

Town of Farmington

1000 County Road 8
Farmington, New York 14425

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

MINUTES—APPROVED

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

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

R = Attended via remote video conference.

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Timothy DeLucia
Aaron Sweeney

Board Member Excused: Douglas Viets

Staff Present:
Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Collin Sowinski, Town of Farmington Engineer, MRB Group D.P.C.

Attending:
Rick and Lori Brassie, 198 Hawthorne Court, Farmington, N.Y. 14425
Michael E. Hanscom, P.E., Senior Civil Engineer, Lu Engineers, 339 East Avenue, Suite 200,
Rochester, N.Y. 14604
Allen Hibner—**R**
John Iannone, Auto Outlets USA Inc., 5763 Duke of Gloucester Way, Farmington, N.Y. 14425
Scott Pfluke, Auto Outlets USA Inc., 5763 Duke of Gloucester Way, Farmington, N.Y. 14425
Katie Seton, Auto Outlets USA Inc., 5763 Duke of Gloucester Way, Farmington, N.Y. 14425

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 quorum of board members who were present at the Planning Board meeting on May 17, 2023, was not present at the meeting this evening. Therefore, the approval of the minutes of the Planning Board meeting of May 17, 2023, was continued to the next meeting of the board.

3. LEGAL NOTICE

None.

4. NEW FINAL SITE PLAN

PB #0601-23 New Final Two-Lot Subdivision Application

Name: Anthony A. Venezia, L.L.S., Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; and Rick Brassie (Contractor), 198 Hawthorne Circle, Farmington, N.Y. 14425; representing Daniel T. Geer, 1298 Grayson Drive, Victor, N.Y. 14564 (mailing address: 6947 Proximity Lane, Victor, N.Y. 14564)

Location: 568 Yellow Mills Road

Zoning District: A-80 Agricultural District

Request: Final Two-Lot Subdivision Plat approval of land, identified as Tax Map Account 10.00-1-36.000, containing a total of 98.6201 acres of land; and as further to be identified as Final Subdivision prepared for Daniel T. Geer. The proposed action involves creating Lot #1 consisting of 93.0 acres with existing metal barn and Lot #2 consisting of 5.6201 acres. Both lots are to remain as non-approved building lots requiring site plan approval before any Building Permits may be issued.

On March 15, 2023, the Planning Board classified this application as an Unlisted Action under the State Environmental Quality Review Act (the Action will not result in any sig-

nificant adverse environmental impacts) and approved the Preliminary Two-Lot Subdivision Plat (PB #0303-23).

Rick and Lori Brassie presented this application.

Mr. Brassie said that they plan to build a house and barns on the approximately 5.5 acres of proposed Lot #2 of this subdivision. He described the future construction as a farmette and said that the lot is partially wooded with good soil.

Mr. Hemminger asked if the land will be farmed. Mr. Brassie said no, but that they may have a cow and a goat.

Mr. Brand said that a draft Final Two-Lot Subdivision approval resolution with conditions has been prepared for the board's consideration this evening.

Mr. Hemminger asked Mr. Brassie if he received the draft resolution prior to the meeting. Mr. Brassie said yes and that the draft conditions of approval have been addressed.

Mr. Delpriore said that the application this evening is only for the subdivision of the land. He said that a site plan application is expected to be on the Planning Board agenda for the meeting on July 5, 2023.

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

Mr. Hemminger asked Mr. Brassie if he agreed with the conditions of the Final Two-Lot Subdivision draft resolution. Mr. Brassie said yes.

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 waived and that the resolution be approved as submitted by the Town staff:

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL SUBDIVISION PLAT APPROVAL**

PB #0601-23

**APPLICANT: Anthony A. Venezia, L.S., Venezia & Associates, 5120
Laura Lane, Canandaigua, N.Y. 14424; and Rick
Brassie (Contractor), 198 Hawthorne Circle,
Farmington, N.Y. 14425; representing Daniel T. Geer,
1298 Grayson Drive, Victor, N.Y. 14564 (mailing**

