for the full build-out of the site. Mr. Destro said that there may be one additional drainage inlet to be constructed in future Phase 3B.

Mr. Brabant asked about the Phase 3B pad sites. Mr. Destro said that the proposed Phase 3B pads themselves will not be installed at this time. He said that the Phase 3B pad sites will be leveled off and seeded for now. Mr. Hemminger requested that the grass areas must be mowed regularly.

Mr. Brabant asked if what appears to be a walkable curb on one of the parking islands is transversable by pedestrians. Mr. Destro said that this area will be landscaped and that the intent is to have pedestrians access the building via the parking lot.

Mr. Cerone said that he is fine with the removal of six parking spaces north of the proposed building. He also said that he agrees with Mr. Giroux's suggestion regarding the change of the existing shrub/stone landscaping bed in the vicinity of Carmen's Way to be a mowable grass surface.

Mr. Cerone also agreed to consider an alternate location for the topsoil pile for aesthetics and to reduce the costs of hauling the topsoil several times on the site or having to remove it from the site.

Mr. Sweeney suggested that a better location for the topsoil pile would be in the southern portion of the site near the Auburn Trail and the Cobblestone Arts Center access road. Mr. Destro said that he is open to this suggestion but that this area is only about five or six feet wide. Mr. Hemminger suggested an area more along the existing storage units to block the view of the storage units from the Auburn Trail and to reduce the applicant's costs to move the topsoil.

Mr. Bellis asked if there is enough room for refuse trucks to enter the dumpster enclosure. Mr. Destro said that the proposed building is narrower and longer than the originally proposed structure. He said that there will be room for the trucks to have access to the dumpsters from the rear drive aisle, however, the design will require the truck drivers to pull the dumpsters out of the enclosure. Mr. Hemminger said that this maneuver may be difficult during the winter months. He suggested that the applicant consider readjust the dumpster enclosure to a position at an angle for easier truck access. He said that this is just a thought.

Mr. Bellis asked about the parking at the north end of the building. He expressed concern about drivers having to back into the main driveway which goes behind the building. He also asked if the required number of parking spaces are shown. Mr. Delpriore said that the plans meet the Town Code parking requirements even with the removal of the six parking spaces. Mr. Bellis said that he is then okay with this.

Mr. Bellis requested that improved elevation renderings of the building be provided which will depict the colors of the building and the proposed doorways along the rear of the building. He asked about the final color of the building and requested samples of the actual building materials and color scheme.

Mr. Bellis also said that the parking spaces are to be double striped, per the Town Code.

Mr. Cerone asked when the color samples are needed. Mr. Hemminger said that the color samples will be needed for the board's review prior to or at the meeting at which the Final Site Plan resolution will be considered.

Mr. Delpriore said that the deadline for receipt of all materials will be Wednesday, February 2, 2022, in order to appear on Planning Board agenda for the meeting on Wednesday, February 16, 2022. He said that this schedule is necessary to provide ample time for the Town staff and for the board to review the revised drawings and materials.

Mr. Bellis asked about the U-Haul storage bins that have recently been left on the property. Mr. Cerone said that he and his assistant have been dealing with a tenant who dropped off these storage bins. He said that he has been working with a representative from U-Haul regarding the removal of the storage bins from the property as soon as possible. He also said that the bins are in the way of his snowplows. Mr. Cerone said that he will follow-up with Mr. Delpriore on this.

Mr. DeLucia said that he has reviewed the draft resolution, and the comments from the Town staff and the members of the board, and that he has no issues with the applicant's responses. He also that he understands that eight additional conditions may be proposed this evening.

Mr. Hemminger said that he would like to propose eight additional conditions of approval and that he recommends that the application be continued to the meeting on February 16, 2022, to allow time for the applicant to prepare a completed set of revised drawings and to provide time for Mr. Brand to prepare a revised draft resolution.

Mr. Hemminger then presented the following proposed additional conditions of approval. He requested that they be incorporated into the draft Final Site Plan resolution by the Town staff.:

1. Submit an updated Landscaping Plan with all landscaping shown (include documentation from the New York State Department of Transportation (DOT) for approval to construct a berm in DOT right of way).

