

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, October 16, 2019, 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.*

**Board Members Present:** Edward Hemminger, *Chairperson*  
Adrian Bellis  
Shauncy Maloy  
Mary Neale  
Douglas Viets

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

**Applicants Present:**  
Michael Cerone, MIII Enterprises LLC, P.O. Box 509, Webster, N.Y. 14580  
Paul Colucci, DiMarco Group, 1950 Brighton–Henrietta Town Line Road,  
Rochester, N.Y. 14623  
Daniel Compitello, Solar Project Developer, Delaware River Solar, 130 North Winton Road,  
#415, Rochester, N.Y. 14610  
Patrick Laber, Project Engineer, Schultz Associates Engineers and Land Surveyors PC,  
129 S. Union Street, Spencerport, N.Y. 14559  
David Matt, Project Engineer, Schultz Associates Engineers and Land Surveyors PC,  
129 S. Union Street, Spencerport, N.Y. 14559  
Edward G. Parrone, P.E., Parrone Engineering, 349 West Commercial Street, Suite 3200,  
East Rochester, N.Y. 14445  
Mark Robinson, Victor Softball, 1309 Mertensia Road, Farmington, N.Y. 14425  
Roger and Carol Smith, 4790 Fox Road, Palmyra, N.Y. 14522

**Residents Present:**  
Hal Adams, 4650 Kyte Road, Shortsville, N.Y. 14548  
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425  
Tim DeLucia, 1452 Mertensia Road, Farmington, N.Y. 14425

Nancy and Jim Falanga, 395 Ellsworth Road, Palmyra, N.Y. 14522  
 Caroline Heberle, for 531 Yellow Mills Road, c/o 53 Mildorf Street, Rochester, N.Y. 14609  
 Linda Heberle, for 531 Yellow Mills Road, c/o 53 Mildorf Street, Rochester, N.Y. 14609  
 John Orbaker, 4960 Fox Road, Palmyra, N.Y. 14522

**1. MEETING OPENING**

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited, Mr. Hemminger explained the emergency evacuation procedures. He asked everyone to please sign in and requested that cell phones and other devices be set on silent mode.

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on February 6, 2019.

**2. APPROVAL OF MINUTES OF OCTOBER 2, 2019**

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the October 2, 2019, meeting be approved.

Motion carried by voice vote.

**3a. PUBLIC HEARING: CONTINUED PRELIMINARY FOUR-LOT SUBDIVISION**

**PB #1003-18 Continued Preliminary Four-Lot Subdivision Application**

**Name:** Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003

**Location:** 466 Yellow Mills Road

**Zoning District:** A-80 Agricultural District

**Request:** Preliminary Subdivision Plat approval for a four-lot subdivision of land, Tax Account #010.00-01-37.110, which contains approximately 136.4 acres of land

**3b. CONTINUED PRELIMINARY SITE PLAN**

**PB #1004-18 Continued Preliminary Site Plan Application**

**Name:** Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003

**Location:** 466 Yellow Mills Road

**Zoning District:** A-80 Agricultural District

**Request:** Preliminary Site Plan approval for erect a 7-megawatt Photovoltaic (PV) Solar System comprised of 21,000 solar panels utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

### 3c. **PUBLIC HEARING: CONTINUED SPECIAL USE PERMIT**

**PB #1006-18**                      **Continued Special Use Permit**

**Name:** Delaware River Solar LLC, 33 Irving Place, New York, N.Y.  
10003

**Location:** 466 Yellow Mills Road

**Zoning District:** A-80 Agricultural District

**Request:** Special Use Permit to operate a 7-megawatt Photovoltaic (PV) System on approximately 35 acres of land proposed to be located upon three subdivided lots from Tax Map #010.00-01-37.110.

These applications were reviewed by the Project Review Committee on August 3, 2018; September 7, 2018; and September 6, 2019.

The Zoning Board of Appeals (ZBA) classified this project as a Type I Action under the State Environmental Quality Review (SEQR) Regulations and established the 30-day SEQR public review and comment period from September 28, 2018, to October 29, 2018.

