

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, May 4, 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.

R = Attended via remote video conference.

Board Members Present

Edward Hemminger, *Chairperson*
Adrian Bellis
Timothy DeLucia
Aaron Sweeney
Douglas Viets

Staff Present:

Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Tim Ford, Town of Farmington Highway and Parks Superintendent

Attending:

David Capps, 768 Hook Road, Farmington, N.Y. 14425
Paul Gillette, A Safe Place Storage, 6025 Denny Drive, Farmington, N.Y. 14425]
Don Giroux, 1602 Cornfield Circle, Farmington, N.Y. 14425
William and Sandy Hansen, 1569 Hayride Drive, Farmington, N.Y. 14425
James Hessenius, 1552 Meadowbrook Lane, Farmington, N.Y. 14425—**R**
Chris Godly, 140 Galvin Court, Farmington, N.Y. 14425
Katrina Keefe, 1529 Meadowbrook Lane, Farmington, N.Y. 14425—**R**
Patrick S. Laber, P.E., Senior Project Engineer, Schultz Associates, 129 South Union Street,
Spencerport, N.Y. 14559

Donald Lewis Jr., P.E., DH Lewis Engineering PLLC, 3832 Cory Corners Road,
Marion, N.Y. 14505

Drusilla Malavase—**R**

Christopher Malcolm, 5770 Clover Meadow Lane, Farmington, N.Y. 14425—**R**

Barbara Marsh, 1553 Meadowbrook Lane, Farmington, N.Y. 14425—**R**

Solitaire and Patrick Murphy, 1527 Meadowbrook Lane, Farmington, N.Y. 14425

Gary Sproul, 1538 Meadowbrook Lane, Farmington, N.Y. 14425

Carol Yunits, 1540 Meadowbrook Lane, 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 February 2, 2022.

2. APPROVAL OF MINUTES OF APRIL 20, 2022

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the April 20, 2022, meeting be approved.

Motion carried by voice vote. Mr. Sweeney abstained due to his absence from the meeting on April 6, 2022.

3. LEGAL NOTICE

The following Legal Notice was published in the *Canandaigua Daily Messenger* newspaper on Wednesday, April 27, 2022:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 4th day of May 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 #0501-22: O&L REALTY LLC, P.O. BOX 14, VICTOR, N.Y. 14564: Preliminary 48-lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 41.12-5-1.000 through 41.12-5-44.000 and 41.12-5-97.000, containing a total of 18.34 acres of land; and as further to be identified as Re-Subdivision Plat Approval Farmbrook Phase 7A. The proposed Action involves creating Lot #R-528–Lot #R-573 consisting of various parcel sizes ranging from .167 acres to .303 acres; also creating a 2.930-acre lot for the Storm Water Management Easement; and also creating a 4.746-acre lot for the Farmbrook

Homeowners Association, all of which are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued. The property is located at 1532–1582 Alfalfa Crescent and is zoned R-7.2 Planned Subdivision.

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 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; February 4, 2022; March 4, 2022; and April 1, 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 on March 2, 2022.

On March 2, 2022, the Planning Board declared itself as the Lead Agency for the SEQR coordinated review of the Preliminary Site Plan. The Preliminary Site Plan application was continued to the meeting on March 16, 2022.

On March 16, 2022, the Planning Board approved the SEQR criteria findings and determination of non-significance that the Special Use Permit (PB #0104-22) and the Preliminary Site Plan (PB 0803-21) will not likely result in any significant adverse environmental impacts.

Also on March 16, 2022, the consideration of the Preliminary Site Plan was continued to the meeting on April 20, 2022.

On April 20, 2022, the Planning Board approved the accompanying Special Use Permit (PB #0104-22) and continued the consideration of the Preliminary Site Plan to the meeting this evening (May 4, 2022).

Mr. Hemminger resumed the continuation of the Preliminary Site Plan.

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

Mr. Lewis said that revised plans have been submitted to the Planning Board and the Town staff which address 44 comments which pertain to the Preliminary and Final Site Plans. He said that they have made an extraordinary effort to address the outstanding board items and that they are looking forward to receiving Preliminary Site Plan approval this evening. Mr. Hemminger said that this also is the board's goal.

Mr. Brand said that a resolution has been prepared for the board's consideration this evening to approve the Preliminary Site Plan with conditions. He acknowledged receipt of Mr. Lewis's responses to each of the Town Planning Department comments of April 18, 2022. Mr. Brand said that he has reviewed Mr. Lewis's responses and has provided the board and the Town staff with a brief analysis of them. Mr. Brand said that most of the changes have been made to the drawings although there are some outstanding issues which are now being addressed by the Town Engineer and by Mr. Lewis.

Mr. Delpriore thanked Mr. Gillette and Mr. Lewis for working diligently with the Town staff to provide responses to the requests. Mr. Delpriore then reviewed the following outstanding items from the Planning Department's initial comment letter of April 18, 2022 (*see the the complete Planning Board comment letter of April 18, 2022, in the project file*):

Black = Planning Department comments of April 18, 2022.

Red = Responses from Mr. Lewis to Planning Department comments.

Green = Responses from Town staff to Mr. Lewis's comments

Sheet No. 1: Preliminary Overall Site Plan:

4. This drawing identifies a “pocket pond” located in the south east portion of the “Proposed A Safe Place Self Storage Site.” There is no description of how this “pocket pond” is going to satisfy the Town’s MS4 Stormwater Regulations.

The Town Engineer is reviewing the SWPPP and will provide comments regarding the function of the stormwater design.

MRB will be addressing this issue with the applicant.

Meeting discussion: Mr. Brabant said that stormwater is being addressed [by the applicant’s engineer] and that the applicant must comply with Town and New York State Department of Environmental Conservation (DEC) requirements. He said that the proposed pocket pond must deal with water quantity [water storage] before water flows off the site. Mr. Brabant said that MRB Group has been reviewing the plans for stormwater issues as they relate to this project and that stormwater is not an issue. Mr. Brabant said that it [stormwater] has not yet been 100 percent addressed but that the applicant’s engineer is working toward this. He said that the stormwater plan will not be finally addressed until the plan revisions are completed and that ultimately it will be the goal of MRB Group to show how the applicant will address stormwater, how the plans will comply with DEC standards, and how the applicant intends to meet these standards.

6. There is no streetlight at the entrance into the “Proposed A Safe Place Self Storage Site.” I recommend that there be a streetlight added in this area.

There is no light proposed because it is not needed.

Not sure this has been determined by the Planning Board.

Meeting discussion: Mr. Hemminger asked about the hours of operation and if special lighting is required. Mr. Gillette said that there is an existing pole light on Denny Drive which provides illumination to the general area. He said that customers usually do not come to the storage area after dark. Mr. Hemminger asked if this fixture provides enough light, in Mr. Gillette’s opinion. Mr. Gillette said that there have been no complaints about [the existing] lighting and that the existing lights are adequate for what they have to do.