- 2.. Show all proposed on-site parking with circular movements. Any land-banked parking spaces are not required to show this movement. Parking calculations must be provided for the existing and any potential additional (future) uses of the remaining portion of the proposed 3A plaza type building.
3. The 10-foot-wide loading zone shown on Drawing No. 02, Final Site Plan Phase 3A, is to be amended to show a 14-foot wide loading zone delineated across the entire west elevation of the proposed plaza type building. In addition, the amended widths for the drive aisle shown in this area is also to be shown on an amended drawing.
4. Drawing No. 02, Final Site Plan Phase 3A, is to show the locations of all entrance doors to the rear portion of the plaza type building. Each door is to have proper coverage.
5. A note is to be added to Drawing No. 07, Landscaping Plan, that reads . . . “All landscaping shall be maintained for the life of the project.”
6. Please address this issue:

If binder is used for a temporary drive lane, is the intent to pave the binder up to the finished grades and then mill it off in the future? If not, what is being done to ensure that this area will drain properly? The grading plans show that at least one-half of this expanded area will drain back toward the building. If the binder is left low to prevent rework (as stated in BME’s response), water will pond in this area unless the area is graded differently than what is currently shown on the plans, or other accommodations are made. In the opinion of the Planning Board, it would be easier to just pave to the final elevation, but this is up to the applicant, provided the applicant accounts for temporary drainage measures in this area. If the applicant proceeds with this binder option, a note should be added to the plans stating that “the elevation of the proposed binder drive lane shall meet flush with the elevation of the adjacent pavement elevations of phase 3A. No lip shall be left at any location.”

7. The revision boxes, on all revised drawings being amended and resubmitted for final action, are to reference this resolution and date.
8. Prior to the issuance of a Certificate of Occupancy, all landscaping must be completed and excess top soil removed from site.

Mr. Destro asked for clarification on proposed Condition #5 regarding that “all landscaping shall be maintained for the life of the project.” Mr. Hemminger said that dead landscaping must be replaced, and that Mr. Cerone understands that the Town wishes to have the site look good for the life of the project.

Mr. Cerone said that he understands this. He said that he has had landscaping battles [with contractors] in the past but that now he will retain Josh Landscape Company of Honeoye Falls, N.Y., for 2022 to provide better landscaping maintenance than he has had in the past. Mr. Hemminger said that he is glad to hear that Mr. Cerone has now retained a good landscaping contractor.

Mr. Hemminger requested that Mr. Cerone and Mr. Destro review the number of parking spaces for the proposed uses of the site. He said that the board would like to be sure that the parking lots can handle the parking today and 10 years from now, and that the Phase 3B parking needs will be carefully considered in the future.

Mr. Cerone said that he agrees with this and that he hopes that the construction of Phase 3A will provide the construction activity with which his broker can attract additional tenants to the site. He said that all the information discussed this evening will be passed on to the broker and that plans for Phase 3B will be submitted to the Town as soon as tenants are signed.

Mr. Hemminger again requested that the pad areas in Phase 3B are to be seeded and are to be mowed regularly. He asked if there were any objections to continuing this application to the Planning Board meeting on February 16, 2022. There were no objections from the board, the Town staff, Mr. Cerone or Mr. Destro.

Mr. Brand said that any revised drawings could be discussed at the February 4, 2022, meeting and then incorporated into any new resolution for final site plan approval. Mr. Destro said that this would be his intention to have revised drawings at that time.

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

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the reading of the following resolution be waived and that the resolution be approved as amended:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
CERONE INCENTIVE ZONING PROJECT (MIII ENTERPRISES LLC)
FINAL SITE PLAN AMENDMENT, PHASE 3A—CONTINUED WITH CONDITIONS**

PB #0103-22

APPLICANT: Michael Cerone, MIII Enterprises LLC, 6061 Carmen's Way, Farmington, N.Y. 14425

ACTION: Cerone Incentive Zoning Project (MIII Enterprises LLC) Final Site Plan Amendment Phase 3A: Construction of a single-story plaza type building having a total square footage not to exceed 19,900 square feet and related site improvements shown on the Amended Preliminary Overall Site Plan Incentive Zoning Map for the above referenced Project.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has opened a public meeting tonight upon the above referenced Action; and

