

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD **Wednesday, March 2, 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
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 and Parks Superintendent

Present at the Town Hall:

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
Suzanne Mandrino, 7310 Shallow Cree Trail, Apt. F, Victor, N.Y. 14564
Joan Morrissey, 1556 New Michigan Road, Farmington, N.Y. 14425
Julie Werner, 571 Crowley Road, Farmington, N.Y. 14425

Present via Zoom Video Conference:

None

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. by Chairperson Edward Hemminger.

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on February 2, 2022.

2. APPROVAL OF MINUTES OF FEBRUARY 16, 2022

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the February 16, 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 Wednesday, February 23, 2022:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 2nd day of March 2022 commencing at 7:00 p.m. in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425 for the purpose of receiving testimony upon and giving consideration to the application of:

PB #0301-22: JOY PECHLER, EXECUTRIX FOR THE ESTATE OF SHIRLEY BOWERMAN, 35 SUGAR HILL DRIVE, OKATIE, SOUTH CAROLINA 29909: Preliminary Two-Lot Subdivision Plat approval of Land, identified as Tax Map Account 8.00-1-52.000, containing a total of 117.971 acres of land; and as further to be identified as Subdivision of Lands of Shirley B. Bowerman Estate. The proposed Action involves creating Lot 1 consisting of 5.000 acres with existing house and Lot 2 consisting of 112.971 acres to remain vacant as a non-approved building lot requiring site plan approval before any Building Permits may be issued. The property is located at 452 Bowerman Road; and is zoned A-80 Agricultural District.

ALL PARTIES IN INTEREST will be given an opportunity to be heard in respect to such application. Persons may appear in person, or by agent or via Zoom.

Ed Hemminger, Chairman, Planning Board

4. CONTINUED PUBLIC HEARING: SPECIAL USE PERMIT**PB #0104-22 Continued 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; January 7, 2022; and February 4, 2022.

On January 19, 2022, the Public Hearing on this application was opened, the State Environmental Quality Review (SEQR) classification (Type II Action) was approved by the Planning Board, and the Public Hearing was continued to the meeting this evening (March 2, 2022).

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Gillette and Mr. Lewis (DH Lewis Engineering) presented this application in the meeting room.

Mr. Gillette said that he and Mr. Lewis have been working through the application process, that they are awaiting the decision from the Zoning Board of Appeals (ZBA) for an Area Variance regarding the construction of a climate-controlled warehouse building having a total of 16,929 square feet (Town Code Chapter 165, Article VI, Section 84.1 [K]), and that one of the proposed buildings has been relocated on the site to provide for proper turning radii for parking spaces.

It was noted that the ZBA has declared that the Planning Board is the more appropriate Involved Agency for making the State Environmental Quality Review (SEQR) determination of significance upon the applications which are now under review by the ZBA and by the Planning Board. The ZBA application has been continued to March 28, 2022, to provide time for the Planning Board to make the SEQR determination.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening to recall the previous SEQR classification (Type II Action), to reclassify the ap-

plication as an Unlisted Action, and for the board to declare itself as the designated Lead Agency for the SEQR coordinated review of the proposed Special Use Permit.

Mr. Brand also said the draft resolution requires that the applicant revise the Short Environmental Assessment Form (Short EAF) Part 1—Project Information to more accurately describe the application.

Mr. Lewis asked about the timing of the ZBA's action upon the Area Variance application. Mr. Hemminger said that the SEQR determination must be completed prior to ZBA action. He said that the Planning Board is expected to act upon the SEQR determination at the next meeting on March 16, 2022, to enable the ZBA to act upon the Area Variance application at its next meeting on March 28, 2022.