7. There are 20 proposed employee parking spaces, each designed to have vehicles backing onto the private Denny Drive. The Planning Board should decide if this is a good design that does not contribute to the safe operations of Denny Drive for the other users.

This is being discussed with the Town Engineer as to that area’s drainage functions in Phase 1.

MRB will be addressing this issue with the applicant.

Meeting discussion: Mr. Brabant said that employee parking is not a Town Code requirement and that this general comment on parking was discussed by the board and the Town staff to accommodate employee parking on the site and to avoid having employees park on Denny Drive. Mr. Lewis said that a location inside the fence has been selected for employee parking. Mr. Delpriore requested that this parking area be shown on the Final Site Plan. Mr. Lewis said that he would do so, and that the employee parking will be inside the fence.

Sheet No. 2: Preliminary Site Plan

2. The drawing is proposing a “stoned parking area” employee parking. It should be determined if this meets the town’s dust free surface requirements and how the “stoned parking area” is going to be maintained during the life of the project.

The highway superintendent is fine with the stoned area since it was shown on the plans.

Not sure if this response isn’t for the snow plow turn around treatment, at the south end of the property and not the surface treatment for the employee parking area along the south side of Denny Drive. This shall be determined by the Planning Board.

Meeting discussion: Mr. Delpriore said that this comment referred to a turnaround area for Town snowplows. Mr. Ford said that the stone area is fine and that he is okay with this.

4. There is a proposed sliding gate at the entrance to the Phase 2 portion of the site. It appears that one of the posts for the sliding gate is located within the bioretention area. Is this an accepted storm water management practice?

The town engineer will review this as part of his SWPPP review once it is finalized.

MRB will be addressing this issue with the applicant.

Meeting discussion: Mr. Lewis said that the proposed sliding gate at the entrance to the Phase 2 portion of the site has been relocated and is depicted upon the updated plans.

6. The drawing identifies, on the west side of the site, “Proposed 15' wide swing gate over sanitary easement to be closed at all times and only opened for Town maintenance purposes (assume they meant sanitary sewer maintenance and not maintenance of the swing gates) posts outside easement. If the sanitary sewer easement is 20 feet wide and the swing gate design shown on Sheet No. 6 has a cent “plunger rod,” will this affect the sanitary sewer force main?

Once the town finds their forcemain and its depth, the application of a “plunger” rod can be discussed whether it is warranted or would even affect the main. Most plungers are only 12" into the ground.

This shall be determined by the Planning Board.

Meeting discussion: Mr. Delpriore said that the Water and Sewer Department has indicated that nothing should go into the ground [on the sanitary sewer easement]. Mr. Brabant said that the plunger would only be at a depth of approximately six, seven or eight inches [into the ground] which should be more than enough to be above the sanitary sewer force main. Mr. Brabant said that the applicant would have other issues if the force main depth were to be shallow, but that right now this is not an issue. Mr. Delpriore requested that Mr. Lewis add a note on the Final Site Plan that the location and depth of the plunger must be approved by the Water and Sewer Department after the determination of the depth of the sanitary sewer force main.

8. There is a proposed snow storage area shown which is placed on top of the sanitary sewer easement and located such that when used would block the town’s access to any sewer emergency. This should be discussed. Also, what should be discussed is the impact of equipment running back and forth while piling snow on top of the sanitary sewer line. It should be determined how high this snow pile should be allowed before it (the snow) is to be removed from the site.

Snow storage is limited on this site and if the town requires access to the maintenance of the forcemain in this area, they would have an excavator to displace any snow at the time is a relatively short amount of time and dispose of it in the Pocket Pond area.

MRB will be addressing this issue at Planning Board Meeting.

Meeting discussion: Mr. Delpriore said that snow storage on the easement is not an issue. He asked if snow could be stored directly in the pocket pond. Mr. Brabant said that although snow could be stored in front of the pond, MRB Group has suggested that the snow be stored in a location which will not impact the fire code or emergency responses, and that would not be near the stormwater facilities. Mr. Lewis said that the snow storage area is shown on the site plan drawing.

11. If the applicant intends to use the driveway located on the adjacent Hometown Energy Site should there be an access easement identified on the Site Plan drawing?

There is already an easement present. Then there should be no problem delineating the page and liber for this easement.

This shall be determined by the Planning Board.

Meeting discussion: Mr. Delpriore said that the Town wants to make sure that there is an access easement for the applicant's use of the Hometown Energy Site driveway. Mr. Lewis said that the 50-foot-wide driveway access easement is shown, and has always been shown, on the site plan.

Sheet No. 3: Preliminary Utility Plan

1. There are two (2) fire hydrants shown on this drawing. One is located on the north side of Collett Road. The other is located off-site and along the north side of Denny Drive and in front of the Hometown Energy Site. It should be determined if additional fire hydrants should be installed along the east side of Commercial Drive. It also should be determined if additional on-site fire hydrants are required. The closest fire hydrant appears to be several hundred feet from portions of proposed structures.

The Fire Marshall has reviewed the plans every step of the way through this review process and never once mentioned a hydrant spacing or coverage issue. No hydrants are needed or warranted based his approval of the present layout.

It has been determined that there is one existing fire hydrant that is not shown on this drawing which needs to be added. Once added then there no longer is a need for any additional fire hydrants. Also, Fire Marshall request that all pages to be updated to reflect a physical separation between the cold storage buildings of minimally 5 feet.

Meeting discussion: Mr. Delpriore said that the Town records indicate that three fire hydrants [are located in this area] but that all three are not shown on the site plan. Mr. Brabant said that a fire hydrant on Commercial Drive is not shown on the site plan. Mr. Lewis said that he will add this hydrant to the drawing.

Mr. Lewis also described a five-foot gap which will separate Buildings B, C and D to avoid having each building exceed 6,000 square feet which would require that sprinklers be installed, per the new Town Code regulations. He said that one concrete floor will be installed under all the buildings and that the five-foot gaps will be similar to having a sidewalk between the buildings.

9. There is shown an existing 6" sanitary sewer line that ends in the proposed employee parking lot. This sewer line then connects to an existing 8" sanitary sewer line. It should be determined what the 6" sewer line connects to on the other end.

The sewer department has approved what is shown on the plans regarding the piping in this location.

MRB will be addressing this issue with the applicant.

Meeting discussion: Mr. Lewis said that this has been addressed with the relocation of the employee parking area.

Sheet No. 4: Preliminary Grading and Erosion Control Plan

Note: This sheet is identified as Sheet #3 on Mr. Lewis's response. There is no Sheet #5 cited. Sheets #6, #7 and #8 are correctly identified.

1. There is no note identifying whether the site will be balanced by cut and fill, or if material will be removed from the site and where it will be deposited.

This is not a plan requirement. Please review §165-100 C. (1) (g) of the Town Code pertaining to existing and proposed contours balanced on site.

MRB will be addressing this issue at Planning Board Meeting. This shall be determined by the Planning Board.