**address: 6947 Proximity Lane, Victor, N.Y. 14564),
owner of property at 568 Yellow Mills Road.**

ACTION: **Final Two-Lot Subdivision Plat approval for Tax Map Account #10.00-1-36.000, containing a total of 98.6201 acres of land and proposing Lot #1 to contain a total of 93.0 acres and Lot #2 to contain 5.6201 acres. The property is located along the west side of Yellow Mills Road, south of Fox Road and north of Rushmore Road. Both proposed lots will remain as non-approved building lots requiring site plan approval before any Building Permits may be issued.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight opened the public meeting upon the above referenced Action and has received testimony that has been entered into the public record; and

WHEREAS, the Board has reviewed the comments provided in the Ontario County Planning Board's Referral Number 39-2023, dated March 8, 2023; and

WHEREAS, the Board has tonight closed its deliberation upon the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby move to grant Final Subdivision Plat Approval of the drawing prepared by Venezia Professional Land Surveyors, entitled "Final Subdivision Plat Daniel T. Geer Subdivision, Lots #1 & #2," File #22103, dated 5/11/23, with the following conditions of approval:

1. One (1) paper copy is to be submitted to the Town Code Enforcement Officer for his review and approval. Once accepted, then the Town Highway Superintendent and the Town Planning Board Chairperson will sign the Final Plat Map. Electronic copies of the signed drawings will be returned to the Applicant's Surveyor, one copy will be provided to the Town Highway and Parks Superintendent, one copy to the Town Water and Sewer Superintendent and one copy provided to the Town Engineer.
2. Once signed by the Planning Board Chairperson, the Applicant has 62 days to file a mylar and two (2) signed paper copies in the Ontario County Clerk's Office. Failure to do so will necessitate re-signing by the Chairperson.
3. Building Permits shall not be issued for either of these two lots until Final Site Plan approval has been granted by the Planning Board.
4. Final Subdivision Plat Approval is valid for a period of 180 days and shall automatically expire if the Final Subdivision Plat drawing has not been signed by those Town Officials listed above.

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 FINAL SITE PLAN

PB #0204-23 Continued Final Site Plan Application

Name: Electric Car Corner, 5763 Duke of Gloucester Way, Farmington, N.Y. 14425

Location: 6162 New York State Route 96

Zoning District: GB General Business, MTOD Major Thoroughfare Overlay District, MSOD Main Street Overlay District

Request: Final Site Plan approval for site and building improvements to be used for offices, sales floor and for vehicle maintenance repairs.

On October 5, 2022, the Preliminary Site Plan (PB #0901-22), a Special Use Permit for the Sales of New and Used Vehicles (PB #0902-22) and a Special Use Permit for a Vehicle Maintenance Shop (PB #0903-22) were approved with conditions for this project by the Planning Board.

On February 1, 2023, the Final Site Plan application (PB #0204-23) was continued to an unspecified date to provide time for the applicant to resolve the issue of the mobile home on the applicant's property (i.e., move the mobile home or submit a lot line adjustment).

Mr. Iannone, Ms. Seton and Mr. Pfluke (Auto Outlets USA) and Mr. Hanscom (Lu Engineers) presented this application.

Mr. Iannone said that not much has changed on the site since the previous Planning Board discussion [on February 1, 2023]. He said that the grass has been kept in check, that the outside of the existing building was painted a few months ago and that the inside of the building has been given a good cleaning. He said that they are awaiting Final Site Plan approval to begin vehicle sales.

Mr. Hemminger said that the lot line adjustment has been completed [regarding the encroachment of a mobile home upon the applicant's property]. He also said that the draft Final Site Plan approval resolution has been specifically written in such a manner as to permit the applicant to receive a Certificate of Occupancy for the existing structure and to begin vehicle sales

prior to the installation of the vehicle charging stations and transformers. Mr. Hemminger said that typically all conditions of site plan approval must be completed prior to the issuing of a Certificate of Occupancy but that the Town staff and the Planning Board separated the installation of the vehicle charging stations and the transformers to enable the applicant to open for business if there is a delay in receiving and/or installing these facilities.

Mr. Hemminger also said that the applicant's Letter of Credit for site improvements is on this evening's Planning Board agenda which will also help the applicant to move the application along.