Mr. Delpriore said that the Town staff has been working with Mr. Gillette and with Mr. Lewis regarding refinements to the SEQR Short EAF—Part 1 and to the site plan. He acknowledged receipt of a revised site plan drawing and revised Short EAF—Part 1 which were submitted earlier today by Mr. Lewis. Mr. Delpriore said that these materials will be reviewed by the Project Review Committee (PRC) on Friday, March 4, 2022. He also said that the applicant will address other staff comments at the PRC meeting which include concerns about the easements, the proposed installation of fence posts within the existing sanitary sewer easement which runs through the property, and comments from the Town Fire Marshal. Mr. Delpriore said that one more round of discussions with the PRC will be beneficial for the applicant's preparation of additional refinements. He also suggested that Mr. Lewis prepare a new package of materials [to reflect the changes which have been discussed during the application process].

Mr. Hemminger requested that the site plan drawing should depict the entire project, including drainage, parking and lighting. He said that the Planning Board will be considering the green space for the entire parcel and that the board members may be more comfortable with having the entire project depicted on the drawing. He said that this is not really a phased project but that it is an updated project.

Mr. Lewis said that it would be difficult for the board members and the Town staff to discern the plan details if everything is included on one site plan drawing. He said that a greater drawing scale would be required for legibility.

Mr. Delpriore suggested that perhaps a couple of drawings could be submitted with the full lighting and drainage shown on one drawing and another for the remaining details.

Mr. Hemminger expressed concern that the drainage plan from the first section [of the project] could become an issue with the second section. He said that he wants to make sure that the drainage in the first section stays away from the second section, and that he would like to see all the lighting and parking details for the entire parcel. Mr. Hemminger said that the board will be looking at the entire site [during this application review process].

Mr. Delpriore said that Mr. Lewis could submit the more detailed site plan drawings in a digital format. Mr. Hemminger said that he would like to see the parking and the lighting details [on one drawing] and that he will be comfortable with the drainage plans if Mr. Brabant is comfortable with them.

Mr. Brand asked how the proposed parking along the south side of Denny Drive, which is adjacent to the first phase of the overall site, will relate to parking near the existing fence. Mr. Lewis said that parking spaces will be outside the existing fence.

Mr. Brand said that Mr. Gillette and Mr. Lewis should be prepared to discuss the locations of the stormwater catch basins with the PRC at the meeting on Friday [March 4, 2022]. He said that the Town Water and Sewer Superintendent is concerned about proposed piped drainage flows across the existing sanitary sewer easement [which runs through the property] to the proposed stormwater pond. Mr. Brand said that site drainage will become a problem if the sanitary sewer must be excavated to make a repair. He said that this topic is expected to be discussed at the PRC meeting on Friday.

Mr. Hemminger asked about the issue of having parked vehicles on the sanitary sewer easement. Mr. Gillette and Mr. Lewis said that this has been eliminated all together.

Mr. Ford said that the installation of a turnaround area for Town trucks will be required at the south end of Commercial Drive. Mr. Gillette said that a turnaround area already exists. Mr. Ford said that he has not seen this depicted upon the plans. He requested that Mr. Gillette provide the details [of this turnaround area] at the PRC meeting on Friday.

Mr. Brand said that the Planning Board will be looking for the applicant to address each of the requirements listed in the Town Code for granting the Special Use Permit. He said that the Planning Board will be required to make findings on the applicant's compliance with each of these requirements. Mr. Lewis said that he would prepare this description as part of the revised submission.

Mr. Brabant referred to the MRB Group engineering comment letter of February 9, 2022. He also said that it will be a good idea for the applicant to provide a cover letter to the board and to the Town regarding the compliance with each of the Special Use Permit requirements.

Mr. Brabant said that it will be beneficial for the applicant to show the existing drainage facility along the front of the site to eliminate the concern of vehicle parking in this area. He requested that the extension of Commercial Drive be depicted to be sure that drainage ponding in the extension area will not be created, and that the applicant must consider the locations of pipes, poles and gates to assure that there will be no disturbance in the sanitary sewer easement which runs through the property.

Mr. Gillette said that his customers want clean, bright [well illuminated] and dry storage facilities and that he is on board to cause no problems with water on the site.

Mr. Brand said that at the Zoning Board of Appeals meeting on Monday, February 28, 2022, a resident of the nearby Redfield Grove Incentive Zoning site inquired about site lighting for this project and expressed concern that there be no glare onto her site.