Mr. Delpriore said that cut and fill information must be provided. Mr. Brabant suggested that a note be added to the plans if there will be a remaining balance [of soil] trucked off the site. Mr. Lewis said that all earthwork (i.e., cut, fill, topsoil, stone and paving) is planned to be completed as soon as possible to enable the close-out of the Stormwater Pollution Prevention Plan (SWPPP). Mr. Hemminger requested that the disturbed areas be stabilized if there will be no work in a particular area for a period of time. He said that the Town staff and the Planning Board have a great deal of experience with unstabilized sites [at other projects] and that the experience has not been good.

2. There is proposed a significant slope along the north side of this property and across the Collett Road frontage. It should be determined if guard rail is to be required to protect the traveling public should they run-off Collett Road.

The highway superintendent has reviewed the plans with this slope shown many times throughout the review of this project and not mentioned an issue. The slopes proposed do not meet the criteria requiring guiderail. The Town Highway Superintendent and I have asked the Town Engineer to review this matter.

Town Highway Superintendent and MRB will be addressing this issue at Planning Board meeting.

Meeting discussion: Mr. Brabant said the Town does not have standards for the installation of a guardrail. He said that instead the Town consults the New York State Department of Transportation (DOT) regulations for reference, and also will consult with the Town Highway Superintendent when concerns are raised by the Planning Board or the Town staff. Mr. Brabant said the DOT regulations do not warrant a guardrail in this location, for which the existing condition is a 1:3 slope less than 15 feet and sufficiently set back from the travel lane. He said that an earth berm could be considered in lieu of a guardrail but that the installation of a berm

may require the relocation of utility poles and an easement to the Town for maintenance purposes if the berm were to be installed within the Town right-of-way.

Mr. Ford said that this question [about a guardrail] was brought to his attention on Monday (May 2, 2022) and that he reached out to Mr. Brabant regarding the Town and DOT information. Mr. Ford said that the DOT guidelines do not require a guardrail and that he will not require it.

Mr. Hemminger suggested that Mr. Gillette consider the installation of an earth berm if there were to be excess topsoil on the property [following construction]. Mr. Hemminger said that a repair to a berm would be less expensive than a repair to a fence and buildings [if a vehicle were to veer off the road].

4. The drawing only shows the preliminary plan for the northern portion of the site, while there is grading and erosion control shown for the southern portion of this site.

Erosion control will be added as needed for the proposed employee parking area once the final location is determined as discussed in other comment responses.

MRB will be addressing this issue at Planning Board Meeting. This shall be determined by the Planning Board.

Meeting discussion: Mr. Delpriore asked about erosion control now that the revised plan indicates that the employee parking area will be relocated on the site. Mr. Brabant said that the construction sequence and plans as proposed demonstrate what is typically required. He said that he will look into the erosion control measures from plan to plan regarding what has been shown to date to meet the Town's criteria for erosion and sediment control.

Sheet No. 5: Preliminary Landscaping/Lighting Plan

2. The site's entrance from Denny Drive where the sliding security gate is shown does not show any lighting.

See responses to Sheet 1, item 6 above.

This shall be determined by the Planning Board.

Meeting discussion: Mr. Hemminger asked Mr. Gillette if the existing lighting on the site is adequate. Mr. Viets said that lighting can be determined upon submission of lighting levels on contours when the Final Site Plan is discussed. Mr. Hemminger also said that this would be a good topic for review during the consideration of the Final Site Plan. Mr. Brabant said that Mr. Lewis already has provided a lighting plan which includes the lumens patterns.

3. There is no lighting shown for the site's entrance at Denny Drive.

See responses to Sheet 1, item 6 above.

This shall be determined by the Planning Board.

Meeting discussion: Mr. Delpriore said that this will be addressed at the Final Site Plan stage. Mr. Brabant requested that Mr. Lewis show any and all lighting—existing and new—on the plans. Mr. Lewis said that he will do so.

4. The Planning Board needs to determine if the entire site is being surrounded by landscaping as specified in the Special Use Permit criteria. Will there be any lawn area? Drawing No. 2, Preliminary Site Plan, is showing a lawn area across the frontage of the site and along the north side of Denny Drive. This drawing (No. 5) should reflect what is shown on the Preliminary Site Plan.

The owner and I have provided a generous amount of landscaping throughout the site. We feel that it is more than all the adjoining sites to this project. Some sites do not have any plantings. The owner currently has a nicely maintained lawn and landscaping at his Phase 1 location and the current planting layout provides a nice spread of vegetation for a light industrial property surrounded by the same type owners, not residential property requiring beefed up screening and buffering. Lawn area labels were added to this plan. The lawn area label was removed from the Site Plan.

This shall be determined by the Planning Board.

Meeting discussion: Mr. Delpriore said that landscaping is being addressed in the draft Preliminary Site Plan approval resolution which will be considered by the board later this evening, i.e.:

Draft Condition #3: The Planning Board's Preliminary Site Plan approval is further based upon the Applicant, the Applicant's Engineer and Town Planning Board member Douglas Viets, working together, to provide an amended Final Landscaping Plan which meets the criteria set forth in the Town's Major Thoroughfare Overlay District (MTOD) Landscaping Guidelines.

Mr. Hemminger requested that Mr. Sweeney also be included in this condition of approval. The clerk will add Mr. Sweeney's name to the draft condition.

5. All of the outdoor storage area appears to be a dark area of the site. Should there be some lighting of this area for security purposes?

No lighting in this area is proposed nor warranted.

This shall be determined by the Planning Board.

Meeting discussion: Mr. Hemminger said that additional lighting in the outdoor storage area should be up to the applicant. Mr. Hemminger said that perhaps some additional lighting may help with the images taken by security cameras after dark. He said that this would be part of Mr. Gillette's business plan. Mr. Gillette said that there are existing adequate building lights, that he already has very good night cameras, and that he has never had people jumping the fence at this or at any other of his locations. Mr. Gillette said that he would add lighting if security were to become an issue.

Mr. Bellis said that this [additional lighting in the outdoor storage area] would be up to Mr. Gillette to make a decision prior to the consideration of the Final Site Plan.

Mr. Delpriore said that a resident of the nearby Redfield Grove subdivision had expressed concern at a previous meeting regarding the lighting.

Mr. DeLucia suggested that Mr. Gillette may wish to consider solar motion activated fixtures.

Mr. Brand suggested that Mr. Gillette should show any proposed exterior lighting fixtures on the plans now to avoid having to return to the Planning Board for an amended site plan later.

6. The Planning Board should determine whether a site light should be provided near the emergency entrance gate on the east side of the property.

No lighting in this area is proposed nor warranted.

This shall be determined by the Planning Board.

Meeting discussion: Fire Chief Robinson said that the fire department would set up lights if the emergency entrance was inadequately illuminated. Mr. Viets said that the existing fixture provides illumination in this area. Mr. Hemminger also said that the adequate lighting is carried on the fire equipment.

Sheet No. 6: Preliminary Commercial Drive Extension Plan

2. Commercial Drive is a Town Collector Road and as such, the design details shown on Appendix H-1.0 should be used. Not sure why the design details shown on Appendix H-1.1 is being used.