Mr. Delpriore said that the draft Final Site Plan approval resolution is split to allow the Building Department to issue two permits for business operations to avoid having to hold up the applicant's vehicle sales if the vehicle charging stations and transformers are delayed in delivery or installation. He said that the installation of the charging stations and transformers will be on a different permit and that these details will be further discussed at the applicant's Pre-construction Meeting which will be scheduled pending the Planning Board's approval of the Final Site Plan this evening. Mr. Delpriore also said that the Planning Board's approval of the applicant's Letter of Credit later this evening is a big step in the right direction [for the applicant to begin vehicle sales at this location].

Mr. Sowinski said that all MRB Group engineering comments on this application have been addressed.

Mr. DeLucia said that he is okay with the draft Final Site Plan approval resolution as amended on June 1, 2023.

Mr. Bellis asked about the two proposed pads out front [along the State Route 96 road frontage]. Mr. Delpriore said that these two pads are designated only for vehicle display.

Mr. Hemminger said that Mr. Viets, who was excused from this evening's meeting, submitted the following written comments to be considered for the Final Site Plan resolution:

All landscaping must comply with the specifications in the Major Thoroughfare Overlay District (MTOD). The specified Blue Point Junipers (for proposed screening of the transformer by the road) must be a minimum of 4 feet to 6 feet in height and must be spaced at 4 feet. Also, per the MTOD specifications, perennials and grasses must be a 1-gallon size (not a 1-quart size). *See also* the following MTOD list of minimum sizes for the recommended plant groups at the time of planting:

Evergreen (conifer)	6' to 8'
Evergreen (ornamental)	24" to 48"
Broadleaf evergreens	24" to 48"
Deciduous trees (shade)	3" caliper
Deciduous trees (ornamental flowering)	2" to 2½" caliper
Deciduous shrubs	18" to 48" or 2–3 gal.

Herbaceous perennials	1–3 gal.
Ornamental grass	1–3 gal.
Ground cover	2 year 2½ pot

—*Douglas Viets, via email*

Mr. Hemminger asked if the comments of Mr. Viets should be included as a condition of Final Site Plan approval. Mr. Brand said yes.

Mr. Hanscom said that the Blue Point Junipers have been updated to 6 feet in height and that the 4-foot spacing [between the plants] will be addressed.

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

Mr. Delpriore said that a set of final plans must be submitted for signatures, following which he will provide the applicant and his engineer with the checklist for the Pre-Construction Meeting. It was noted that Pre-Construction Meetings are usually held during the Planning Review Committee meetings on the first Thursday of the month.

Mr. Hemminger said that he was glad that this project is moving along.

Mr. Iannone asked about draft Condition 3d regarding the installation of the streetscape improvements within 90 days from the date of the approval of the Final Site Plan resolution. Mr. Delpriore said that the Building Department is not able to provide the applicant with the ability to operate until the identified streetscape improvements are installed. He said that the Town staff will work with Mr. Iannone on this.

Mr. Hanscom asked about draft Condition 3g [regarding the possible revision of a plan note on Drawing D-6 “Details” concerning the detail of the force main to the existing sanitary connection based upon discovery of existing field conditions at the time of installation]. He said that he is okay with this condition but questioned draft Condition 3i which indicates that the design shown on Drawing D-6, Sheet 12 of 14, is to be amended by removing the design shown above the sub-title “Elevation View, Connect 1-1/2" 0 HDPE FORCEMAIN TO EXISTING SANITARY CLEAN-OUT.”

Mr. Delpriore said that Condition 3i was added to the draft resolution by the Water and Sewer Department and that the Water and Sewer Department will be requested to clarify this condition prior to the Pre-Construction Meeting. He said that a representative of the Water and Sewer Department was not present at the meeting this evening to discuss this.

Mr. Brand requested that the identification of Electric Car Corner reflect its location in the Town of Farmington. Mr. Iannone said that they want to be part of establishing Farmington, that they want to lead the charge and that the Town will not be disappointed in the landscaping and in the way that they conduct their business. He said that they are proud to be in Farmington

and that the only reason that the Farmington location of Auto Outlets USA Inc. is identified at times as being in Canandaigua is because of its location on the main road [State Route 332] leading into Canandaigua.