The ZBA opened Public Hearings on four Area Variance applications associated with this project on September 24, 2018. The ZBA Public Hearings were reconvened on November 26, 2018; December 17, 2018; January 28, 2019; April 22, 2019; May 20, 2019; June 24, 2019; and July 22, 2019. The ZBA Public Hearings were continued to Monday, August 26, 2019, at which meeting the four Area Variance applications were denied.

On October 3, 2018, the Planning Board declared its intent to be designated Lead Agency under SEQR for making the determination of significance upon these applications.

The SEQR Involved and Interested Agencies that were identified by the Planning Board and that participated in the 30-day public review and comment period are:

Involved Agency: New York State Energy Research and Development Authority  
Involved Agency: New York State Department of Environmental Conservation

Involved Agency: U.S. Army Corps of Engineers  
Involved Agency: New York State Office of Parks, Recreation and Historic Preservation  
Involved Agency: Town of Farmington Planning Board  
Involved Agency: Town of Farmington Zoning Board of Appeals  
Involved Agency: Town of Farmington Highway and Parks Department  
Interested Agency: Ontario County Agricultural Enhancement Board  
Interested Agency: New York State Department of Agriculture and Markets  
Interested Agency: Town of Farmington Agricultural Advisory Committee  
Interested Agency: Town of Farmington Conservation Advisory Board  
Interested Agency: Town of Farmington Town Clerk  
Interested Agency: Town of Farmington Historian

On November 7, 2018, Mr. Hemminger opened the Planning Board Public Hearings on PB #1003-18 (Preliminary Four-Lot Subdivision), PB #1006-18 (Special Use Permit) and PB #1004-18 (Preliminary Site Plan). The Public Hearings were reconvened on December 5, 2018; January 16, 2019; April 17, 2019; May 15, 2019; June 5, 2019; July 17, 2019; and August 7, 2019; and were continued to tonight's public meeting (October 16, 2019).

On August 7, 2019, the Planning Board accepted the Complete Part 2 of the Full Environmental Assessment Form and the Complete Part 3 of the Full Environmental Assessment Form. The Planning Board approved the State Environmental Quality Review (SEQR) Determination of Significance (Negative Declaration) on August 7, 2019.

Mr. Hemminger reconvened the Public Hearings on the above referenced applications.

These applications were presented by Daniel Compitello (Solar Project Developer, Delaware River Solar). David Matt (Project Engineer, Schultz Associates Engineers and Land Surveyors PC) also attended.

Mr. Compitello said that the applications were modified following the denial of the four Area Variance applications by the ZBA on August 26, 2019. He said that the applications now comply with the provisions of the Town Code that require 40-foot setbacks between the parcels.

Mr. Compitello said that the amended applications were reviewed by the Project Review Committee on September 6, 2019; and were referred to the Ontario County Planning Board (OCPB) and reviewed on October 9, 2019.

He said that the amendments to the applications are not very substantial and are not very noticeable. Mr. Compitello said that the comments of the OCPB were largely the same as last year.

He referred to a table of information provided by Delaware River Solar that compares the details of the original design with the amended design (*see* Item #128C, "DRS New

Design Project Information” that was posted on September 25, 2019, on the Delaware River Solar list of correspondence on the Town website).

Mr. Brand said that two draft resolutions have been prepared for board consideration this evening.

The first draft resolution requests the applicant to prepare and submit a revised Part 1 of the State Environmental Quality Review (SEQR) Full Environmental Assessment Form and any other supporting documentation for the board’s consideration. The resolution requires the applicant to submit this material by 12:00 noon on Thursday, October 31, 2019, to be included in the board members’ packets for the Planning Board meeting on Wednesday, November 6, 2019.

Mr. Brand also requested that the applicant provide a revised Stormwater Pollution Prevention Plan (SWPPP) for this project by October 31, 2019.

The first draft resolution also declares the board’s intent to complete revised Part 2 and Part 3 of the Full Environmental Assessment Form prior to making any amendment of the Negative Declaration that the board approved on August 7, 2019.

The second draft resolution for the board’s consideration this evening would continue the Public Hearings on the subdivision plat, site plan and Special Use Permit applications to Wednesday, November 20, 2019.