This was the detail provided by MRB Group. Please provide the correct detail.

MRB will be addressing this issue with the applicant.

3. The Typical Pavement Cross Sections shown on Appendix H-2.0, for Town Collector Roads, should be used instead of the design shown on Appendix H-2.1.

This was the detail provided by MRB Group. Please provide the correct detail.

MRB will be addressing this issue with the applicant.

Meeting discussion: Mr. Brabant and Mr. Delpriore said that the above information has been provided to Mr. Lewis and that the data will appear on the Final Site Plan.

Mr. Brand said that this discussion and the review of the identified issues have covered the outstanding issues.

Mr. Delpriore said that the discussion will appear in the minutes [of the meeting] and that the remaining issues will be discussed at the Final Site Plan stage. He said that there are minimal changes for the Preliminary Site Plan.

Mr. Ford and Mr. Brabant had no additional comments on this application.

Chief Robinson asked about the installation of a Knox Box (a small wall-mounted safe which holds building keys for fire departments, emergency medical services and sometimes police to access a property in time of emergency; local fire departments typically hold the master keys). Mr. Delpriore said that this would be discussed with Mr. Gillette at the time of the application for a building permit. Mr. Delpriore also said that the Town Fire Marshal already has discussed this with the applicant.

Mr. Hemminger asked twice if anyone in the meeting room or on the video conference wished to comment or ask questions on this application. There were no requests from anyone in the meeting room or on the video conference.

Mr. Sweeney asked about the installation of a dumpster to avoid having items stored outdoors. He also asked about the consideration of expanding the outdoor gated area. Mr. Hemminger asked about the outdoor storage of pallets. Mr. Brand said that outdoor storage is not permitted, per the Planning Board's approval of the Special Use Permit (*see* PB #0104-22, April 20, 2022). Mr. Hemminger suggested that a note on this issue be added to the Final Site Plan as reinforcement and to provide the Code Enforcement Officer with the ability to enforce [this provision of the Special Use Permit]. Mr. Hemminger also suggested that now would be the time to increase the size of the enclosed area to avoid having Mr. Gillette having to return to the Planning Board later with an amended site plan application.

Mr. Bellis said that he would like to see more lighting and employee parking on the Final Site Plan. He said that he is okay with the Preliminary Site Plan this evening.

Mr. Viets and Mr. DeLucia also said that they are okay with the Preliminary Site Plan this evening, and that several remaining items can be discussed at the Final Site Plan stage.

Mr. Delpriore reminded Mr. Gillette and Mr. Lewis that the board has requested elevation renderings of the new buildings, color samples and examples of the materials to be used during construction. Mr. Lewis said that these will be provided.

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

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

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—APPROVAL WITH CONDITIONS**

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 five (5) single-story mini-warehouse buildings ranging in sizes from 3,780 to 7,600 square feet in area, one (1) single-story climate controlled mini-warehouse building containing a total of 16,929 square feet in area, an open area of the site containing 11 parking spaces, each having 300 square feet in area for a total of 3,300 square feet, and related site improvements on the site containing a total of 9.76 acres, which is located along the south side of Collett Road, the east side of Commercial Drive.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight continued the Public Hearing upon the above referenced Action from the April 20, 2022, meeting; and

WHEREAS, the Board, by separate resolution dated March 16, 2022, completed its review of the proposed Action under the provisions of the State Environmental Quality Review (SEQR) Regulations by making a Determination of Non-Significance; and

WHEREAS, the Board has now given consideration to the Town Staff comments, the Town Engineer's comments and the public testimony given at tonight's public hearing.

NOW, THEREFORE BE IT RESOLVED that the Board does hereby move to grant Preliminary Site Plan Approval for the above identified Action, based upon the set of drawings prepared by Donald H. Lewis, Jr., P.E., identified as Project No. E-232, having the latest revised date of 4/6/22, and consisting of Sheets No.1, 1A, 2, 3, 4, 5, 6, 7 and 8, with the following conditions of approval:

1. Preliminary Site Plan Approval is based upon the Applicant's Engineer providing a detailed design solution for conveying stormwater from the northern portion of

the Phase 2 area across the existing Sanitary Sewer Easement Area to the proposed stormwater facility located in the southeastern portion of the Phase 2 area that is acceptable to the Town Acting Water and Sewer Superintendent and the Town Engineer. This design solution is to be shown on a revised Preliminary Site Plan Drawing (Sheet 2), a revised Preliminary Grading and Erosion Control Drawing (Sheet 4) and on a revised SWPPP Details Drawing (Sheet 8).

2. The Planning Board's Preliminary Site Plan Approval is further based upon its acceptance of the proposed Novik stacked stone for the exterior walls to be installed, as identified in the Applicant's email (April 7, 2022, 9:29 a.m.) to Sarah Mitchell, in the Town Building Department, and is hereby approved with the condition that there is to be a Final Building Elevation drawing (in color), identifying the Project Name, Planning Board File Number, the delineation of the exterior elevations for all proposed buildings where this treatment is going to be provided, and a signature line for the Planning Board Chairperson.
3. The Planning Board's Preliminary Site Plan Approval is further based upon the Applicant, the Applicant's Engineer and Town Planning Board members Aaron Sweeney and Douglas Viets, working together to provide an amended Final Landscaping Plan which meets the criteria set forth in the Town's Major Thoroughfare Overlay District (MTOD) Landscaping Guidelines.

BE IT FURTHER RESOLVED that Preliminary Site Plan Approval is to be based upon those drawing amendments, referenced in the April 25, 2022, MRB Group letter to the Town's Director of Planning and Development, are to be addressed in writing by the Applicant's Engineer to the Director, and drawing amendments are to be shown on revised sheets containing the latest revision dates made, before the Town Engineer is authorized to sign the set of Preliminary Site Plan drawings.

BE IT FURTHER RESOLVED that Preliminary Site Plan Approval is to be based upon all Town staff comments that have been received by the Planning Board from the Town Code Enforcement Officer, the Town Zoning Enforcement Officer, the Town Fire Marshal, and the Town Director of Planning and Development are to be addressed in writing to the Director, and drawing amendments are to be shown on revised sheets containing the latest revision dates, prior to Town Officials (Highway, Water and Sewer, and Planning Board Chairperson) signing the set of amended Preliminary Site Plan drawings.

BE IT FURTHER RESOLVED that once all of the above conditions of approval have been satisfied, then a set of revised Preliminary Site Plan drawings is to be submitted to the Town Code Enforcement Officer for his review and approval. Once satisfied, then the Town Code Enforcement Officer will notify those identified to sign the set of drawings.

BE IT FURTHER RESOLVED that once the set of revised preliminary site plan drawings have been signed and a copy provided to each of the signatory, then the Code Enforcement Officer may accept an application for Final Site Plan Approval and scheduled said final approval for a future Planning Board meeting.