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

Mr. Hemminger then asked if anyone on the video conference wished to speak for or against the application, or to ask questions. There were no participants on the video conference this evening.

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

■ A motion was made by MR. HEMMINGER, seconded by MR. SWEENEY, that the board acknowledge that the draft Special Use Permit and the draft Preliminary Site Plan resolutions, which have been prepared by the Town staff for the board’s consideration this evening, both include the provision that the Planning Board declares itself as the designated Lead Agency for the State Environmental Quality Review (SEQR) coordinated review.

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

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

Motion carried.

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, 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, 6205 Denny Drive, Farmington, N.Y. 14425

ACTION: Special Use Permit for six (6) additional single story mini-warehouse storage buildings, one (1) 16,929 square-foot two-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 site 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 tonight opened the public meeting and received testimony 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

WHEREAS, the Board has given consideration to the Ontario County Planning Board referral comments (Referral Numbers 148-2021, 17-2022 and 29-2022) that the proposed Action is a Class 1 Action under their Rules of Procedure and have only made comments; and

WHEREAS, the Board has received a copy of the Town Zoning Board of Appeals Resolutions (ZB #0201-22 and ZB #0202-22) dated February 28, 2022, which defer Lead Agency status to the Board for completing a coordinated review of the Unlisted Actions pending before both boards; and

WHEREAS, the Board has given consideration to the testimony received at tonight's Public Hearing.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby recall its previous SEQR Classification dated January 19, 2022, and replaces the SEQR Classification for the proposed Special Use Permit with this resolution.

BE IT FURTHER RESOLVED that the Board determines that the proposed Action is neither classified as a Type I, or a Type II Action and, therefore, is classified as an Unlisted Action under SEQR.

BE IT FURTHER RESOLVED that Unlisted Actions under the SEQR Regulations are subject to a coordinated review with other Involved Agency or Agencies, which in this instance is the Town Zoning Board of Appeals (hereinafter referred to as Zoning Board).

BE IT FURTHER RESOLVED that the Board does hereby declare themselves as the designated Lead Agency for the coordinated review of the proposed Special Use Permit.

BE IT FURTHER RESOLVED that the Board does not accept the Part 1 Short Environmental Assessment Form (SEAF) prepared by the Applicant and dated January 24, 2022, finding it does not accurately describe the Proposed Action, and hereby directs a revised

Part 1 SEAF be prepared and submitted to Town Staff for their review before submitting to the Planning Board.

BE IT FURTHER RESOLVED that based upon the Acting Town Water and Sewer Superintendent’s denial of any fixtures (e.g., security fences, fence posts, gates, etc.) being placed within the Sanitary Sewer Force Main Easement area, the Planning Board directs revisions be made to the January 22, 2022, drawing, prepared by Donald Hutchinson Lewis, P.E., entitled “A Safe Place Storage, Denny Drive, Variance Site Plan” which include removing these site features from within the delineated easement area.

BE IT FURTHER RESOLVED that upon submission of revised documents as referenced above the Board shall then determine whether the amended documents constitute a complete application to enable the SEQR determination of significance and the Board’s continued deliberations upon the requested Special Use Permit, Preliminary Site Plan; and the Zoning Board’s continued deliberations upon the two Area Variances being requested.

BE IT FURTHER RESOLVED that the Board directs the Applicant and the Applicant’s Engineer to meet with Town Staff at the Project Review Committee Meeting scheduled for Friday, March 4, 2022, to resolve any concerns associated with this resolution.

BE IT FURTHER RESOLVED that the Board does hereby continue the Public Hearing upon this Action to the March 16, 2022, meeting and directs the Applicant to submit an amended Part 1 SEAF and a further amended Preliminary Site Plan drawing.

BE IT FINALLY RESOLVED that copies of this resolution are to be provided to the Zoning Board of Appeals; the Applicant; the Applicant’s Engineer; and to Town Staff.

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

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

Motion carried.

5. 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; January 7, 2022; and February 4, 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 revised 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.

