

Town of Farmington

1000 County Road 8
Farmington, New York 14425

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

MINUTES—APPROVED

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

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

R = *Attended via remote video conference.*

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

Board Member Excused: Adrian Bellis

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 and Parks Superintendent

Attending:
Rick and Lori Brassie, 198 Hawthorne Circle, Farmington, N.Y. 14425
Noellia Fernandez, Project Manager, RG&E Substation #127—**R**
Don Giroux, Farmington Volunteer Fire Association
Jim Haney, PWS, Permitting Specialist, Contractor to Avangrid, P.O. Box 5224,
Binghamton, N.Y. 13902-5224
Zachary Isaman, Civil Engineering Intern, MRB Group D.P.C., Rochester, N.Y.—**R**
Paul Jawahar, Project Manager, RG&E Substation #127—**R**
Luis Rojas—**R**

Mary Steblein, P.E., CPESC, LaBella Associates, 300 State Street, Suite 201,
Rochester, N.Y. 14614

Clerk’s Note: The Planning Board meeting which was to have been held on June 21, 2023, was cancelled by Chairperson Edward Hemminger due to having no Planning Board business on the agenda.

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

A. Minutes of May 17, 2023:

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the minutes of May 17, 2023, be approved.

Motion carried. Mr. Sweeney abstained due to his absence on May 17, 2023.

B. Minutes of June 7, 2023:

■ A motion was made by MR. DELUCIA, seconded by MR. SWEENEY, that the minutes of June 7, 2023, be approved.

Motion carried. Mr. Viets abstained due to his absence on June 7, 2023.

3. LEGAL NOTICE

None.

4. NEW PRELIMINARY SITE PLAN

PB #0701-23 New Preliminary Site Plan Application

Name: Chester Brassie, 198 Hawthorne Circle, Farmington, N.Y. 14425

Location: West side of Yellow Mills Road, south of Fox Road

Zoning District: A-80 Agricultural

Request: Preliminary site plan to erect a single-story single-family residence approximately 1,500 square feet in size, a 24 x 36 single-story barn 864 square feet in size, and a 20 x 30 single-story barn 600 square feet in size.

The subdivision of the Daniel T. Geer property at 568 Yellow Mills Road which created Lot #1 consisting of 93.0 acres with an existing metal barn and Lot #2 consisting of 5.6201 acres was approved by the Planning Board on March 15, 2023 (PB #0303-23).

Rick and Lori Brassie presented this site plan application this evening.

Mr. Brassie said that they plan to build a small ranch house and a couple of barns on the lot of approximately six acres (Lot #2 of the subdivision). He said that they plan to have a small farmette on the lot.

Mr. Brand said that two resolutions have been prepared for the board's consideration this evening, i.e., the State Environmental Quality Review (SEQR) classification (Type II Action) and the Preliminary Site Plan approval resolution with conditions.

Mr. Brand said that he spoke with Mr. Brassie last week by telephone regarding the draft resolutions and the draft conditions of Preliminary Site Plan approval. He said that a paragraph has been included in the draft Preliminary Site Plan resolution requiring Mr. Brassie to meet with a representative of the Farmington Volunteer Fire Association to determine the need for the construction of an emergency pull-off area along the proposed driveway. Mr. Brand said that although the Town Code does not require an emergency pull-off area because the driveway is less than 500 feet in length, the Town staff is suggesting the construction of an emergency pull-off area to facilitate the operations of fire apparatus in reaching the home and bringing in water during an emergency event. Mr. Brand also said that the pull-off area is recommended due to the curvature of the driveway and the visibility of the proposed home from the road.

He also said that he explained the rationale for draft Condition #10 with Mr. Brassie regarding the installation and location of the Public Safety Sign.

Mr. Brand said that Mr. Brassie indicated his understanding of the conditions of Preliminary Site Plan approval, that the conditions are subject to Planning Board approval this evening, and that Mr. Brassie's engineer will make the revisions to the Preliminary Site Plan drawings based upon the approved conditions of approval.