BE IT FINALLY RESOLVED that this Preliminary Site Plan Approval, will automatically expire within 180 days from today unless the revised drawings have been signed, or extension hereto has been granted by the Planning Board prior to said date of expiration.

Mr. Hemminger asked Mr. Lewis if he understood the resolution and agreed with the conditions. Mr. Lewis said that he understood the resolution and that he agreed with the conditions.

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.

5. NEW PUBLIC HEARING: PRELIMINARY 48-LOT RE-SUBDIVISION

PB #0501-22 Preliminary 48-Lot Re-Subdivision Application

Name: O&L Realty LLC, P.O. Box 14, Victor, N.Y. 14564

Location: 1532–1582 Alfalfa Crescent

Zoning District: R-7.2 Planned Subdivision

Request: Preliminary 48-lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 41.12-5-1.000 through 41.12-5-44.000 and 41.12-5-97.000, containing a total of 18.34 acres of land; and as further to be identified as Re-Subdivision Plat Approval Farmbrook Phase 7A. The proposed Action involves creating Lot #R-528–Lot #R-573 consisting of various parcel sizes ranging from .167 acres to .303 acres; also creating a 2.930-acre lot for the Storm Water Management Easement; and also creating a 4.746-acre lot for the Farmbrook Homeowners Association, all of which are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued.

A concept plan of this re-subdivision was reviewed by the Project Review Committee on March 1, 2019; May 3, 2019; and July 12, 2019.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Laber (Schultz Associates) presented this application.

Mr. Laber said that the building lots in Sections 7A and 7B in the Farmbrook subdivision were created when the subdivision was developed in the 1970s and '80s and that the lots have existed since then, even though they have not yet been developed. He also said that the applicant is working with the Town Board on the question of the right-of-way.

Mr. Laber said that the applicant began discussions with the Town a few years ago regarding the development of the second half of Section 7B (*see* Project Review Committee minutes of March 1, 2019; May 3, 2019; and July 12, 2019). He said that the applicant is required to meet the stormwater regulations which are now in effect [and which were not in effect when the subdivision was originally developed]. Mr. Laber said that compliance with the current stormwater regulations delayed the project [when it was presented in 2019]. He said that they have reviewed the stormwater requirements and contacted the landowner to the east regarding the establishment of a regional stormwater management area, but that the landowner was not interested in this. Since then, Mr. Laber said that they have been working on the engineering design to meet the current stormwater regulations.

Mr. Laber said that this application proposes 46 single-family home lots in Section 7A on Alfalfa Crescent, which is the same number of single-family lots from the original subdivision plans. He said that the right-of-way has been reconfigured to provide a new lot between Sections 7A and 7B which will be owned by Farmbrook Homes Association Inc. [the Farmbrook homeowners' association (HOA)] for the location of the stormwater facility. Mr. Laber said that the applicant met with the HOA to review the plans and received a letter from Chris Ryther, President of the HOA, which authorized O&L Realty to submit this evening's application on behalf of the HOA for the purpose of the resubdivision to provide space for the stormwater management improvements (*see* letter of March 14, 2022, in the project file).

Mr. Laber said that the HOA will own proposed Lot #47 and proposed Lot #48, which will be created for the stormwater management pond.

He said that all the lots will be designated for single-family homes, similar to the other lots in this subdivision, and that they will be uniform in area of approximately 120 feet x 64 feet. Mr. Laber said that some of the other lots in the subdivision vary in size. He then reviewed the subdivision plat on a hard-copy drawing and on the video screen.

Mr. Laber said that they are just beginning this process and that they are trying to make it work. He said that the original developer passed away and that his daughter is now working to complete the subdivision.

Mr. Hemminger said that the Planning Board will not make a decision on this application this evening but would like to receive the public's input to provide time for the Town staff and the board to address their identified concerns.

Mr. Brand said that an issue before the board this evening also includes the resolution of a 50-foot right-of-way which has not yet been accepted by the Town Board on Alfalfa Crescent in Section 7A. He said that the current plan proposes the realignment of this right-of-way which in doing so also realigned the lot configurations which are adjacent to the right-of-way. Mr. Brand said that eventually the right-of-way must be accepted by the Town Board.

Mr. Brand said that this subdivision application is a Type 1 Action under the State Environmental Quality Review (SEQR) regulations due to the size of the project. He said that the Planning Board must consider the SEQR regulations in every application and that this particular application requires a coordinated review by the identified SEQR Involved and Interested Agencies, which in this instance includes the following:

SEQR Involved Agencies:

New York State Department of Environmental Conservation
New York State Department of Health
Canandaigua–Farmington Water District and Town of Farmington Sewer District
Town of Farmington Highway and Parks Department

SEQR Interested Agencies:

Ontario County Department of Planning
Town of Farmington Conservation Board
MRB Group, D.P.C. (the Town consulting engineering firm)
Town of Farmington Code Enforcement Officer
Town of Farmington Construction Inspector

Mr. Brand said that the Planning Board this evening will begin the SEQR process and in doing so will declare its intent to be designated as the Lead Agency for making the environmental determination of significance upon this application. Mr. Brand said that one agency must serve as the Lead Agency [for making the determination of significance] when more than one agency is involved in the process. He said that typically the Planning Board—which is the most directly involved agency and which is most familiar with the issues of the application—typically serves as the Lead Agency if there are no objections from the identified Involved and Interested Agencies.

Mr. Brand said that the SEQR 30-day coordinated review period will begin on Thursday, May 5, 2022, and will end at 12:00 p.m. on Monday, June 6, 2022. He said that following this evening's session, the Public Hearing will be continued to the Planning Board meeting on Wednesday, June 15, 2022.

Following the Public Hearing sessions, the board will take into account all the public comments and may issue a conditional Preliminary Subdivision Plat approval in which all of the details of the application including water and sewer utilities, stormwater management measures, etc., will be included. Following approval of the Preliminary Subdivision Plat, Mr. Brand said that the applicant may then submit the Final Subdivision Plat for consideration by the board.

Mr. Brand said that at the earliest it would be August when the Final Subdivision Plat could be approved, but that this timeframe is tentative and depends upon the public comments and the applicant's engineering details.

Mr. Brand then described the construction process which follows the Planning Board's final approval. This process includes the road dedication to the Town, filing of easements and Letters of Credit, and a Pre-Construction Meeting prior to the issuing of building permits. He said that he would expect that the Town Highway Superintendent would hope for the installation of a road base this season prior to the close of the asphalt plants but that this, too, is only tentative at this stage of the application.

Mr. Hemminger asked if a traffic study is required with this application. Mr. Brand said no. He said that the application this evening is only for a re-subdivision, i.e., drawing lines on paper, and that the applicant is not proposing an increase in the number of lots [from the original Farmbrook subdivision]. Mr. Hemminger and Mr. Laber both confirmed that the number of approved lots is not being increased and that a lot to be owned by the HOA is being created for stormwater management mitigation.