On January 19, 2022, the consideration of the Preliminary Site Plan application was continued to the meeting this evening (March 2, 2022).

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

Mr. Gillette and Mr. Lewis (DH Lewis Engineering) presented this application in the meeting room.

Mr. Hemminger said that he made a visit to the site today (March 2, 2022) and noticed that a number of wood pallets were piled up outdoors, and that a couch and a chair had been placed next to the dumpster. Mr. Gillette said that the area was cleaned by 3:00 p.m. today.

Mr. Hemminger said that the back gate was opened and that he was able to drive into the storage area. He said that the Town Code requires that the back gate be locked at all times. Mr. Gillette said that the gate is normally locked. Mr. Hemminger said that he was not

challenged as he drove through the storage area. Mr. Gillette said that security cameras are in use on the property and that he recognized Mr. Hemminger being on the site.

Prior to the meeting, Mr. Sweeney submitted the following questions on this and the previous application:

The proposed parking in the South side of Denny Drive is proposed to be stoned. This should be paved along with the rest of the lot. (165-37)

What kind of boundary will be out along the parking spots? (165-37)

Today there were a total of 15 cars, some in parking spots but most on the side of the road. Will applicant have spots to keep long term cars off the side of the road?

Where will snow storage be? Right now, it is plowed up against the fences which limits the driving lanes.

Applicant needs to explain the moving part of the business. Will loading and unloading be done in the lot?

Trucks are currently stored on outside of the fence for public to see and do not seem to be moved often. These should be stored away from the public view.

Explain the 50-foot access easement that would be given to Hometown.

Does the gate on the Hometown driveway meet the required setback?

Currently trash, such as pallets, are being stored unorganized outside the fenced-in trash area. This needs to be cleaned up and maintained.

I would like to see examples of fencing other than the chain link fence that is around the current business.

Mr. Sweeney asked about vehicle parking along Commercial Drive. Mr. Gillette said that there are usually about eight vehicles which are parked on the road at the present time and that no parking will be permitted on Commercial Drive following completion of this project.

Mr. Sweeney asked about the type of Mr. Gillette's business. Mr. Gillette said his moving trucks will load up on the site and will deliver materials to a new location or bring materials to the site for storage. Mr. Sweeney asked about the times of the business operation. Mr. Gillette said that the business will operate six days a week.

Mr. Delpriore said that the use of moving trucks is permitted on the site and that the site plan review allows the Planning Board to determine the location of the trucks.

Mr. Sweeney asked if the trucks could be parked elsewhere inside the fence and out of the public view. Mr. Gillette said no. He said that the designated parking area [on the site plan] is the only place for the trucks to be parked and that they cannot be hidden from public view.

Mr. Sweeney asked if the trucks could be parked on the new area of the site or on the existing area on the east side of the fence. Mr. Hemminger said that there is not enough room [for truck parking] on the existing area. Mr. Sweeney asked about truck parking near the proposed climate-controlled building. Mr. Hemminger said that he would prefer to avoid having the trucks parked near Collett Road.

Mr. Sweeney asked if the second gate on the drive to the adjacent propane site meets the setback requirement. Mr. Delpriore said that he will follow up on this. Mr. Sweeney said that the gate seems to come right to the lot line. Mr. Bellis said that it may be more of an emergency access gate. Mr. Gillette confirmed this. He said that it is more of a secondary access for fire equipment. Mr. Delpriore said that the Town staff will look into this [the location of the gate] to verify the setback.

Mr. Sweeney asked if the chain link fence could be replaced with other types of fencing. Mr. Gillette said that they are trying to create a cohesive “look” to the entire site. He said that it makes sense to match the [existing] fencing and that the expense [to add a different type of fencing] would be prohibitive and that it would not be feasible to have an all-decorative fence. Mr. Hemminger said that the adjacent property has a chain link fence and that a number of nearby locations in the LI [Limited Industrial] district also have a chain link fence.

Mr. Gillette discussed the transposition of one of the storage buildings with a parking area. He reviewed these locations on a hard-copy drawing of the site plan which was displayed to the board.