Mr. Delpriore said that the Town staff comments have been included in the draft conditions of the Preliminary Site Plan resolution.

Mr. Hemminger explained the site plan approval process. He said that the applicant's engineer will make the revisions to the Preliminary Site Plan drawings [based upon the approved con-

ditions of approval] following which the revised Preliminary Site Plan drawings will be signed and a Final Site Plan application can be submitted. Mr. Hemminger said that the applicant can then work with the Building Department on obtaining the required building permits following the Planning Board's approval of the Final Site Plan application.

Mr. Brassie asked about draft Condition #6 regarding the driveway entrance. Mr. Hemminger said that the details on the paving of the driveway entrance can be provided by the Building Department staff. He also said that Mr. Brassie should contact Mr. Giroux of the Farmington Volunteer Fire Association regarding the emergency pull-off area.

Mr. Ford said that the Town requires that the first 10 feet of the driveway at the road is to be paved to protect the shoulder of the road and a culvert pipe. Mr. Brassie asked about the need for a culvert pipe. Mr. Ford said that he will come out to determine if a culvert pipe is needed.

Mr. Brassie asked about [driveway] sight distances. Mr. Ford said that the driveway must be level 30 feet at the road.

Mr. Brassie asked about the highway permit. Mr. Ford said that the highway permit may be obtained at the highway department office on Hook Road.

Mr. Giroux said that although the proposed driveway does not exceed 500 feet for an emergency pull-off requirement, it would be in the applicant's best interest to include an emergency pull-off area due to the curve in the driveway. Mr. Giroux then explained the entrance and exit of tanker fire apparatus in an emergency on the site. He said that the specifications for the emergency pull-off area are available in the Town Site Design criteria document.

Mr. Hemminger requested that Mr. Brassie work with the Town staff and with Mr. Giroux of the fire department to address the conditions of Preliminary Site Plan approval.

Mr. Hemminger then asked if anyone on the remote video conference wished to comment or ask questions on this application. There were no comments or questions from those on the remote video conference.

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

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

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—SEQR CLASSIFICATION
CHESTER BRASSIE, YELLOW MILLS ROAD**

PB #0701-23

APPLICANT: Chester Brassie, 198 Hawthorne Circle, Farmington, N.Y. 14425

ACTION: Preliminary Site Plan, SEQR Classification, single-story dwelling, two single-story barns and related site improvements, Lot #2, Daniel T. Geer Subdivision

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application submitted by the above referenced Applicant, to construct a single-family dwelling, a single-story 864-square-foot barn, a single-story 600-square-foot barn and related site improvements to be located upon Lot #2 of the Daniel T. Geer Sub-division; and

WHEREAS, the Board has reviewed the latest published lists of Type I and Type II Actions contained within Parts 617.4 and 617.5 of Article 8 of the New York State Environmental Conservation Law (ECL), for classifying the class of the above referenced Action under the State Environmental Quality Review Act (SEQRA).

NOW, THEREFORE, BE IT RESOLVED that the Board finds the proposed Action involves construction of a single-family residence on an approved lot including provision of necessary utility connections and the installation of a drinking water well and on-site waste water treatment system in connection with other actions listed in Part 617.5.

BE IT FURTHER RESOLVED that the Board does hereby classify the above referenced Action as being Type II Action under the provisions contained in Part 617.5 (11) and (13) of Article 8 of the New York State Environmental Conservation Law (ECL) thereby satisfying the procedural requirements under the State Environmental Quality Review Act (SEQRA).

BE IT FURTHER RESOLVED that Type II Actions, under SEQRA, have been determined not to have a significant impact upon the environment or are otherwise precluded from environmental review un the ECL.

BE IT FINALLY RESOLVED that a certified copy of this resolution be placed in the file for this application and a certified a certified copy provided to the Town Code Enforcement Officer; the Town Engineer; the Applicant Chester D. Brassie, 198 Hawthrone Circle, Farmington, N.Y. 14425; and the Applicant’s Engineer, William J. Grove, P.E., Grove Engineering, PLLC, 8677 State Route 53, Naples, N.Y. 14512.