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 with the addition of the comments which were submitted prior to the meeting by Mr. Viets:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN APPROVAL
ELECTRIC CAR CORNER, 6162 STATE ROUTE 96**

PB #0204-23

**APPLICANT: Electric Car Corner, 5763 Duke of Gloucester Way,
Farmington, N.Y. 14425**

ACTION: Final Site Plan approval: New and Used Vehicle Sales, Repairs and Maintenance Operations to be conducted upon two parcels of land (Tax Map Accounts # 29.00-1-71.110 [6162 State Route 96] and #29.00-1-76.100); and to operate up to four (4) dual-head electric vehicle chargers, providing service up to a maximum of eight (8) charging stations, located along the north side of State Route 96.

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

WHEREAS, the Planning Board has, under separate resolution adopted on September 21, 2022, classified the Action as a Type II Action within 6NYCRR, Part 617.5 (c) (18) and (21), Article 8 of the New York State Environmental Conservation Law (ECL), the State's Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has reviewed the Ontario County Planning Board Referrals #175-2022 and #176-2022, giving both a Class 1 referral, with no recommendation and only comments; and

WHEREAS, the Planning Board has considered the testimony provided at tonight's public meeting and the draft resolution prepared by Town staff and posted on the Town's website for said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve the above referenced Final Site Plan Actions with the following conditions:

1. Final Site Plan Approval with the conditions listed below is hereby granted for the sales, repairs and maintenance of new and used vehicles that are to be located on the Electric Car Corner sites identified as Tax Map Numbers 29.00-1-73.100 and 29.00-1-76.100.
2. Final Site Plan Approval with the conditions listed below is hereby granted for the installation and operation of a total of four (4) dual head electric vehicle charging stations, providing service to a maximum of eight (8) stations that are to be located upon the Electric Car Corner site identified as Tax Map Number 29.00-1-73.100.
3. The following conditions of Final Site Plan Approval are hereby granted for the sales, repairs and maintenance of new and used vehicles that are to be located on the Electric Car Corner sites identified as Tax Map Numbers 29.00-1-73.100 and 29.00-1-76.100:
 - a. On Page 2 of 14, note number 7 is to be amended to read . . . “Record maps are to be submitted to the Town and approved by Town staff prior to the Town Code Enforcement Officer issuing a Certificate of Occupancy for the business to operate at this location.
 - b. On Page 14 of 14, there is to be a note added to the drawing that reads . . . “Electric Charging Stations, RG&E Transformer and landscaping around the transformer are not considered part of the sales, repairs and maintenance of new and used vehicles associated with the Electric Car Corner operations.
 - c. On Page 14 of 14, there is to be a note added to the drawing that reads . . . “The portion of the overall site identified for the proposed electric vehicle charging stations and electric transformer shall not be used for the display of new and used vehicles associated with the Electric Car Corner sales, repairs and maintenance of new and used vehicles.”
 - d. The identified streetscape improvements (e.g. bench and trash receptacle) are to be installed within 90 days from the date of this resolution.
 - e. There is to be a note added on Page 2 of 14, that identifies the need to the Public Safety Sign and identifies its location on the drawing.
 - f. Drawing S-2, Utility and Grading Plan, is to revise the water service relocation note to reference one-inch Municipex CTS instead of Type K Copper.
 - g. Drawing D-6, Details, is to provide a note that reads . . . “The detail of the force main to the existing sanitary connection may need to be revised based upon discovery of existing field conditions at the time of installation.”

- h. Drawing S-2, there is to be a new note number 6 added under the Utility Plan Notes: which to read as follows: “ 6. In compliance with Section 3.02 F. 3. of the Town of Farmington Site Design and Development Criteria, no glued joints will be allowed underground, elastomeric gasket or mechanical joints only will be allowed.”
- i. Drawing D-6, Sheet 12 of 14, is to be amended by removing the design shown above the sub-title: “Elevation View, Connect 1-1/2” 0 HDPE FORCEMAIN TO EXISTING SANITARY CLEAN-OUT.”
- j. All landscaping must comply with the specifications in the Major Thoroughfare Overlay District (MTOD). The specified Blue Point Junipers (for proposed screening of the transformer by the road) must be a minimum of 4 feet to 6 feet in height and must be spaced at 4 feet. Also, per the MTOD specifications, perennials and grasses must be a 1-gallon size (not a 1-quart size). *See also* the following MTOD list of minimum sizes for the recommended plant groups at the time of planting:

Evergreen (conifer)	6' to 8'
Evergreen (ornamental)	24" to 48"
Broadleaf evergreens	24" to 48"
Deciduous trees (shade)	3" caliper
Deciduous trees (ornamental flowering)	2" to 2½" caliper
Deciduous shrubs	18" to 48" or 2–3 gal.
Herbaceous perennials	1–3 gal.
Ornamental grass	1–3 gal.
Ground cover	2 year 2½ pot

- 4. The following conditions of Final Site Plan Approval are hereby granted for the installation and operation of a total of four (4) dual head electric vehicle charging stations and electric transformer, providing service to a maximum of eight (8) stations that are to be located upon a portion of the Electric Car Corner site identified as Tax Map Number 29.00-1-73.100:
 - a. Until the electric transformer is installed, this portion of the site shall not be used for the display of new and used vehicles associated with the Electric Car Corner operations.
 - b. Until the electric transformer and charging stations have been installed, inspected and made ready for public use, this portion of the site shall be maintained as a lawn area.
 - c. Once the electric transformer and charging stations have been inspected and approved by the Town Code Enforcement Officer and Record Drawings provided, then a Certificate of Compliance shall be issued for this portion of the overall site.

BE IT FURTHER RESOLVED that Final Site Plan Approval for this project is based upon the drawings identified as “Proposed Vehicle Display Area Drawing, Electric Car Corner, PB 0204-23;” “Streetscaping with a Lighted Pole Sign, Electric Car Corner, PB 0204-23;” and “Building and Vehicle Display Area, Landscaping & Color Selection Drawing, Electric Car Corner, PB 0204-23.”

BE IT FURTHER RESOLVED that all conditions of Preliminary Site Plan Approval, File PB #0901-22, dated October 5, 2022, shall remain in effect.

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

BE IT FURTHER RESOLVED that Final Site Plan approval for the sales, repairs and maintenance of new and used cars associated with the Electric Car Corner operations is valid for a period of 180 days from today and shall automatically expire unless signed final drawings have been completed within this period.

BE IT FURTHER RESOLVED that Final Site Plan approval for the installation of the electric transformer and associated electric vehicle charging stations remains valid from today as long as the Applicant demonstrates a good faith effort in working with the manufacturers of the electric charging components and delivery services.

BE IT FINALLY RESOLVED that the Board directs that certified copies of this resolution are to be filed with the Applicant, the Applicant’s Engineer, Town Staff and placed in the Town’s Property Files for these two parcels of land.

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. OTHER BOARD ACTIONS

A. Electric Car Corner Project: Letter of Credit Establishment:

■ 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
ELECTRIC CAR CORNER
LETTER OF CREDIT ESTABLISHMENT**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated May 23, 2023, from Ronald Brand, Director of Planning and Development, to recommend to the Town Board acceptance of a Letter of Credit for approved site improvements located on property along the north side of State Route 96, west of State Route 332 and east of Mertensia Road; and

WHEREAS, the recommendation is based upon a letter, dated May 22, 2023, from Lance S. Brabant, CPESC, Director of Planning & Environmental Services, MRB Group, D.P.C., the Town Engineer, to approve a Letter of Credit for site improvements for the above referenced project; and

WHEREAS, said request has also been reviewed and accepted by the Town Construction Inspector; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit along with the Applicant's Engineer's Estimate of Value attachment thereto; 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 the 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 Director of Planning and Development, the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to establish of Letter of Credit in the total amount of \$74,051.70.

BE IT FINALLY RESOLVED that a certified copy of this resolution be provided to: Farmington Town Clerk; Farmington Town Supervisor; Farmington Town Highway and Parks Superintendent; Farmington Water and Sewer Superintendent; Farmington Town Construction Inspector; Farmington Town Code Enforcement Officer; Farmington Town Director of Planning and Development; the Applicant's Engineer; and the Applicants.