WHEREAS, the Town Board has previously made a Determination of Non-Significance upon the Action to create an IZ Incentive Zoning District for this property, as provided for further under Part 617 of the State Environmental Quality Review Regulations; and

WHEREAS, the Applicant is no longer proposing to construct a single-story plaza type commercial building having a total of 21,900 square feet in area and instead is proposing the construction of a single-story plaza type commercial (retail/medical use) building having a total square footage not to exceed 19,900 square feet in area along with the construction of 186 on-site parking spaces and drive aisles as shown within what is now to be known as Phase 3A of the Overall Preliminary Site Plan for the Cerone Incentive Zoning Project; and

WHEREAS, the Applicant is now proposing to create Phase 3B of the Overall Preliminary Site Plan for the Cerone Incentive Zoning Project which will include two (2) freestanding commercial type buildings that have always been a part of said overall plan; and

WHEREAS, the Town Board, at its meeting on Tuesday evening, January 11, 2022, recalled Resolution #102-2017, dated February 14, 2017 (the original resolution establishing the rules and regulations for the development of the Cerone Incentive Zoning Project—Route 332 MIII Enterprises site) allowing for medical use, allowing for the construction of a single-story plaza type commercial building not to exceed 19,900 square feet in area, and allowing for the Overall Preliminary Site Plan for this Project to be further amended by providing for a Phase 3A and Phase 3B to be approved by the Planning Board; and

WHEREAS, the Planning Board has given consideration to the comments made at tonight's meeting regarding the above referenced amendments for the Cerone Incentive Zoning Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue its deliberations upon the proposed Action with the following conditions:

1. Final Site Plan Approval for Phase 3A is based upon the set of final plan drawings identified as 2818-01 through 2818-11, prepared by BME Associates, P.C., identified as Project No. 2818, having a date issued December 9, 2021, and entitled "Final Phase 3A Site Plans, Route 332 MIII Enterprises at Auburn Junction," as further amended by this resolution; and
2. A set of the three (3) color renderings of the east elevation for a proposed single-story plaza type building intended to be constructed within Phase 3A and used for medical use and other commercial types of use not identified; and, therefore, these renderings are to be amended adding a title block identifying each of the building elevation drawings to be submitted as part of Phase 3A of the Route 332 MIII Enterprises at Auburn Junction Final Site Plan, PB 0103-22, and a signature line

for the Planning Board Chairperson, and a date line for the signing is to be added to each drawing; and

3. All drawings identifying State Route 322 are to be amended to read State Route 332; and
4. Drawing No. 02, Final Site Plan, is to have a note added which references Town Board Resolution No. 60 of 2022, dated January 11, 2022, and specifies the conditions of approval; and
5. Drawing No. 04, Utility Plan, is to show all sanitary lateral cleanout locations having a maximum separation of eighty-five (85) feet; and
6. Drawing No. 04, Utility Plan, is showing a relocation of the existing fire hydrant. The purpose for this relocation and the location of the fire hydrant will need to be approved by the Town Water and Sewer Department before signing the final plans; and
7. Drawing No. 02, Final Site Plan, the six (6) proposed parking spaces shown across the north side of the proposed one-story retail/medical use (19,900 sq. ft. +/-) building are to be removed and replaced with a landscape area. The Planning Board feels the proposed backing of vehicles from these six proposed parking spaces into the main driveway travel lanes serving the overall site is potentially unsafe and is to be avoided: and
8. Drawing No. 02, Final Site Plan, the design of the proposed parking lot for Phase 3A is to be revised to provide either dedicated turn around spaces at the eastern ends of each of the proposed drive aisles, or these drive aisles are to be looped to avoid motorists backing up within the drive aisles; and
9. Drawing No. 02, Final Site Plan, the design of the proposed parking lot for Phase 3A is to be revised to show compliance with the provisions contained within §165-37. A. (4) (b) of the Town Code; and
10. Drawing No. 02, Final Site Plan, is to be amended by adding the location for the monument sign for the Auburn Junction Project, which is located on the north side of Carmen's Way near the intersection of Carmen's Way with State Route 332; and
11. Drawing No. 02, Final Site Plan, is to be amended by adding the Public Safety Street Number Identification Sign location, and Drawing No. 11, Detail Sheet, is to be amended to show the specifications for this sign; and
12. Drawing No. 07, Landscape Plan, is showing the installation of a +/- 2-foot variable height berm across the site's frontage that is within the right-of-way of New York State Route 332. A note is to be added to this drawing identifying the email response of Greg Trost, Assistant State DOT Resident Engineer, dated January 19,