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

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

Motion carried.

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

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—APPROVAL WITH CONDITIONS
CHESTER BRASSIE, YELLOW MILLS ROAD**

PB #0701-23

**APPLICANT: Chester Brassie, 198 Hawthorne Circle,
Farmington, N.Y. 14425**

ACTION: Preliminary Site Plan, approval with conditions, single-story dwelling, two single-story barns and related site improvements, Lot #2, Daniel T. Geer Subdivision

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application submitted by the above referenced Applicant, to construct a single-family dwelling, a single-story 864-square-foot barn, a single-story 600-square-foot barn and related site improvements to be located upon Lot #2 of the Daniel T. Geer Subdivision; and

WHEREAS, the Board has received testimony, at tonight’s public meeting from the Applicant, the Applicant’s Engineer, Town staff and the public, upon the above referenced Action.

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

1. Preliminary Site Plan approval is based upon the drawings submitted by William J. Grove, P.E., Grove Engineering, PLLC, entitled “Conventional Septic System and Site Plan, Brassie Property, 568 Yellow Mills Road, sheet numbers 1 of 4 through 4 of 4, dated May 10, 2023, as are further amended below herein.
2. The title of the drawings is to be amended to read as follows . . . “Preliminary Site Plan Chester D. Brassie, Lot #2, Daniel T. Geer Subdivision.”
3. All drawings are to have signature blocks shown in the location identified in Appendix G-13.0 of the Town’s adopted Site Design and Development Criteria. The following signature lines are to be added to the drawings: Town Highway Superintendent, Town Engineer and Town Planning Board Chairperson.

4. The address for this proposed site plan is not correct and is to be changed. The address shown is for Lot #1 of the Daniel T. Geer Subdivision. The Town Assessor finds that the Tax Map Account for the recently filed Daniel T. Geer Subdivision, will be 10.00-1-36.200 and the street address will be 528 Yellow Mills Road, Palmyra, New York 14522.
5. The stabilized construction entrance details contained on Appendix H-17.0 of the adopted Site Design and Development Criteria shall be updated to the 2023 specifications.
6. The driveway entrance from Yellow Mills Road is to be shown in compliance with the details contained on Appendix H-4.0 of the adopted Site Design and Development Criteria.
7. The Site Plan drawing, sheet 1 of 4, is to be amended to identify the distance between the proposed well and the on-site wastewater treatment system.
8. The proposed 36-foot by 24-foot barn is currently shown in a location that is not allowed by Chapter 165 of the Farmington Town Code. This structure is to be either relocated behind the rear of the proposed principal structure (the single-family dwelling) or the Applicant will need to apply for an area variance from the Zoning Board of Appeals for this accessory structure to remain in the location shown. Final Site Plan Approval by the Planning Board cannot be granted without this issue being resolved.
9. There is to be a note added to one of the revised drawings that reads as follows . . . “The well water is to be tested and approved for drinking water before a Certificate of Occupancy can be issued.”
10. The Final Site Plan drawing, Sheet 1 of 4, is to show the location of the Public Safety Sign for this property and the details as contained in Appendix G-9.0 of the adopted Town Site Design and Development Criteria.
11. There is to be a note added to the Final Site Plan, sheet 1 of 4, that . . . “the entire site lies within a mapped Zone C, Area of Minimal Flood Hazard, as shown on the Flood Insurance Rate Map, 0010B, Community Number 361299, dated September 30, 1983.”
12. § 117-7 A. of the Farmington Town Code requires that the Planning Board have a note added to the Preliminary Site Plan drawing that reads as follows . . . “The grantee hereby acknowledges notice that agricultural operations exist throughout the Town of Farmington and that there are presently or may in the future be farm uses adjacent to or near the within described premises. The grantee acknowledges that farmers have the right to undertake farm practices which may generate dust, odor, fumes, noise, and vibration associated with agricultural practices, and that those practices are permitted under the Town of Farmington Right to Farm Life

Ordinance and by acceptance of this conveyance, the grantee does hereby waive objections to such activities.”