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. Creekwood Townhomes Project: Letter of Credit Release #1 (Final):

■ 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 RELEASE #1 (FINAL)
 CREEKWOOD TOWNHOMES PROJECT—TOTAL AMOUNT \$21,922.00**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from the Town Director of Planning and Development (hereinafter referred to as Director) to consider recommending a final release of funds from the established Letter of Credit for site improvements made to the Creekwood Townhomes Site Plan Project, located along Redfern Drive; and

WHEREAS, Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineer, in a letter to the Director, dated June 2, 2023, requests the final release in the total amount of \$21,922.00; and

WHEREAS, the request has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document to be consistent with the final site plan conditions to date; and

WHEREAS, the Town Department Heads have completed their reviews and signed-off on Appendix G-1.0, Letter of Credit Department Heads Signed Form, dated 6/01/23; and

WHEREAS, the Letter of Credit Release Form, G-2.0, has been completed and is dated 6/02/23; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Con-

struction Inspector, the Town Engineer and the Town Department Heads, does hereby confirm this request and recommends that the Town Board take formal action to accept the requested final release (Release #1) from the Letter of Credit.

BE IT FINALLY RESOLVED that the Clerk of the Board is hereby directed to provide copies of this resolution to: Dylan P. Rubadeaux, Vice President, Lake Shore Savings Bank, 3111 Union Road, Orchard Park, N.Y. 14127; T. Y. Lin Int. Engineering & Architecture, P.C., 255 East Avenue, Rochester, N.Y. 14604; Brickwood Management Company, 21 Crossbow Drive, Penfield, N.Y. 14526; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Engineer; and the Town Director of Planning and Development.

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. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand said that the Town staff recently met with the applicant and his engineer to discuss 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. Mr. Brand said that the applicant is considering the construction of three-story townhouses at market-rate prices and some limited industrial uses. He said that the applicant plans the construction of self-storage units which would be located in an appropriate zoning district on County Road 41. Mr. Hemminger asked if this would be an Incentive Zoning project. Mr. Brand said that they think so.

Mr. Brand also said that the Town staff met with an applicant who is considering a solar facility between the two ends of Commercial Drive. He said that the applicant is aware that the connection of the two ends of Commercial Drive would be his [the applicant’s] responsibility. Mr. Brand said that the applicant is also aware that all of the solar panels could be placed upon one parcel of land (with the second parcel to remain undeveloped) if an Incentive Zoning application were to be considered. Mr. Delpriore said that the solar facility would not be very visible from the road. Mr. Brand said that a 5 megawatt installation is being considered.

Code Enforcement Officer:

Mr. Delpriore said that no applications have been submitted for the board's next meeting on June 21, 2023. Mr. Hemminger confirmed that this meeting has been cancelled.

Mr. Delpriore said that applications are being scheduled for the meetings to be held on July 5, 2023, and July 19, 2023. Mr. Hemminger requested that board members who may not be able to attend the July meetings contact him [to assure that a quorum will be present at both meetings in July].

Mr. Delpriore said that Town Code Enforcement John Weidenborner is leaving the Town for a new employment opportunity. He said that Mr. Weidenborner's last day with the Town is this Friday, June 9, 2023, and that the Town is seeking candidates for consideration for this position.

Mr. Delpriore also said that the applicant of the Pheasant's Crossing Subdivision may submit an application for the Planning Board meeting on July 19, 2023, to amend an existing subdivision from two lots to three lots. Mr. Delpriore said that the applicant's deadline for submission of the material is 12:00 noon tomorrow (June 8, 2023) for the Planning Board meeting on July 19th. If the application is submitted by tomorrow's deadline, Mr. Delpriore said that the Planning Board would be expected to refer the three-lot subdivision to the Zoning Board of Appeals for a variance from the required distance of road frontage of one of the propose lots.

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, June 22, 2023, 6 p.m. to 7 p.m.: Specialized Zoning Tools
 Thursday, July 27, 2023, 6 p.m. to 7 p.m.: Local Regulation of Cannabis
 Thursday, September 28, 2023, 6 p.m. to 7 p.m.: Transforming Former Industrial Properties
 Thursday, October 26, 2023, 6 p.m. to 7 p.m.: Preventing Sexual Harassment
 Thursday, December 14, 2023, 6 p.m. to 7 p.m.: Case Studies: Good and Bad of 2022

10. ADJOURNMENT

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

Motion carried by voice vote.

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

It was again noted that the previously scheduled meeting on Wednesday, June 21, 2023, has been cancelled.

The next regular meeting of the Planning Board will be held on Wednesday, July 5, 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.