2022, to Ryan Destro, the Applicant's Engineer, stating that "A simple permit would be needed for this, which I would approve in my office." A copy of this permit is to be provided to the Town prior to issuance of a Certificate of Occupancy for the proposed plaza building. Finally, all amendments discussed at tonight's meeting are to be shown on an amended Drawing No. 07, Landscape Plan; and

13. Drawing No. 08, Lighting Plan, is to be amended by adding the existing streetlight and the illumination pattern for the pedestrian crosswalk of the main driveway which is to be located near the north end of the proposed plaza building; and
14. Drawing No. 08, Lighting Plan, is to be amended by adding the existing streetlight and the illumination pattern for the pedestrian crosswalk of Carmen's Way. If possible, shifting this crosswalk to the west will better illuminate this crosswalk.
15. There are to be four (4) stop signs added to Drawing 02, Final Site Plan, and installed within the Phase 3A site. One stop sign is to be located at the southwest corner of the plaza building, one at the northwest corner of the plaza building, one at the driveway for the Always Locked business, and one at the north end of the drive aisle for the parking lot where it intersects with the main driveway; and
16. The pedestrian crosswalk for Carmen's Way, shown on the Drawing No. 02, is to be amended to show the locations for two (2) Pedestrian Crossing Signs that are to be provided by the developer and installed by the Town Highway Department. Drawing No. 10 is also to be amended to include the details for these Pedestrian Crossing Signs; and
17. The pedestrian crosswalk for the main driveway, shown on the north side of the proposed one-story retail/medical use building, is to be redesigned providing a shorter crossing distance. This pedestrian crosswalk is also to have two (2) pedestrian crossing signs. The striping of this crosswalk is to be maintained by the owner; and
18. This Final Site Plan Approval for Phase 3A does not include approvals for any Commercial Speech Signage. A separate application for Sign Site Plan approval will be required for the proposed building identification sign(s) and for the Auburn Junction Monument Sign; and
19. There is to be one (1) additional street tree shown and installed along the south side of Carmen's Way, between the site's driveway and the right-of-way for State Route 332. The location for this tree is to be shown and identified on Drawing No. 07, the Landscape Plan, for Phase 3A; and
20. The Phase 3B Area is to be regraded, seeded and evidence of grass growing prior to the issuance of a Certificate of Occupancy for the proposed one-story retail/medical use building; and

21. There is to be no topsoil stockpile(s) remaining on either the Phase 3A or Phase 3B sites at the time of issuance of a Certificate of Occupancy for the proposed one-story retail/medical use building; and
22. Prior to the issuance of a Certificate of Occupancy for the proposed one-story retail/medical use building, there is to be a separate Overall Preliminary Site Plan for Phases 1, 2, 3A and 3B of the Route 332 MIII Enterprises at Auburn Junction Incentive Zoning Project approved by the Planning Board and filed with the Town Clerk's Office and the Town Development Office. Said overall drawing is to contain a note referencing Town Board Resolution No. 60 of 2022, dated January 11, 2022; and
23. A note is to be added to Drawing No. 2 which reads . . . "This Final Site Plan Approval Phase 3A, amends the previous Final Site Plan Approval Phase 2 (File #PB 1004-19, dated 11/18/20);" and
24. Final Site Plan Approval for Phase 3A is further subject to the Applicant's compliance with all conditions of approval set forth in the Town Engineer's January 18, 2022, letter to the Town's Director of Planning and Development; and
25. All Revision Boxes are to be updated as of the date of this Final Site Plan Approval for Phase 3A by the Planning Board.
26. Once all amendments to the set of Final Site Plan drawings have been made, one paper set of the revised Final Site Plan Drawings for Phase 3A is to be submitted to the Town Code Enforcement Officer (CEO) for his review and acceptance.
27. Upon acceptance by the CEO, the Applicant's Engineer, BME Associates, P.C., is to submit one (1) mylar of the above referenced drawings for signatures. Upon signing, the mylar will be returned to BME Associates, P.C., for making copies thereof and distribution to those listed below.
28. One set of the signed drawings is to be filed in the Town Development Office and one set each is to be provided to: the Town Highway and Parks Superintendent; the Acting Town Water and Sewer Superintendent; the Town Construction Inspector; the Town Engineers; Greg Trost, Assistant Resident Engineer, NYSDOT Ontario County Office; and the applicant.
29. Final Site Plan Approval is valid for a period of 180 days and shall become null and void if revised drawings have not been signed and filed.
30. Show all proposed on-site parking with circular movements. Any land-banked parking spaces are not required to show this movement. Parking calculations must be provided for the existing and any potential additional (future) uses of the remaining portion of the proposed Phase 3A plaza type building.