- 13. Section § 117-7 B. also requires the Planning Board to require the following note be added to the Final Site Plan drawing . . . “The risk of any impact of these agricultural uses upon the purchase of property is specifically to be borne by the purchaser of that property.”

BE IT FURTHER RESOLVED that prior to submission of drawings for Final Site Plan Approval for this property, the Applicant is to meet with the Planning Board’s liaison from the Farmington Volunteer Fire Department to determine the need for constructing an emergency pull-off area along the proposed driveway to facilitate firefighting equipment during an emergency event. If such an area is to be provided it is to be shown on the final drawings.

BE IT FURTHER RESOLVED that Preliminary Site Plan Approval is valid for a period of 180 days from today and shall automatically expire unless revised drawings have been submitted and signed by those identified herein.

BE IT FURTHER RESOLVED that once revised Preliminary Site Plan drawings have been signed then the Applicant may have his engineer prepare an application for, and submit Final Site Plan drawings for, review and approval at a future planning board meeting.

BE IT FINALLY RESOLVED that a certified copy of this resolution be placed in the file for this application and a certified copy provided to the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; Town Construction Inspector; the Town Engineer; the Applicant Chester D. Brassie, 198 Hawthorne Circle, Farmington, N.Y. 14425; and the Applicant’s Engineer, William J. Grove, P.E., Grove Engineering, PLLC, 8677 State Route 53, Naples, N.Y. 14512.

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

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

Motion carried.

5. FINAL SITE PLAN AMENDMENT

PB #0306-20 Final Site Plan Amendment

Name: Rochester Gas & Electric Corporation, P.O. Box 5224,
Binghamton, N.Y. 13902

Location: 961 Hook Road

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

Request: Final Site Plan Amendment adding an approximate 186 x 110 expansion to the main substation yard to the southeast, for a total yard expansion of 20,516 square feet. Proposed work to include fence relocation and the expansion of an existing bioretention facility to accommodate the new impervious area.

On April 1, 2020, the Planning Board approved the Final Site Plan for this application (PB #0306-20).

On January 5, 2022, the Planning Board approved an amendment to the Final Site Plan (PB #0306-20).

Prior to the beginning of the presentation of this application this evening, Mr. Sweeney recused himself from participating in the discussion or the Planning Board's determination based upon his employment with the Rochester Gas & Electric Corporation.

Ms. Steblein (LaBella Associates) and Mr. Haney (Contractor to Avangrid) presented this application.

Ms. Steblein said that RG&E obtained site plan approval for improvements at Substation #127 in 2020 and an amended site plan approval in 2022. To support the current amendment, she said that they are providing new plans and an amendment to the Stormwater Pollution Prevention Plan (SWPPP) for consideration due to the additional 1.9 acres of disturbance on the site due to the expansion.

Ms. Steblein said that the improvements include the addition of impervious area (adding a 186-foot x 100-foot expansion to the existing substation yard) and subsequently the expansion of an existing bioretention facility to provide water quality treatment for the new area.

She said that the existing substation is zoned General Industrial and that a portion of the parcel is within the Major Thoroughfare Overlay District (MTOD). Ms. Steblein said that the proposed fence is eight feet in height with a barbed-wire top to meet the RG&E standards for safety.

She said that the substation expansion is to comply with Federal and State regulations regarding protection and control systems at the site. Ms. Steblein said that a trailer-mounted temporary mobile substation will be located at the site and will be used to maintain power to customers during the expansion of the yard.

She also acknowledged receipt of the MRB Group engineering comment letter of June 22, 2023. Ms. Steblein said that they do not anticipate any issues with addressing these comments.