Mr. Delpriore said that the OCPB responded to the amended applications with comments that were not much different from the comments issued by the OCPB during its review of the original application in 2018 (*see* Minutes of the Ontario County Planning Board, October 9, 2019, Referral #207-2019 and Referral #207.1-2019, pp. 11–12, [www.co.ontario.ny.us](http://www.co.ontario.ny.us), then select “Administration,” “Planning,” “Ontario County Planning Board”).

Mr. Sowinski said that MRB Group has received the amended applications and will issue an engineering comment letter for the board’s consideration.

Mr. Hemminger said that decisions on the subdivision, site plan and Special Use Permit applications will not be made during the period that the New York Civil Practice Law and Rules Article 78 proceeding is pending in New York State Supreme Court in Canandaigua, N.Y. (*see* Index #126079-2019).

Mr. Hemminger said that the board’s consideration of the applicant’s revised Part 1 of the Full Environmental Assessment Form, the board’s completion of a revised Part 2 and Part 3 of the Full Environmental Assessment Form, and the board’s review of the applicant’s revised SWPPP will assist the Planning Board in determining the possible amendment current SEQR Negative Declaration.

Mr. Hemminger then asked if anyone in attendance wished to comment or ask questions on these applications.

Linda Heberle (for 531 Yellow Mills Road) asked about the configuration of the solar panels on the [Smith] land. She said that she heard that solar panels could only take up so much of a percentage of the area of a subdivision lot. Mr. Delpriore said that he could not provide the exact percentage off the top of his head this evening but that he would check on this. Ms. Heberle said, that from her review of the site plan, it appears that the solar panels would take up more than 25 percent [of the subdivision lots]. She requested that this be checked on all three subdivision lots to make sure that the area that the solar panels will take up is not more than it should be.

Ms. Heberle also said that the review of the area of the solar panels sounds like a good opportunity to go back and review the State Environmental Quality Review (SEQR) declaration.

Mr. Hemminger said that the board and the Town staff will review the applicant's revised Part 1 of the Full Environmental Assessment Form, the applicant's revised SWPPP, and will then compare these with the current SEQR Part 2 and Part 3 of the Full Environmental Assessment Form to determine if the board feels that it needs to amend the SEQR declaration.

Ms. Heberle requested that the board use the workbooks that the State provides for the SEQR review process. She said that the workbooks ask questions that do not seem to have been included in the board's first SEQR review.

Mr. Falanga (395 Ellsworth Road) asked about the specific changes in the amended plans. Mr. Compitello said that the changes eliminate the 20-foot setbacks between the systems themselves because of the zoning board's denial of the variances and the Code Enforcement Officer's determination that 40-foot setbacks are required. He said that the changes between the three systems essentially move the solar panels 40 feet away from the parcel lines and create 80-foot strips between the systems. He said that the setback has been increased between the middle system and the Smith barn, and that there is now an 85-foot setback between the rear of the barn to the first fence which separates the solar panels.

Mr. Compitello that the other change is that the panels near Yellow Mills Road are now 45 feet closer to Yellow Mills Road than on the original plan, but that they are still well over 300 feet beyond the minimum setback that the Town Code requires. He said that they are now 367 feet from Yellow Mills Road and that the Town Code setback is 60 feet.

Mr. Falanga asked if there are still 21,000 solar panels. Mr. Compitello said yes.

Mr. Falanga asked for clarification about the acreage of the coverage of the solar panels on the property. Mr. Compitello said that the current lot area for all three systems com-

bined is 43.1 acres. He said that the original design was 63.23 acres of lot area. He said that within this area, the solar panels are 9.45 acres in the new design—total for all three systems (9.42 acres in the old design).

Mr. Falanga asked about the Planning Board process going forward from this point. Mr. Hemminger said that the Planning Board has requested that the applicant submit a revised Part 1 of the Full Environmental Assessment Form and a revised SWPPP. He said that the board will review Part 2 and Part 3 of the Full Environmental Assessment Form with the applicant's revised material to determine if the SEQR declaration should be amended. Mr. Hemminger said that the board expects to receive the applicant's revised information at the meeting on November 6, 2019, and that the board will reconvene the Public Hearings on November 20, 2019.