31. The 10-foot-wide loading zone shown on Drawing No. 02, Final Site Plan Phase 3A, is to be amended to show a 14-foot wide loading zone delineated across the entire west elevation of the proposed plaza type building. In addition, the amended widths for the drive aisle shown in this area are also to be shown on an amended drawing.
32. Drawing No. 02, Final Site Plan Phase 3A, is to show the locations of all entrance doors to the rear portion of the plaza type building. Each door is to have proper coverage.
33. A note is to be added to Drawing No. 07, Landscaping Plan, that reads . . . “All landscaping shall be maintained for the life of the project.”
34. Please address this issue:

If binder is used for a temporary drive lane, is the intent to pave the binder up to the finished grades and then mill it off in the future? If not, what is being done to ensure that this area will drain properly? The grading plans show that at least one-half of this expanded area will drain back toward the building. If the binder is left low to prevent rework (as stated in BME’s response), water will pond in this area unless the area is graded differently than what is currently shown on the plans, or other accommodations are made. In the opinion of the Planning Board, it would be easier to just pave to the final elevation, but this is up to the applicant, provided the applicant accounts for temporary drainage measures in this area. If the applicant proceeds with this binder option, a note should be added to the plans stating that “the elevation of the proposed binder drive lane shall meet flush with the elevation of the adjacent pavement elevations of phase 3A. No lip shall be left at any location.”

Drawings No. 02, Final Site Plan, and No. 05 Final Phase 3A Grading Plan, are to be revised to show how the proposed temporary drive lanes and amended on-site parking spaces affected will properly drain. These revisions are to include the elevations at the eastern end of the proposed Phase 3A parking areas and drive lanes. A note is to be added to Drawing No. 05, that reads . . . “The elevation of the proposed temporary binder drive lane shall meet flush with the elevation of the adjacent pavement elevations shown for Phase 3A, and no lip shall be left at any location.”

35. The revision boxes, on all revised drawings being amended and re-submitted for final action, are to reference this resolution and date.

BE IT FINALLY RESOLVED that the Board does hereby continue its deliberation upon this application to its meeting on **FEBRUARY 16, 2022**, to provide the Applicant and his Engineer time to address the above conditions and to provided amended drawings.

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	Excused

Motion carried.

9. PLANNING BOARD ACTION ITEMS

A. Auburn Meadows Subdivision, Section 9: Letter of Credit Release #4 (Final)

■ A motion was made by MR. SWEENEY, 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
 LETTER OF CREDIT—FINAL RELEASE #4
 AUBURN MEADOWS SUBDIVISION, SECTION 9**

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 January 4, 2022, to approve the final release of funds (Release #4) 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 Release Form (G-2.0); and the signed Final Inspection Form for Expiring Sureties (G-4.0); 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 or not 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 fourth and final release of funds from the established letter of credit in the total amount of \$20,000.00.

BE IT FURTHER RESOLVED that the Town Supervisor is to sign the above referenced Town Surety Release Form (G-2.0) upon the Town Board’s authorization on January 25, 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.; Don Giroux, Town Highway and Parks Superintendent; Tim Ford, Town Highway and Parks Deputy Superintendent; Robin MacDonald, Acting Town Water and Sewer Superintendent; Matthew Heilmann, Town Construction Inspector; Dan Delpriore, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning and Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

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

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

Motion carried.