Mr. Bellis asked about the location of the parking area. Mr. Gillette reviewed the location on the site plan drawing.

Mr. Viets asked about the height of the climate controlled building. Mr. Gillette said that he is planning a single-story building 160 feet in length and 25 feet high with a 1½:12 pitch roof, rather than the 3:12 pitch roof of the other buildings on the property. Mr. Viets requested that elevation renderings of the new buildings be provided with the revised Preliminary Site Plan application.

Mr. Viets also asked about landscaping along Collett Road. Mr. Lewis said that landscaping details will be included with the Final Site Plan application. Mr. Viets suggested that more pine trees be planted along Collett Road. Mr. Gillette said that more trees will be

planted and that he will advise of the species. Mr. Lewis said that the trees will be similar to those along Collett Road.

Mr. Viets suggested that a span gate or a swing gate be used to avoid having fence posts installed within the sanitary sewer easement.

Mr. Hemminger said that additional staff comments at the PRC meeting on Friday [March 4, 2022] will also help the applicant with the preparation of the revised plans.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening to recall the previous SEQR classification (Type II Action), to reclassify the application as an Unlisted Action, and for the board to declare itself as the designated Lead Agency for the SEQR coordinated review of the proposed Preliminary Site Plan application.

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

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

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

PB #0803-21

APPLICANT: A Safe Place Storage, c/o Paul Gillette, 6205 Denny Drive, Farmington, N.Y. 14425

ACTION: Preliminary Site Plan approval to erect seven (7) single-story mini-warehouse buildings ranging in size from 3,000 to 15,295 square feet in area and related site improvements on a 5.5-acre site that is now 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 site 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 tonight opened the public meeting and received testimony 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

WHEREAS, the Board has given consideration to the Ontario County Planning Board referral comments (Referral Numbers 148-2021, 17-2022 and 29-2022) that the proposed Action is a Class 1 Action under their Rules of Procedure and have only made comments; and

WHEREAS, the Board has received a copy of the Town Zoning Board of Appeals Resolutions (ZB #0201-22 and ZB #0202-22) dated February 28, 2022, which defer Lead Agency status to the board for completing a coordinated review of the Unlisted Actions pending before both boards; and

WHEREAS, the Board has given consideration to the testimony received at tonight's public meeting.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby declare themselves as the designated Lead Agency for the coordinated review of the proposed Preliminary Site Plan.

BE IT FURTHER RESOLVED that the Board does not accept the Part 1 Short Environmental Assessment Form (SEAF) prepared by the Applicant and dated January 24, 2022, finding it does not accurately describe the Proposed Action, and hereby directs a revised Part 1 SEAF be prepared and submitted to Town Staff for their review before submitting to the Planning Board.

BE IT FURTHER RESOLVED that based upon the Acting Town Water and Sewer Superintendent's denial of any fixtures (e.g., security fences, fence posts, gates, etc.) being placed within the Sanitary Sewer Force Main Easement area, the Planning Board directs revisions be made to the January 22, 2022 drawing, prepared by Donald Hutchinson Lewis, P.E., entitled "A Safe Place Storage, Denny Drive, Variance Site Plan" which include removing these site features from within the delineated easement area.

BE IT FURTHER RESOLVED that upon submission of revised documents as referenced above the Board shall then determine whether the amended documents constitute a complete application to enable the SEQR determination of significance and the Board's continued deliberations upon the requested Special Use Permit, Preliminary Site Plan; and the Zoning Board's continued deliberations upon the two Area Variances being requested.

BE IT FURTHER RESOLVED that the Board directs the Applicant and the Applicant's Engineer to meet with Town Staff at the Project Review Committee Meeting scheduled for Friday, March 4, 2022, to resolve any concerns associated with this resolution.

BE IT FURTHER RESOLVED that the Board does hereby continue the Public Hearing upon this Action to the March 16, 2022, meeting and directs the Applicant to submit an amended Part 1 SEAF and a further amended Preliminary Site Plan drawing.