Mr. Falanga asked about the pending Article 78 proceeding. Mr. Hemminger said that the board will consult with the Planning Board attorneys on actions that the board can or cannot take while the case is pending before the court.

Mr. Hemminger noted that the table of comparison information provided this evening by Mr. Compitello is also posted on the Town website. Mr. Compitello distributed hard copies of this table to several citizens who were in attendance this evening and who requested the copies at the meeting.

There were no other comments or questions on these applications this evening.

Mr. Hemminger then read aloud the following resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
DELAWARE RIVER SOLAR LLC  
AMENDMENT OF THE NEGATIVE DECLARATION**

**Actions:**

<b>PB #1003-18</b>	<b>Revised Preliminary Subdivision Plat Application</b>
<b>PB #1004-18</b>	<b>Revised Preliminary Site Plan Application</b>
<b>PB #1006-18</b>	<b>Special Use Permit Application</b>

**APPLICANT:** **Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003, on behalf of Roger and Carol Smith, owners of property at 466 Yellow Mills Road.**

**ACTIONS:** **Revised Preliminary Subdivision Plat, Revised Preliminary Site Plan and Special Use Permit applications for the development of a 7-megawatt solar farm on approximately 35 acres of land at 466 Yellow Mills Road.**

**WHEREAS**, the Planning Board has reopened the continued Public Hearings upon the above identified Actions at tonight's meeting; and

**WHEREAS**, the Planning Board has received testimony and additional information relating to the proposed Actions at tonight's Public Hearings; and

**WHEREAS**, the additional information received involves revised preliminary subdivision plat and revised preliminary site plan drawings that the Applicant has prepared which have become necessary as the result of the Town of Farmington Zoning Board of Appeals denials on August 26, 2019, of previously requested Area Variances (Town Files ZB #0902-18, ZB #0903-18, ZB #0904-18 and ZB #0905-18) for front and rear setbacks for the previously proposed preliminary site plan drawing for the proposed solar panels and related site improvements that were to be located upon portions of the subject property (Tax Map # 010.00-01-37.110); and

**WHEREAS**, the Planning Board, as the designated Lead Agency for these Actions, continues to be responsible for compliance with the provisions set forth within Part 617.7 (e) of the State Environmental Quality Review (SEQR) Regulations, which require the Lead Agency to decide what, if any, amendments will be made to the previously filed Determination of Significance upon said Actions.

**NOW, THEREFORE, BE IT RESOLVED** that based upon the information presented at tonight's public hearings the Planning Board does hereby make the following determinations:

- a. The Board finds that there is new information that has been discovered about the proposed Actions identified above herein; and
- b. The Board finds that the new information has resulted in proposed revisions to the preliminary subdivision plat and the preliminary site plan which may be substantive and, therefore, may likely result in the previously issued Negative Declaration being further amended; and
- c. That there is likely to be discovered changes in circumstances related to the Action that were not previously considered by the Planning Board, as the designated Lead Agency, which may need to be considered so as to determine whether there may be a significant adverse environmental impact based upon said changes.

**BE IT FURTHER RESOLVED** that the Planning Board based upon this determination does hereby direct the Applicant to prepare a revised Part 1 of the Full Environmental Assessment Form, along with any other supporting documentation for the Board's consideration.

**BE IT FURTHER RESOLVED** that said information is to be submitted to the Town Development Office on or before noon on Thursday, October 31, 2019, in order for said information to be included in the Planning Board packets distributed to the Planning



Board later that day which will then be considered by the Planning Board at its meeting on Wednesday, November 6, 2019.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby declare its intent to complete revised Parts 2 and 3 of the Full Environmental Assessment Form prior to making any amendment of the Negative Declaration that has been issued upon said Actions identified above herein.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby instruct the Clerk of the Board to provide by U.S. Mailing, a certified copy of this resolution to the applicant, the Involved and Interested Agencies and to the Town Clerk.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to provide certified copies of this resolution to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Attorney to the Town; the Special Legal Counsel to the Town; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C.