Mr. Delpriore said that the application this evening does not include site plan details. He said that the board is being asked to modify an existing subdivision and that the issue of stormwater is driving the application. Mr. Delpriore said that this application does not make any sense if the stormwater plan will not work. He said that the Development Office has requested the Town Engineer to review the applicant's proposal.

Mr. Ford said that he also has stormwater concerns and that there have been stormwater issues in the Farmbrook subdivision in the past. He said that a snowplow turnaround will be required and that he would like to see the entire length of Alfalfa Crescent rebuilt.

Mr. Brabant said that the original overall approval of the Farmbrook subdivision did not provide for the stormwater measures which are required today by the New York State Department of Environmental Conservation (DEC) and by the Town which has been designated as a Municipal Separate Storm Sewer System (MS4) community by the DEC. Mr. Brabant said that these regulations include stormwater detention, retention, and water quality and quantity, which were not required in the previous sections of the Farmbrook subdivision.

Mr. Brabant said even though the applicant already has a filed subdivision the applicant must identify that the proposed stormwater facility design meets the current regulations of the DEC for this project. Mr. Brabant said that the applicant must now receive the required MS4 and DEC permits and that the Town will hold the applicant responsible to meet or exceed the stormwater requirements as they stand today for any new development.

Mr. Brabant said that the applicant is attempting to meet the current regulations. He said that Mr. Laber has presented plans which propose to capture, treat and hold back water for release at the same rate, or slower, than is being released from the land at the present time.

Mr. Brabant said that current drainage concerns must not be made worse and may be improved [by this development].

Mr. Hemminger said that the concept [of the current SEQR and MS4 regulations] is that no additional stormwater will run off from the site than it does today, and that the stormwater will be retained and filtered on the site so that nothing more will flow off the site and onto neighboring properties.

Mr. Brabant said that at this point the Town is working with Mr. Laber to refine his stormwater calculations. The stormwater component of every new lot will include water flow to the stormwater facility in which the runoff will be retained, treated and released at a rate which is less than current rate of runoff from the subdivision today. Mr. Brabant also said that the stormwater measures may capture the runoff from some of the existing lots in the subdivision.

Mr. Hemminger then asked if anyone in the meeting room wished to speak for or against this application, or to ask questions.

Ms. Murphy (1527 Meadowbrook Lane) asked about the developer and the home builder. Mr. Laber said that the developer is O & L Realty but that the developer has not yet selected the builder.

Ms. Murphy asked about entrances and exits [of Sections 7A and 7B]. Mr. Laber reviewed the locations of the entrances and exits on the subdivision drawing.

Ms. Murphy asked if the homes will be townhouses or single-family homes. Mr. Laber said that all the homes will be single-family homes [not townhouses], similar to the current single-family homes elsewhere in the subdivision.

Ms. Murphy asked if a new [electrical] transformer will be required. She said that a transformer on Meadowbrook Lane blew up and took 12 hours to replace. Mr. Hemminger said that this would be an issue for Rochester Gas & Electric Corporation (RG&E). Mr. Brabant said that RG&E sized the electrical utility for the full build-out of the subdivision.

Mr. Hansen (1569 Hayride Drive) asked if the subdivision drawing is available on the Town website. Mr. Delpriore said that the drawing has not been posted on the website but that it is available for review in the Building Department. Mr. Hemminger requested that Mr. Hansen contact the Building Department which can provide the drawing via email in PDF format to those who are interested.

Mr. Hansen asked about the green areas and if a park has been proposed. He referred to an area on the subdivision drawing. Mr. Brabant said that this is an existing open space area. Mr. Hemminger said that this is owned by the HOA and that residents should speak with the HOA to determine if there are any plans for this open space area.

Ms. Yunits (1540 Meadowbrook Lane) said that her property is at the lowest elevation, and sustains water and erosion. She asked if there is anything that can be done to correct this. Mr. Laber reviewed the location of the property on the drawing. Ms. Yunits said that the property is wet from stormwater coming off the field. She said that it is a problem right now and that there is a pile of dirt which should not be there and is blocking the water. Mr. Laber said that the property will have positive drainage away from the lot [upon the completion of the stormwater mitigation measures which are associated with this application].

Ms. Yunits asked if the stormwater pond will be lined. She said that her sump pump runs constantly. Mr. Laber said that the pond will be approximately 20 feet to 25 feet from her property, that it will be a gradual slope, and that most of the time it will be dry. Mr. Hemminger said that the theory is that there will be better flow once the pile of dirt is removed.

Ms. Yunits asked what would happen if the stormwater pond filled up. Mr. Laber explained that an outlet structure [a manhole on the north end] will have a series of holes that will slowly let water in during small storm events. He said that there will be an open manhole gate which will let the water enter the stormwater system if the outlet structure becomes plugged. He also said that a stabilized stone area from which the water would be discharged will be provided if these two measures should fail.

Mr. Brabant said that currently the drainage flows toward Ms. Yunits's property. He said that following completion of the project the drainage flow will be away from her property. Ms. Yunits asked if the pile of dirt can be removed right now. Mr. Laber said that he will forward this information to the developer.

Ms. Yunits asked about the drainage flow into the pond, and if the drainage will be from the downspouts of the new and/or existing homes. Mr. Laber said that this will be natural flow with water from the downspouts heading onto the grass areas and with the new grading back to the pond. He said that they will not be piping anything [into the pond].

Mr. Brabant said that Mr. Laber must design for water quality and will let some water flow naturally through proper design and grading. He said that the stormwater mitigation measures will be reviewed to assure that the measures will be implemented in the field.

Ms. Yunits said that a deeper the pond will be better for her property.

Mr. Brabant said that the goal [of the engineering] is to treat and mitigate the stormwater from their proposed development, but that they may also be able to handle some of the existing sites and redirect the water away from the existing homes to the stormwater facility. He said that the work should improve the [drainage] situation for some of the residents but he said that that the work will not solve all the drainage problems in Farmbrook. Ms. Yunits said that no one is expecting that.

Mr. Giroux (1602 Cornfield Circle) asked about the distance from the stub on Alfalfa Crescent to the drainage structure. Mr. Laber said that this distance is approximately 25 feet to 30 feet. Mr. Giroux expressed concern about the elevations of the backyards, many of which have a constant issue with water. He said that the new development will remove a lot of the infiltration area. Mr. Laber said that they are taking this into account and that a full stormwater system along the west side will collect into a catch basin and into the pond for a faster route than it is now. He said that a ditch and a hill which is approximately 10 feet high will provide a positive grade to the catch basins.

Mr. Giroux said that the water will sheet-flow to the pond area. He said that the pond area will be three feet to four feet above the basements of several homes.

Mr. Hemminger then asked if anyone on the video conference wished to speak for or against this application, or to ask questions.

Via video conference, Ms. Keefe (1529 Meadowbrook Lane) expressed concern about increased traffic. Mr. Brand said that this project, when completed, will provide another route out to State Route 332, which has been planned for as part of the Town's Major Thoroughfare Overlay District and the Route 332 Corridor Plan. Not all traffic generated from this site will need to flow through the entire subdivision to reach State Route 332. He also discussed future projects which are under consideration to avoid additional traffic within the subdivision. He said that several different points of access which previously were not anticipated [when the Farmbrook subdivision was approved] are being considered. He also said that the Planning Board may place conditions of approval upon a developer regarding the number of access points in relation to the number of residential units, which was done when the Auburn Meadows subdivision was planned years ago.