B. Auburn Meadows Subdivision, Section 7S: Letter of Credit Release #3 (Final):

■ A motion was made by MR. SWEENEY, 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
LETTER OF CREDIT—FINAL RELEASE #3
AUBURN MEADOWS SUBDIVISION, SECTION 7S**

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 January 4, 2022, to approve the final release of funds (Release #3) 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 Release Form (G-2.0); and the signed Final Inspection Form for Expiring Sureties (G-4.0); 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 or not 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 fourth and final release of funds from the established letter of credit in the total amount of \$116,384.46.

BE IT FURTHER RESOLVED that the Town Supervisor is to sign the above referenced Town Surety Release Form (G-2.0) upon the Town Board’s authorization on January 25, 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.; Don Giroux, Town Highway and Parks Superintendent; Tim Ford, Town Highway and Parks Deputy Superintendent; Robin MacDonald, Acting Town Water and Sewer Superintendent; Matthew Heilmann, Town Construction Inspector; Dan Delpriore, Town Code Eforcement Officer; Ronald Brand, Town Director of Planning and Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

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

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

Motion carried.

**C. Auburn Meadows Subdivision, Section 7N:
Letter of Credit Release #2 (Partial):**

■ A motion was made by MR. SWEENEY, 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
LETTER OF CREDIT—PARTIAL RELEASE #2
AUBURN MEADOWS SUBDIVISION, SECTION 7N**

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 January 13, 2022, to approve the partial release of funds (Release #2) 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 second partial release of funds from the established letter of credit in the total amount of \$241,303.45.

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 January 25, 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.; Don Giroux, Town Highway & Parks Superintendent; Tim Ford, Town Highway and Parks Deputy Superintendent; Robin MacDonald, Acting Town Water and Sewer Superintendent; Matthew Heilmann, Town Construction Inspector; Dan Delpriore, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning and Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

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

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

Motion carried.

**D. Auburn Meadows Subdivision, Section 8N:
Letter of Credit Release #2 (Partial):**

■ A motion was made by MR. SWEENEY, 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
LETTER OF CREDIT—PARTIAL RELEASE #2
AUBURN MEADOWS SUBDIVISION SECTION 8N**

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 January 13, 2022, to approve the partial release of funds (Release #2) 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 second partial release of funds from the established letter of credit in the total amount of \$232,595.63.

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 January 25, 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.; Don Giroux, Town Highway and Parks Superintendent; Tim Ford, Town Highway and Parks Deputy Superintendent; Robin MacDonald, Acting Town Water and Sewer Superintendent; Matthew Heilmann, Town Construction Inspector; Dan Delpriore, Town

Code Enforcement Officer; Ronald Brand, Town Director of Planning & Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

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

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

Motion carried.

**E. Farmington Commons (Reliant Federal Credit Union Project):
Letter of Credit Establishment**

■ 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
LETTER OF CREDIT—ESTABLISHMENT AND FILING
RELIANT FEDERAL CREDIT UNION PROJECT, FARMINGTON COMMONS PLAZA**

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 January 14, 2022, to approve the establishment of a Letter of Credit for the above referenced project, in the total amount of \$193,244.00; and

WHEREAS, the Town Engineer’s recommendation has been coordinated with David Orians, Town Construction Inspector, and is based upon the Applicant’s Engineer’s Estimate of Values dated January 10, 2022, for approved site improvements to be dedicated to the Town; 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 establishment of a Letter of Credit for approved site improvements.

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 and the Town Engineer, does hereby recommend that the Town Board take formal action to accept the establishment of a Letter of Credit in the

total amount of \$193,244.00, and to direct the filing thereof with the Town Clerk’s Office.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is hereby directed to provide notice of this recommended action to the Town Board for their consideration at their meeting on Tuesday, January 25, 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, Jim Stathopoulos, G&A Development & Construction Corporation, 101 North Street, Canandaigua, N.Y. 14424; the Applicant’s Engineer, Matthew Tomlinson, CPESC, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614; Jerry Goldman, Esq., Woods Oviatt Gilman, LLP, 1900 Bausch & Lomb Place, Rochester, N.Y. 14604; Don Giroux, Town Highway and Parks Superintendent; Tim Ford, Town Highway and Parks Deputy Superintendent; Robin MacDonald, Acting Town Water and Sewer Superintendent; David Orians, Town Construction Inspector; Matthew Heilmann, Town Construction Inspector; Dan Delpriore, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning and Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

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

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

Motion carried.