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
DELAWARE RIVER SOLAR LLC  
CONTINUATION OF PUBLIC HEARINGS**

**Actions:**

<b>PB #1003-18</b>	<b>Revised Preliminary Subdivision Plat Application</b>
<b>PB #1004-18</b>	<b>Revised Preliminary Site Plan Application</b>
<b>PB #1006-18</b>	<b>Special Use Permit Application</b>

**APPLICANT: Delaware River Solar LLC, 33 Irving Place, New York, N.Y.**

**10003, on behalf of Roger and Carol Smith, owners of property at 466 Yellow Mills Road.**

**ACTIONS: Revised Preliminary Subdivision Plat, Revised Preliminary Site Plan and Special Use Permit applications for the development of a 7-megawatt solar farm on approximately 35 acres of land at 466 Yellow Mills Road.**

**WHEREAS**, the Planning Board has reopened the continued Public Hearings upon the above identified Actions at tonight's meeting; and

**WHEREAS**, the Planning Board has received testimony and additional information relating to the proposed Actions at tonight's Public Hearings; and

**WHEREAS**, the Planning Board has received new information that the Applicant has prepared revised preliminary subdivision plat and revised preliminary site plan drawings that have become necessary as the result of the Town of Farmington Zoning Board of Appeals denials of previously requested area variances (Town Files ZB #0902-18, ZB #0903-18, ZB #0904-18 and ZB #0905-18) for front and rear setbacks for the previously proposed preliminary site plan drawing for the proposed solar panels that were to be located upon portions of the subject property (Tax Map # 010.00-01-37.110); and

**WHEREAS**, the Planning Board has, under separate resolution tonight, determined that the proposed revised preliminary subdivision plat and proposed revised preliminary site plan applications referenced above herein are Actions identified under Part 617.7 (e) of the State Environmental Quality Review (SEQR) Regulations, which may require amendment of the previously filed Determination of Significance; and

**WHEREAS**, the Planning Board desires time to consider the revised Part 1 of the Full Environmental Assessment Form (FEAF) upon said Actions that has been received at tonight's meeting; and

**WHEREAS**, the Planning Board also desires to provide time for the public to review the new information and the requested revisions to the preliminary subdivision plat and preliminary site plan drawing before continuing its deliberations upon an amended environmental record leading to the Board's eventual Determination of Significance upon the above described proposed Actions.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby continue the public hearings and its deliberations upon the three Actions identified above herein to their November 20, 2019, meeting to enable the Applicant time to attend the November 1, 2019, Town Project Review Committee (PRC) meeting with Town Staff; to review with the PRC Staff and address any and all concerns relating to these proposed amendments; to allow the Applicant time to submit any additional supporting information as part of a complete Part 1 FEAF to the Planning Board at their November 6, 2019, meeting; and to allow the Planning Board, in turn, time to determine what, if any,

changes may be necessary to complete Parts 2 and 3 of a Full Environmental Assessment Form.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby instruct the Clerk of the Board to provide by U.S. Mailing, a certified copy of this resolution to the applicant, the Involved and Interested Agencies and to the Town Clerk.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to provide certified copies of this resolution to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Attorney to the Town; the Special Legal Counsel to the Town; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**4. NEW FINAL SITE PLAN**

**PB #1003-19 New Final Site Plan Application**

**Name:** John Malvaso, 1176 State Route 332, Farmington, N.Y. 14425

**Location:** 1176 State Route 332

**Zoning District:** GB General Business

**Request:** Final Site Plan approval to modify the use of the existing house into a commercial/retail store in one half of the building and residential in the other half.

The Planning Board approved the State Environmental Quality Review (SEQR) classification for this application (Type II Action) and the Preliminary Site Plan with conditions on September 18, 2019.

Mr. Parrone (Parrone Engineering) presented this application.

He acknowledged receipt of the comments and conditions of Preliminary Site Plan approval, that all comments and conditions have been addressed, and that the Preliminary Site Plan has been signed.

Mr. Parrone said that a change from the Preliminary Site Plan is the incorporation of a road entrance off West Corporate Drive. He said that this was discussed with the Town Engineer and that the revision meets the needs of the Town.