Mr. Delpriore said that the Town staff will also be discussing the routes that the construction vehicles will follow in and out of a project site. This discussion with the developer is held during the Pre-Construction Meetings [which are held prior to the issuing of building permits], and that the staff communicates this information to the residents. Mr. Brabant said that contractors' vehicle parking, storage of materials, hours of operation, and other construction details also are discussed with the developer during the Pre-Construction Meetings.

Mr. Hemminger asked if all the roads [in the new development area of the Farmbrook subdivision] will be constructed to Town standards. Mr. Ford said yes.

Ms. Keefe asked about the impact of the new homes upon property taxes. Mr. Hemminger said that the assessed value of a home is based upon its market value [as determined by the Town Assessor]. He asked rhetorically if the construction of the additional homes would increase the values of the existing homes, and said that he did not think that the values of the existing homes would go down.

Via video conference, Mr. Hessenius (1552 Meadowbrook Lane) said that he could not view the subdivision drawing online. Mr. Delpriore requested that he contact the Building

Department at (315) 986-8100, option #3, and that the staff will send him the drawing via email in PDF format, and others who may request it.

Mr. Hessenius said that his lot has water issues and that half of his backyard floods during rain. He asked if there are any updates regarding the distances from the easements to the backyards. Mr. Laber said that they do not expect many easement changes for properties on Meadowbrook Lane. He also said that an easement will be granted to the Town for the entire proposed stormwater pond.

Via video conference, Mr. Malcolm (5770 Clover Meadow Lane) said that now is the time for updated stormwater mitigation to improve the subdivision. He asked if there could be a walking path connecting Meadowbrook Lane to Oatfield Drive. Mr. Hemminger said that this would be a topic for the HOA and that this would be a good time [for the residents] to discuss this with the HOA.

Mr. Hemminger then asked twice if anyone else on the video conference or in the meeting room wished to comment on this application. There were no additional comments or questions from those in the meeting room or on the video conference.

Mr. Ford said additional planning regarding the drainage mitigation measures is required. He said that hopefully the measures will be positive for the residents.

Mr. Hemminger asked that Mr. Laber speak with the developer to do anything and everything to mitigate existing stormwater issues for the residents of the Farmbrook subdivision. Mr. Hemminger that this would be appreciated and that he realizes that this [mitigation of the existing drainage issues] is not part of the current application. He requested that the dirt pile which was discussed by Ms. Yunits this evening be moved. Mr. Hemminger also said that the Town staff can inform the developer about additional drainage issues in the subdivision.

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 Tow staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FARMBROOK SUBDIVISION PRELIMINARY PLAT, SECTION 7A
SEQR CLASSIFICATION, DECLARATION OF INTENT AND PUBLIC NOTIFICATION
PERIOD**

PB #0501-22

APPLICANT: O&L Realty LLC, P.O. Box 14, Victor, N.Y. 14564

ACTION: **Preliminary Re-Subdivision Plat Application, Section 7A, Farmbrook Subdivision Tract, to allow for the realignment of the filed right-of-way for the Alfalfa Crescent Street and the re-subdivision of a total of 48 lots (identified as Tax Map Accounts 41.12-5-1.000–41.12-5-44.000 and Tax Map Account 41.12-5-97.000) containing a total of 18.34 acres of land, creating Lots #R-528–#R-573; and creating a 2.930-acre parcel for a stormwater facility, to serve the development of Sections 7A and 7B, and creating a 4.746-acre parcel to be owned by the Farmbrook Homeowners Association; all of said lots and parcels are to remain as non-approved building lots requiring site plan approval before Building Permits may be issued.**

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

WHEREAS, said Action is submitted for review and approval in accordance with the provisions contained in Chapter 144 of the Farmington Town Code; and

WHEREAS, the Action is subject to compliance with the provisions contained in Part 617, NYCRR, of the State’s Environmental Quality Review (SEQR) Regulations, before any decision may be made; and

WHEREAS, the Board has received and reviewed: the Part 1 of the State of New York’s Full Environmental Assessment Form (FEAF); the proposed Preliminary Re-Subdivision Plat drawings for Section 7A, Farmbrook Subdivision Tract; and the Applicant’s Engineer’s Stormwater Pollution Prevention Plan for Phase 7A and Section 2 of Phase 7B.

NOW, THEREFORE, BE IT RESOLVED that the Board determines the proposed Action to be a Type I Action as classified within Section 617.4 (b) of Article 8 of the New York State Environmental Conservation Law (ECL).

BE IT FURTHER RESOLVED that the Board determines the proposed Type I Action is subject to a coordinated review with Involved and Interested Agencies, a 30-day public review and comment period, and establishing a Lead Agency for making a determination of significance upon said Action.

BE IT FURTHER RESOLVED that the Board does hereby give notice of the public review and comment period that is to commence on Thursday, May 5, 2022, and end at noon on Monday, June 6, 2022.

BE IT FURTHER RESOLVED that the Board does hereby declare its intent to be designated Lead Agency for this Action, at its meeting on Wednesday, June 15, 2022.

BE IT FURTHER RESOLVED that the Board does hereby direct the Town Director of Planning and Development to send out to the Involved and Interested Agencies the fol-

lowing items: the Part 1 of the FEAF; the Town’s Project Notification Review Letter and Response Form; the Preliminary Re-Subdivision Plat drawings for Section 7A; and the Applicant’s Engineer’s Stormwater Pollution Prevention Plan.

BE IT FURTHER RESOLVED that the Board does hereby move to table any further deliberation upon this Action and to continue the Public Hearing to their public meeting on Wednesday evening June 15, 2022, commencing at 7:00 p.m. Eastern Daylight Saving Time.

BE IT FINALLY RESOLVED that the Board directs the Town Hall Bulletin Board and the Town’s website be amended to provide notice of this continued Public Hearing.

BE IT FINALLY RESOLVED that copies of this resolution are to be provided to: the Involved and Interested Agencies; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Engineers, MRB Group, D.P.C.; the applicant’s engineers, Schultz Associates; and the applicant.

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.

6. NEW FINAL TWO-LOT SUBDIVISION

PB #0502-22 New Final Two-Lot Subdivision Application

Name: David and Angela Capps, 768 Hook Road, Farmington, N.Y. 14425

Location: 768 Hook Road

Zoning District: A-80 Agricultural District

Request: Final Two-Lot Subdivision Plat approval of Land, identified as Tax Map Account 17.00-1-63.200, containing a total of 12.025 acres of land; and as further to be identified as Subdivision of Lands by Angela Capps. The proposed Action involves creating Lot #1 consisting of 1.125 acres with existing house and Lot #2 consisting of 10.900 acres to remain vacant as a non-approved building lot requiring site plan approval before any Building Permits may be issued.