F. RAMSS LLC (Loomis Road Self Storage Project): 90-Day Extension:

The Final Site Plan for RAMSS LLC (Loomis Road Self Storage project) was approved by the Planning Board on September 1, 2021 (PB #0901-21).

In an email to the Planning Board from Gregory W. McMahon, P.E., of McMahon LaRue Associates (the applicant’s consulting engineer), Mr. McMahon said that the Final Site Plan was submitted to the Town for a pre-signature review on December 8, 2021. Due to the expiration date of February 1, 2022, Mr. McMahon requested a 90-day extension to be on the safe side should there be additional comments or items to be addressed prior to the submission of the final set of plans for signatures.

Mr. Brand said that the Town staff anticipates no major issues will be identified and that signing the drawings could occur before the existing deadline, but that the 90-day extension covers the applicant if something should go awry.

Mr. Brabant said that the applicant's engineer is working to address the final MRB Group engineer comments.

■ A motion was made by MR. DELUCIA, 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.

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN APPROVAL EXTENSION, MINI-WAREHOUSE PROJECT
6006 LOOMIS ROAD**

PB #0901-21

APPLICANT: RAMSS LLC, 728 East Avenue, Brockport, N.Y. 14420

ACTION: Final Site Plan Approval, 90- Day Extension, to construct three (3) single-story mini-warehouse buildings, totaling approximately 13,200 square feet in building area, and related site improvements on a 1.54-acre site fronting along the north side of Loomis Road and the south side of the New York State Thruway.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has opened a public meeting upon this application at tonight's meeting; and

WHEREAS, the Board has received a letter from Gregory W. McMahon, P.E., McMahon LaRue Associates, P.C., the Applicant's Engineers, dated January 10, 2022, requesting a 90-day extension to the final site plan approval previously granted by this Board on September 1, 2021; and

WHEREAS, the Board has been informed that the Applicant's Engineer did previously submit plans for a pre-signature review on December 8, 2021, and to ensure the deadline for signing said plans does not occur after the expiration date of February 1, 2022, the Applicant's Engineer requests said 90-day extension.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby approve the requested 90-day extension for final site plan approval which is to begin on February 1, 2022, and end on Monday, May 2, 2022.

BE IT FINALLY RESOLVED that a copy of this resolution is to be provided to: the Applicant; the Applicant's Engineer; and the Project's Property File.

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	Excused

Motion carried.

10. OPEN DISCUSSION

Director of Development and Planning Report:

Mr. Brand that the Ontario County Planning Board (OCPB) has recommended adoption of the 2021 Farmington Comprehensive Plan Update (OCPB Referral #10-2022, January 12, 2022) with the following comment:

The Town of Farmington is to be commended for their consistent comprehensive planning efforts and current plans to permanently preserve historic resources, farmland and other natural features; to provide transportation options; to plan for an aging population; and to develop a master plan for a community center area in the southwest quadrant of the Town that integrates residential, commercial and recreational uses.

*—Ontario County Planning Board, January 12, 2022
11 in favor. 0 opposed. 0 abstentions*

Mr. Brand said that the OCPB also recommended approval of the Farmington text code amendment to revise the zoning regulations for solar energy systems in the Town. The amendment replaces the Town's solar PV system regulations which were adopted in 2017 based on the Town's review of a large-scale ground-mounted solar PV system on prime agricultural soils.

He said that the Town Board is expected to hold Public Hearings on the Comprehensive Plan Update and the revised solar zoning regulations on January 25, 2022, following which the Town Board is expected to adopt both measures. Mr. Brand said that the current moratorium on solar projects will expire on February 10, 2022, and that a number of new solar projects are expected to be submitted.

Mr. Brand said that owner of the Farmington Market Center on State Route 96 has proposed an Incentive Zoning application which was reviewed by the Town staff last week. He said that several refinements to the owner's proposed Incentive Zoning amenities to be offered to the Town were suggested. Mr. Brand said that he sees no major hurdles but that the Town staff wants to make sure that the Farmington Market Center project moves in concert

with the adjacent LeFrois development to the east of the site on the south side of State Route 96. Mr. Hemminger requested that the Town staff make sure that the proposed Incentive Zoning amenities to be offered to the Town are not code requirements.