Mr. Brand said that two resolutions have been prepared for the board's consideration this evening, i.e., the State Environmental Quality Review (SEQR) classification (Type II Action) and the Final Site Plan Amendment approval resolution with conditions.

Mr. Delpriore said that the Town staff has worked with the applicant and that it made more sense to prepare an amendment to the existing site plan. He said that the previous project [on the site] was wrapped up the other day but that the SWPPP was left open and will be updated with very minimum conditions which are mostly technical in nature for this site plan amendment.

Mr. Brabant confirmed that the MRB Group engineering comments are minor in nature. He said that several comments referred to the construction sequence to protect the existing bio-retention area. He also said that he will work with Ms. Steblein regarding the possible need to update the stormwater maintenance agreement.

Mr. Viets asked about site lighting. He asked if all the light poles will be 30 feet in height or if some will be 65 feet in height. Mr. Viets also expressed concern with the angle of the lights and the possible glare which may affect motorists on the adjacent New York State Thruway. Ms. Steblein said that some poles are shown at 65 feet in height but that the lights to be mounted on the poles will be at no more than 30 feet in height. Mr. Viets suggested that some of those may need to be flattened out. Ms. Steblein will review the photometrics to ensure compliance with the Town's lighting standards.

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

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

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN AMENDMENT—SEQR CLASSIFICATION
ROCHESTER GAS & ELECTRIC SUBSTATION #127, 961 HOOK ROAD**

PB #0306-20

**APPLICANT: Rochester Gas & Electric Corporation, P.O. Box 5224,
Binghamton, N.Y. 13902**

**c/o Mary Steblein, P.E., CPESC,
LaBella, Associates, 300 State, Suite 201, Rochester, N.Y. 14614**

ACTION: Final Site Plan Amendment, SEQR Classification, expansion of footprint for Station #127, and related stormwater facility site improvements.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application submitted by Mary Steblein, P.E., CPESC, LaBella Associates, on behalf of RG&E Corporation, for a second site plan amendment involving the expansion of Substation 127 lower yard area (adding a 186-foot by 110-foot (20,516 square feet) expansion to the existing 127 substation yard), to meet the public utility’s needs, and an amendment to an existing bioretention facility to provide water quality treatment, in compliance with the Town’s MS 4 Stormwater Program regulations for the proposed lower substation’s expansion; and

WHEREAS, the Board has reviewed the latest published lists of Type I and Type II Actions contained within Parts 617.4 and 617.5 of Article 8 of the New York State Environmental Conservation Law (ECL), for classifying the class of the above referenced Action under the State Environmental Quality Review Act (SEQRA).

NOW, THEREFORE, BE IT RESOLVED that the Board finds the proposed Action involves an enlargement of impervious surface, expansion of associated security fence and its appurtenant areas to incorporate green infrastructure; and the expansion of the public utility’s distribution facilities in connection with other actions listed in Part 617.5.

BE IT FURTHER RESOLVED that the Board does hereby classify the above referenced Action as being Type II Action under the provisions contained in Part 617.5 (3), (9), (13) and (21) of Article 8 of the New York State Environmental Conservation Law (ECL) thereby satisfying the procedural requirements under the State Environmental Quality Review Act (SEQRA).

BE IT FURTHER RESOLVED that Type II Actions, under SEQRA, have been determined not to have a significant impact upon the environment or are otherwise precluded from environmental review un the ECL.

BE IT FINALLY RESOLVED that a certified copy of this resolution be placed in the file for this application and a certified a certified copy provided to the Town Code Enforcement Officer, the Town Engineer, the Applicant Michael Kopansky, RG&E Corporation and the Applicant’s Engineer (Mary Steblein, LaBella Associates).

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

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

Motion carried.