The Public Hearing on this application was opened on February 16, 2022, and was continued to the meeting on March 16, 2022.

On February 16, 2022, the State Environmental Quality Review (SEQR) classification for this application (Unlisted Action) was approved by the board.

On March 16, 2022, the Public Hearing was closed and the Preliminary Two-Lot Subdivision Plat was approved with conditions.

Mr. Capps presented this application in the meeting room.

He said that the conditions of Preliminary Subdivision Plat approval have been addressed and that the Final Subdivision Plat is ready for consideration.

The Town staff and the Planning Board members had no comments or questions, and said that they are ready to proceed with this application.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
DAVID AND ANGELA CAPPS FINAL TWO-LOT SUBDIVISION
APPROVAL WITH CONDITIONS**

PB #0502-22

**APPLICANTS: David and Angela Capps, 768 Hook Road,
Farmington, N.Y. 14425**

**ACTION: Final Two-Lot Subdivision Plat Approval, Lots #1 and #2,
David and Angela Capps Subdivision**

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

WHEREAS, the Planning Board has, on March 2, 2022, under separate resolution made a determination of non-significance upon the proposed Action, thereby satisfying the procedural requirements under the State Environmental Quality Review Act; and

WHEREAS, the Planning Board has, on March 16, 2022, granted preliminary plat approval with conditions; and

WHEREAS, the Planning Board has considered the testimony received at tonight’s public meeting held upon the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to approve the Final Subdivision Plat Application with the following conditions:

1. Final Subdivision Plat approval is granted for the drawing prepared by Freeland-Parrinello, Land Surveyors, identified as 92-130S1, having the latest revision date of 3/15/22 subject further to the following amendments set forth below.
2. The drawing is to remove the delineation of the “stone driveway entrances” to both Lots #1 and #2 and replace these two designated areas with a reference to Notes & References No. 13. The balance of the driveway area should then be shown as stone drives.
3. One mylar and one (1) paper print of the amended Final Plat Map is to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, the mylar and the paper print will be signed by all Town Officials. The mylar will be returned to the applicant’s surveyor to have additional copies printed for Town Staff.
4. The signed Final Subdivision Plat mylar and two (2) paper copies are to then be filed in the Office of the Ontario County Clerk within 62 days of the Planning Board Chairperson’s signing, or this approval becomes null and void.
5. Final plat approval shall expire within 180 days from today unless the Final plat is signed by all.

BE IT FINALLY RESOLVED that a copy of this resolution is to be provided to the applicants and the applicants’ land surveyor.

Mr. Hemminger asked Mr. Capps if he understood the resolution and agreed with the conditions. Mr. Capps said that he understood the resolution and that he agreed with the conditions.

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.

7. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand reported on the following topics:

- The Town Board has continued to an indefinite date the Incentive Zoning application for the Farmington Market Center on State Route 96 and has requested traffic trip generation reports from the applicants of the adjacent Farmington Market Center, the GLN Farmington Realty, and the Farmington Commons projects. Mr. Brand said that to date only the GLN Farmington Realty has provided a traffic trip generation report. He said that the Town will not proceed with the Farmington Market Center project until such time that the traffic trip generation reports are received from the remaining two applicants, and a meeting is held with the applicant and New York State Department of Transportation (DOT) officials to resolve the traffic issues.
- Later this month, the Town Board will consider a local law which will provide new definitions for conditioned and unconditioned storage buildings and commercial speech signs in the Limited Industrial and Commercial zoning districts, as well as new criteria for accessory structures and new Special Use Permit standards for mini warehouse conditioned buildings.
- Students from Syracuse University will present their senior presentations tomorrow (Thursday, May 5, 2022) at 11:30 a.m., which will include the report of a group of students who will present concepts for the development of the recently acquired Town property on the north side of Collett Road just west of the Town Parks Department building. Mr. Viets will make arrangements to have the video presentation available for viewing at a future meeting.
- The 1816 Farmington Quaker Meetinghouse Museum has been awarded a grant of \$487,000 from the National Historic Preservation Fund (administered by the National Park Service). The Museum preserves, maintains and interprets the 1816 Farmington Quaker Meetinghouse as a national site of conscience and a cornerstone of historic movements for equal rights, social justice and peace including rights for Native Americans, African Americans and women, inviting visitors to explore issues of equality and justice in their own lives. Mr. Brand said that it is a blessing that the Museum has been able to receive this funding.

Mr. Brand also said that Mr. Delpriore will be joining the Museum board as it pursues the development of the site.

The grant will allow the Museum to restore the meetinghouse as an historic asset locally, statewide and nationally, using it fully—both inside and outside—as an interpretive center and community gathering place serving several thousand visitors per year.

Code Enforcement Officer:

Mr. Delpriore said that the following applications will be on the agenda for the next meeting of the Planning Board on May 18, 2022:

PB #0201-22: Lloyd Twitchell, 5107 Shortsville Road, requesting a Special Use Permit to continue to use existing farm buildings and open areas for a commercial business of fabricating and painting farm and construction equipment.

PB #0503-22 Nathan Bowerman, 230 Bowerman Road, requesting a Preliminary Two-Lot Subdivision Plat approval to subdivide 99.1 acres to create Lot #1 consisting of 12.237 acres and Lot #2 consisting of 86.863 acres.

Mr. Delpriore also reported that the topsoil stockpile on the MIII Enterprises (Always Locked Self Storage/Cerone Incentive Zoning Project) site at 6061 Carmen's Way has been removed. He said that the stockpile was not placed in the correct location on the site, per the approved site plan, and that the developer opted to remove it entirely. Mr. Delpriore extended thanks to the board members for their previous comments on this. Mr. Hemminger requested that the developer be sure to stabilize any unworked areas of the site. Mr. Delpriore said that this will be discussed with the applicant at the next Project Review Committee (PRC) meeting on Friday, May 6, 2022.

Mr. Delpriore said that the GLN Farmington Realty site on the south side of State Route 96 is still very open. He said that the developer is beginning to stabilize the open ground with straw as best as possible, given the current wet and muddy conditions. Mr. Hemminger acknowledged that some straw has been placed. Mr. Delpriore said that this will also be discussed with the developer at the PRC meeting on Friday.

Town Highway and Parks Superintendent:

Mr. Ford said that mowing has begun and that the Highway Department is nearing the installation of the water line on Canandaigua–Farmington Town Line Road. He said that this will be followed by milling and paving. Mr. Ford also said that this weekend (Thursday, Friday and Saturday) is spring clean-up weekend in the Town.

Board Members:

Mr. Sweeney asked when the new recreation facility at Beaver Creek Park will open. Mr. Ford said that the new gym set will open as soon as the grass around it becomes established.

8. PUBLIC COMMENTS

None.

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

Keep the Grass Green and the Water Clean: Your Role in SEQRA 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>

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:45 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, May 18, 2022, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and via remote video conference.

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

Respectfully submitted,

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