BE IT FINALLY RESOLVED that copies of this resolution are to be provided to the Zoning Board of Appeals; the Applicant; the Applicant’s Engineer; and to Town Staff.

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

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

Motion carried.

6. NEW PUBLIC HEARING: TWO-LOT SUBDIVISION

PB #0301-22 New Two-Lot Subdivision Application

Name: Estate of Shirley Bowerman, c/o Joy Pechler, Executrix, 35 Sugar Hill Drive, Okatie, South Carolina 29909

Location: 452 Bowerman Road

Zoning District: A-80 Agricultural District

Request: Preliminary Two-Lot Subdivision Plat approval of land, identified as Tax Map Account #8.00-1-52.000 containing a total o 117.971 acres of land; and as further to be identified as Subdivision of Lands of Shirley B. Bowerman Estate. The proposed action involves creating Lot #1 consisting of 5.000 acres with an existing house and Lot #2 consisting of 112.971 acres to remain vacant as a non-approved building lot requiring site plan approval before any building permits may be issued.

Mr. Hemminger opened the Public Hearing on this application.

Neither the applicant or the applicant’s engineer/surveyor attended the meeting this evening.

Mr. Delpriore said that Brennan Marks, P.E., the applicant’s engineer, contacted the Town via email on February 25, 2022, to request that the application be continued to a future Planning Board meeting to provide time for him to work through some of the comments

which have been submitted by the Development Office staff. He said that Mr. Marks did not provide a specific continuation date. Mr. Delpriore recommended that the application be continued to the meeting on April 6, 2022.

There were no objections or comments regarding the request of Mr. Marks [to continue the application] or to Mr. Delpriore’s selection of the continuation date of April 6, 2022.

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:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ESTATE OF SHIRLEY BOWERMAN
PRELIMINARY TWO-LOT SUBDIVISION—CONTINUATION**

PB #0301-22

**APPLICANT: Joy Pechler, Exeutrix of the Estate of Shirley Bowerman,
35 Sugar Hill Drive, Okatie, South Carolina 29909**

**ACTION: Preliminary Two-Lot Subdivision Plan continuation of Tax
Map #8.00-1-52.000, creating Lot #1 with 5.000 acres located
along the west side of Bowerman Road between Green Road
and Brownsville Road, and Lot #2 with 112.971 acres located
along the north side of Brownsville Road and the west side of
Bowerman Road.**

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

WHEREAS, the Planning Board has tonight under separate resolution made a determination of non-significance upon the proposed Action; and

WHEREAS, the Planning Board has considered the testimony received at tonight’s Public Hearing held upon the above referenced Action; and

WHEREAS, the applicant’s engineer, Brennan Marks, P.E., of Marks Engineering, Canandaigua, N.Y., in an email dated February 25, 2022, has informed the Planning Board that he is still working through some of the comments provided by the Town Development Office staff and has requested that the Planning Board continue the application to the next available Planning Board meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby continue the Public Hearing on the above referenced Action to **APRIL 6, 2022**.

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

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

Motion carried.

7. NEW FINAL RE-SUBDIVISION

PB #0303-22 New Final Re-Subdivision Application

Name: Suzanne Mandrino, 7310 Shallow Creek Trail, Apt. 7,
Victor, N.Y. 14564

Location: West side of New Michigan Road

Zoning District: RR-80 Rural Residential

Request: Final Two-Lot Re-Subdivision Plat approval of land, identified as Tax Map Account #41.00-1-57.100, containing a total of 32.256 acres of land, and a total of 3.5 acres of land, as further to be identified as Property Line Adjustments, Lot #1 and #2 of the Anthony Mandrino Subdivision. The proposed two-lot re-subdivision action involves creating Lot #R-2A consisting of 14.000 acres and Lot #R-2B consisting of 18.256 acres. Lot #R-2A will remain a vacant non-approved building lot requiring site plan approval before any building permits may be issued. Lot #R-2B will have an existing single-family dwelling located on a total of 18.256 acres.