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

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN AMENDMENT—APPROVAL WITH CONDITIONS
ROCHESTER GAS & ELECTRIC SUBSTATION #127, 961 HOOK ROAD**

PB #0306-20

**APPLICANT: Rochester Gas & Electric Corporation, P.O. Box 5224,
Binghamton, N.Y. 13902**

**c/o Mary Steblein, P.E., CPESC,
LaBella, Associates, 300 State, Suite 201, Rochester, N.Y. 14614**

**ACTION: Final Site Plan Amendment: Expansion of footprint for Station
#127, and related stormwater facility site improvements.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application submitted by Mary Steblein, P.E., CPESC, LaBella Associates, on behalf of RG&E Corporation, for a second site plan amendment involving the expansion of Substation 127 lower yard area (adding a 186-foot by 110-foot (20,516 square feet) expansion to the existing 127 substation yard), to meet the Public Utility’s needs, and an amendment to an existing bioretention facility to provide water quality treatment, in compliance with the Town’s MS 4 Stormwater Program regulations for the proposed lower substation’s expansion; and

WHEREAS, the Board has given consideration to the comments received at tonight’s public meeting; and

WHEREAS, the Board has discussed this proposed draft resolution with the Applicant finding no objections to the proposed conditions of approval set forth below herein.

NOW, THEREFORE, BE IT RESOLVED that the Board finds the proposed Action involves an enlargement of impervious surface, expansion of associated security fence and its appurtenant areas to incorporate green infrastructure, and the expansion of the public utility’s distribution facilities in connection with other related site actions.

BE IT FURTHER RESOLVED that the Board does hereby grant approval of the proposed set of Final Site Plan drawings submitted by LaBella Associates, identified as “RG&E Avangrid Station 127–115 KV Rebuild, Phase 4: Hook Rd. Interconnect, Farmington, New York,” having the latest revision date of 5/17/23, with the following conditions:

1. Signature lines are to be provided on each of the drawings in the location specified in Appendix G-13.0 of the adopted Town of Farmington Site Design and Development Criteria.
2. All comments contained in the MRB Group, D.P.C., letter dated June 22, 2023, are to be addressed in writing and amendments made to the set of drawings, as identified to be necessary.
3. Final Site Plan Approval is valid for a period of 180 days from today and shall expire unless any and all revised drawings are signed by the identified Town Officials listed on the cover sheet for the set of drawings being acted upon.
4. An electronic set of Final Site Plan drawings is to be submitted to the Town Code Enforcement Officer, in the Town Development Office, for his review and acceptance. Once accepted, signatures shall be affixed and returned to the Applicant’s Engineer.
5. No permit(s) to allow for the start of construction shall be issued until the signed filed drawings have been filed in the Town Development Office and pre-construction meeting has been held.

BE IT FINALLY RESOLVED that a certified copy of this resolution is to be provided to the Applicant, Michael Kopansky, RG&E Corporation, the Applicant’s Engineer, Mary Steblein, P.E., CPESC, LaBella Associates, Town Staff and a copy placed in the property files in the Town Development Office.

Mr. Hemminger then asked Ms. Steblein if she agreed with the conditions of approval. Ms. Steblein said yes.

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

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

Motion carried.

Mr. Sweeney then rejoined the meeting.

6. OTHER BOARD ACTIONS

Reliant Federal Credit Union Project—Letter of Credit Release #2 (Final):

■ A motion was made by MR. VIETS, 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 RELEASE #2 (FINAL)
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 June 21, 2023, to approve the final release of funds (Release #2) from the Letter of Credit established for the above referenced project, in the total amount of \$57,640.38; and

WHEREAS, the Town Engineer's recommendation has been coordinated with Matthew Heilmann, Town Construction Inspector, and is based upon the Applicant's Engineer's Estimate of Values dated January 10, 2021, for approved site improvements; and

WHEREAS, the Town Department Heads and Town Engineer has signed Forms G-1.1 and G-2.0, Letter of Credit/Surety Release Forms; 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, the Town Engineer, and the Town Department Heads, does hereby recommend that the Town Board take formal action to authorize the requested final release of funds (Release #2) from the Letter of Credit on file in the total amount of \$57,640.38.

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, July 11, 2023.