Code Enforcement Officer:

Mr. Delpriore said that Meyer's RV will apply for an amended site plan for the installation of a building-mounted sign on the new building which is now under construction on the northeast corner of State Route 96 and Mertensia Road. He said that either an amendment to the Planning Board's site plan approval or an Area Variance from the Zoning Board of Appeals is required for the installation of the sign.

Mr. Delpriore also said that the applicant of the proposed four-lot subdivision on Rushmore Road which received Preliminary Subdivision approval on December 1, 2021 (PB #1201-21: John P. Morrell, Esq., Executor of the Estate of Vivian J. Merlin, 5143 Rushmore Road) may withdraw the application and may sell the parcel as one lot without a subdivision. Mr. Delpriore said that he will follow-up on this.

Mr. Hemminger asked about the status of the Finger Lakes Events Center (Hill Top Transition Short-Term and Long-Term Housing Project), 6108 Looms Road, for which Special Use Permits for the events center and for the long- and short-term housing were approved with conditions by the Planning Board on May 5, 2021 (PB #0501-21, corrected on December 1, 2021). Mr. Delpriore said that most of the conditions of approval of the Special Use Permit have been addressed and that the project is moving in a good direction. He said that the signage has been changed and that some of the lodging facilities have been improved. Mr. Delpriore also said that the applicant has received funding for the project.

Highway and Parks Superintendent:

Mr. Giroux said that the Town Highway Department is engaged in snowplowing activities and equipment maintenance.

He expressed his appreciation to have worked with the Planning Board during these past years and noted that this will be his last meeting with the board pending his retirement on January 31, 2022. Mr. Giroux said that he expects that the Town Board will appoint Deputy Highway and Parks Superintendent Tim Ford as his replacement.

Mr. Hemminger extended the board's thanks for all the input which Mr. Giroux provided in applications over the past years. Mr. Hemminger said that the board very much appreciated Mr. Giroux's comments, that it has been a pleasure to have worked with him, and that the board extends best wishes for his retirement.

Town Engineer:

Mr. Brabant said that MRB Group is now preparing for a number of Pre-Construction Meetings in the next few months.

Farmington Volunteer Fire Association:

Chief Robinson said that the fire department responses have been adjusted to the winter weather and that the volunteers are continuing to meet the needs of the Town and its residents.

Board Members' Comments:

Mr. Hemminger said that the board's annual reorganization meeting, including the readoption of the Rules of Procedure, the Major Thoroughfare Overlay District (MTOD), and the Site Design Guidelines, will be on the agenda for the meeting on February 2, 2022. He said that it does not seem necessary to have a separate reorganization meeting with the expected light agenda on February 2nd.

Mr. Bellis discussed the status of construction at America's Best Value Inn on State Route 96.

11. PUBLIC COMMENTS

None.

12. 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 diverse, useful and—potentially as important—qualify for the education requirements for members of planning boards and zoning boards of appeal.

Sessions in 2022:

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

Getting it Together: The Basics of Running a Meeting

Thursday, February 24, 2022, 6:00 p.m. to 7:00 p.m.

Planning for Success: The Planning Board Role in Community Development

Thursday, March 24, 2022, 6:00 p.m. to 7:00 p.m.

How Appealing: The Role of the Zoning Board of Appeals in Community Development

Thursday, April 28, 2022, 6:00 p.m. to 7:00 p.m.

Here Comes the Sun: Shaping Solar and Battery Storage Projects

Thursday May 19, 2022, 6:00 p.m. to 7:00 p.m.

Keep the Grass Green and the Water Clean: Your Role in SEQR Review

Thursday, June 23, 2022, 6:00 p.m. to 7:00 p.m.

How it All Fits Together: Long-Range Plans and Near-Term Challenges

Thursday, July 28, 2022, 6:00 p.m. to 7:00 p.m.

Ask Us Anything: Hot Topics in Planning, Zoning and Community Development

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 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>

13. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:00 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, February 2, 2022, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and via Zoom video conference.

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

Respectfully submitted,

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