On February 17, 2021, the Public Hearing on the Preliminary Re-Subdivision and Lot Line Adjustment application was opened, the State Environmental Quality Review (SEQR) classification was approved (Unlisted Action), and the Public Hearing was continued to March 3, 2021 (PB #0201-21).

On March 3, 2021, the Public Hearing was closed and the Preliminary Two-Lot Re-Subdivision and Lot Line application was approved with conditions.

Ms. Mandrino presented this application in the meeting room. Ms. Morrissey also attended in the meeting room.

Ms. Mandrino said that they have agreed on a map and that all the required easements have been filed.

There were no comments or questions on this application from the Town staff or the members of the board.

■ 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 TWO- (2-) LOT RE-SUBDIVISION PLAT APPROVAL**

PB #0303-22

APPLICANT: Suzanne Mandrino, 7310 Shallow Creek Trail, Apartment F, Victor, N.Y. 14564

ACTION: Final Two- (2-) Lot Re-Subdivision Plat (Lots #2RA and #2RB) of Tax Map Account No. 41.000-01-57.1000, containing a total of 35.756 acres of land, located along the west side of New Michigan Road, north of Canandaigua–Farmington Town Line Road and south of Amber Drive.

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

WHEREAS, the Board has considered the comments made at tonight’s public meeting held upon the proposed Action.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to grant Final Re-Subdivision Approval of the above referenced Action with the following conditions:

1. Approval is based upon the survey drawing prepared by Greene Land Surveying, PLLC, dated February 11, 2022, JOB No. 11-2318R, entitled “Final Plat and Property Line Adjustments Lots 1 & 2 of the Anthony Mandrino Re-Subdivision (2021).”
2. A mylar of the above referenced Plat Map is to be submitted to the Town Code Enforcement Officer for review and acceptance, then signing by the Town Officials listed on the drawing. Once signed the signed mylar is returned to the Applicant’s Surveyor, the Surveyor is to scan the mylar and send to electronic copy to the Town Code Enforcement Officer within thirty (30) days of tonight’s approval.
3. The signed mylar and two (2) paper prints are to be filed in the Ontario County Clerk’s Office within sixty-two (62) days of the date signed by the Planning Board Chairperson.

- 4. Final Plat approval is valid for a period of 180 days from today and shall expire unless the final plat map mylar has been signed by all parties.

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

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

Motion carried.

Following the vote, Mr. Delpriore advised Ms. Mandrino to submit the mylar and paper prints to the Development Office. Following the staff’s review of the final materials, Mr. Delpriore said that the mylar may then be filed in the Ontario County Clerk’s Office.

8. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand reported on the following topics:

- The Town staff will soon propose amendments to Town Code on mini-storage facilities. He said that these amendments will address issues of self-storage buildings which exceed the maximum size as currently permitted for mini-warehouse structures; the requirements for fire-suppression sprinklers; screening of outdoor storage of motor vehicles, boats, trailers and recreational vehicles; parking requirements for climate-controlled buildings; and other related topics. He said that the Town code officers will meet on Monday [March 7, 2022] to further discuss the proposed amendments, and then this will be discussed next week at both the Public Works and Town Operations committee meetings.
- Mr. Brand requested that board members submit their comments on the incentives and amenities which have been proposed by the developer of the Farmington Market Center, as part of the developer’s Incentive Zoning application, to him as soon as possible. Mr. Brand said that he would like to include these comments in the draft Report and Recommendation on the Incentive Zoning application which will be submitted to the Planning Board for review on March 16, 2022, prior to its submission to the Town Board. Mr. Hemminger also requested that board members provide their comments and proposed amendments to the Major Thoroughfare Overlay District (MTOD) and the Main Street Overlay District (MSOD) to him as soon as possible for discussion and expected re adoption at the next Planning Board meeting on March 16, 2022.