BE IT FURTHER RESOLVED that copies of this resolution are to be provided to: Peter Ingalsbe, Town Supervisor; Marcy Daniels, Confidential Secretary to the Town Supervisor; Michelle Finley, Town Clerk; the Applicant; the Applicant's Engineers; Tim Ford, Town Highway and Parks Superintendent; David Conti, Town Water and Sewer Superintendent; Matthew Heilmann, Town Construction Inspector; Dan Delpriore, Town Code Enforcement Officer; Ronald Brand, Town Director of Planning and Development; and Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineers.

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

Adrian Bellis

Excused

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

Motion carried.

7. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand provided the following information:

- The Town Board recently approved with conditions the revised concept plan for the Power Incentive Zoning application for the development of 186 single-family lots along the north side of State Route 96, which represents a reduction of 30 lots from the originally proposed 216 lots. Mr. Brand said that the applicant is expected to soon submit an application to the Planning Board for overall preliminary approval of the project. He said that a coordinated review with Involved and Interested Agencies under the State Environmental Quality Review Act (SEQRA) will be required, along with a referral to the Ontario County Planning Board.
- It is expected that the State Environmental Quality Review Part 3 form for the Farmington Market Center will be completed this week and will be referred to the Town Board for consideration.

Code Enforcement Officer:

Mr. Delpriore said that the application for Preliminary Three-Lot Re-Subdivision Plat approval for 12.091 acres of land located within the Pheasants Crossing Subdivision, owned by the Fowler Family Trust, which has been scheduled for the next Planning Board meeting to be held on July 19, 2023, may need to be rescheduled at the request of Mr. Fowler who spoke with him [Mr. Delpriore] earlier this evening. Mr. Delpriore said that this is the only application on the agenda for the meeting on July 19th. He said that he will work with Mr. Hemminger for confirmation and that the meeting on July 19th may be cancelled.

Mr. Delpriore said that Pre-Construction Meetings for Electric Car Corner (6162 State Route 96) and the WNY Commercial Warehouse Project (Loomis Road) will be held during the Project Review Committee meeting to be held tomorrow, Thursday, July 6, 2023.

He also said that three new projects will be presented to the Project Review Committee at tomorrow's meeting:

- Development concepts for an approximately 90-acre parcel of land on the east side of State Route 332. A water park had originally been proposed for this site a number of years ago. The applicant is considering the construction of three-story townhouses at market-rate prices and some general business and limited industrial uses. The applicant plans the construction of a climate controlled self-storage building which would be located in an appropriate zoning district along the south side of County Road 41.
- Development concepts for a parcel of land on the east side of State Route 332, south of the existing Microtel Hotel and KFC Restaurant sites, north of the State Route 332/County Road 41 intersection, and west of Beaver Creek Road, which may include a combination of mixed commercial uses, offices, a gas station, banks and/or a hotel.
- Development concepts for a solar facility (Sky Solar) to be located between the two ends of Commercial Drive which would provide for the connection of Commercial Drive. A five-megawatt solar installation with battery storage is being considered.

Highway and Parks Superintendent:

Mr. Ford said that summer work is continuing and will include the upcoming milling and paving of a portion of Mertensia Road.

Farmington Volunteer Fire Association:

Mr. Giroux said that the fire department has responded to recent calls for motor vehicle accidents and alarms.

8. PUBLIC COMMENTS

None.

9. TRAINING OPPORTUNITIES

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

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

■ **General Code e-Code**

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

Information:

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

■ **Future Training Opportunities Online:**

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

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

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

- Thursday, July 27, 2023, 6 p.m. to 7 p.m.: Local Regulation of Cannabis
- Thursday, September 28, 2023, 6 p.m. to 7 p.m.: Transforming Former Industrial Properties
- Thursday, October 26, 2023, 6 p.m. to 7 p.m.: Preventing Sexual Harassment
- Thursday, December 14, 2023, 6 p.m. to 7 p.m.: Case Studies: Good and Bad of 2022

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:30 p.m.

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

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

Respectfully submitted,

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