Code Enforcement Officer:

Mr. Delpriore reviewed the agenda for the next Planning Board meeting on March 16, 2022, as follows:

- Farmington Market Center Planning Board Report and Recommendation on the developer's Incentive Zoning application.
- A Safe Place Storage Special Use Permit (PB #0104-22) and Preliminary Site Plan (PB #0803-21).
- David and Angela Capps Two-Lot Preliminary Subdivision (PB #0203-22).
- Loomis Road Industrial Park Preliminary Site Plan (PB #0703-21) and Special Use Permit (PB #0804-21).
- Major Thoroughfare Overlay District (MTOD) and Main Street Overlay District (MSOD) proposed amendments and readoption.

Mr. Delpriore said that Mr. Capps has been working with the Town staff on amendments to his subdivision application. Mr. Delpriore also said that the engineer for the developer of the Loomis Road Industrial Park informed the Town staff that the developer may withdraw the application at the next meeting to avoid having to request continuations every few months and to provide time for the developer to complete other existing projects.

Mr. Delpriore said that the Town Code is being reviewed regarding the outdoor storage of motor vehicles. He said that the Town Code currently prohibits the outdoor storage of "materials and goods" but that the interpretation of "materials and goods" does not include motor vehicles, recreational vehicles or travel trailers. He said that Mr. Gillette, the applicant for the Special Use Permit and Preliminary Site Plan for A Safe Place Storage (which were discussed earlier in the meeting) withdrew his application to the Zoning Board of Appeals for an Area Variance to allow outdoor storage of motor vehicles because the Town Code Enforcement Officer interpreted that the outdoor storage of motor vehicles is not specifically prohibited in the current Town Code. Mr. Delpriore said that he informed Mr. Gillette that the Planning Board may still determine the number of motor vehicles which may be stored outdoors and the location of where the motor vehicle storage area may be allowed on a site.

Town Engineer:

Mr. Brabant said that MRB Group is working with the Town staff on a number of amendments to the Site Design Criteria, several of which include revision of the requirements for submission of record drawings for an entire project, and submission of record drawings for individual sections and grading within a project prior to the issuing of a Certificate of Oc-

cupancy. He said that other text changes regarding procedures and processes to make the language more defined also may be proposed.

Board Members' Comments:

Mr. Hemminger asked about the status of a proposed townhome project at the corner of Collett Road and Mertensia Road. Mr. Delpriore said that the applicant requires additional time to address Town comments and that the discussion of this project has been removed from the PRC agenda on March 4, 2022.

Mr. Bellis asked about an application notification sign on property at 354 Sheldon Road (PB #0302-22, Martin and Megan Avila). Mr. Delpriore said that the Development Office has determined that the applicants' request for a Special Use Permit from the Planning Board for a Major Home Occupation is not needed. He said that it has been determined that the applicants' use of the property to operate a tree-care company is classified as a Minor Home Occupation which does not require Planning Board approval because no business will be conducted on the premises other than the parking of vehicles, and no customers will come to the site. Mr. Delpriore said that the use of the property will only be for the applicants' administration of their business. Mr. Bellis expressed concern about the dumping of mulch in the back portion of the property. Mr. Delpriore said that the applicant is re-grading the property, that the mulch is being used to stabilize the graded area, and the disturbance is under the Town's one-acre threshold.

9. PUBLIC COMMENTS

Ms. Werner (571 Crowley Road) said that she received a notice from the Town regarding the Two-Lot Subdivision application of the Estate of Shirley Bowerman. She asked about the location of this property. Mr. Delpriore said that Ms. Werner (and other residents) received the notice of the Public Hearing regarding this subdivision because of the proximity of their properties to the applicant's property.

Mr. Brand said that the executrix of the estate of Shirley Bowerman proposes the subdivision of 117.971 acres of land to create Lot #1 consisting of five acres with an existing home and Lot #2 consisting of 112.971 acres to remain vacant as a non-approved building lot. He informed Ms. Werner that Lot #1 will be located along the west side of Bowerman Road between Green Road and Brownsville Road and that Lot #2 will be located along the north side of Brownsville Road and the west side of Bowerman Road.

Ms. Werner thanked the town for informing her of this proposed action.

10. 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.

Remaining sessions in 2022:

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>

11. ADJOURNMENT

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, 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, March 16, 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.