In response to the Planning Board's comments at the Preliminary Site Plan presentation, Mr. Parrone said that additional residential parking has been provided. He also said that the sign site location is shown on the Final Site Plan and that his client is aware that the design of the sign must be approved by the Planning Board in a separate application. He said that the sign is not yet designed and that an application will be forthcoming.

Mr. Brand asked about the use of an existing road stub from the adjacent Collett Woods residential development. Mr. Parrone said that this road stub will be used and that this was the reason for the change from the Preliminary Site Plan.

Mr. Delpriore confirmed that the applicant has addressed all Town and engineering comments, that the Building Department has reviewed the Final Site Plan, and that the application is ready to move forward.

Mr. Sowinski also acknowledged that the MRB Group engineering comments have been addressed and that he has no additional engineering comments this evening.

Mr. Maloy asked about the location of the proposed double-sided sign that is now shown to be placed under a tree. Mr. Parrone said that this was the best location on the site for the sign to be seen because of a considerable amount of adjacent foliage. He said that the applicant would like to have the sign as close to the State highway right of way as possible.

Mr. Maloy said that the parking area must be double striped.

He also asked about ADA accessibility. Mr. Parrone said that the existing pavement is ADA compliant and that the pavement is flush with the entrance to the structure.

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

Mr. Hemminger asked Mr. Parrone if he received the draft approval resolution prior to the meeting, if he understood the resolution and if he agreed with the conditions. Mr. Parrone said that he received the resolution prior to the meeting, that he understood the resolution and that he agreed with the conditions.

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

**FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SITE PLAN**

**PB #1003-19**

**APPLICANT: John Malvaso, 1176 State Route 332, Farmington, N.Y. 14425**

**ACTION: Final Site Plan Approval—Modifications to an existing residential house to a mixed residential/commercial business on one half of the structure and related on-site improvements to property located at 1176 New York State Route 332.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the Ontario County Planning Board Referral #182-2019, dated September 11, 2019; the site plan drawings prepared by Parrone Engineering identified as Job No. 6788, dated October 9, 2019, drawings number C1.0 entitled “Final Site Plan for: 1176 NYS Route 332 DiFelice/ Malvaso,” and number C2.0 entitled “Final Architectural Building Layout,” along with the public record on this application.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board does hereby grant Final Site Plan Approval for the above referenced Action with the following conditions:

1. There is to be a noted added to Drawing No. C1.0 that reads . . . “This site plan drawing, as submitted, does not include any commercial speech sign application. If commercial speech signage is proposed that will be subject to sign site plan approval, a separate application will be required before Building Permit(s) are issued for any required Commercial Speech Signage.”
2. Once this amendment has been made to the Final Site Plan drawings then five (5) sets are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, then Town Signatures shall be affixed to the Final Site Plan drawings.
3. Once signed by all departments, then one (1) copy each shall be provided to the following: Town Highway and Parks Superintendent; Town Water and Sewer Superintendent; Town Engineer; and the Project File. One (1) copy will be returned to the Applicant’s Engineer. In the event additional copies of the Final Site Plan drawings are required then they are to be provided at the time of signing.
4. Final Site Plan Approval is valid for a period of 180 days.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

## 5. NEW FINAL SITE PLAN

### **PB #1004-19**            **New Final Site Plan Application**

**Name:**                    MIII Enterprises LLC, 6061 Carmen’s Way,  
Farmington, N.Y. 14425

**Location:**                6061 Carmen’s Way

**Zoning District:**        IZ Incentive Zoning

**Request:**                Phase 2 Final Site Plan approval to erect two single-story self-storage buildings with one building consisting of a total of 12,000 square feet and the second building consisting of a total of 6,000 square feet.

The Planning Board approved the State Environmental Quality Review (SEQR) determination for this application on June 21, 2017 (determination of Non-Significance).

The Preliminary Site Plan was approved on July 5, 2017 (PB #0501-17). The Final Site Plan for Phase I was approved on January 3, 2018 (PB #1209-17).

Mr. Colucci presented this application. Mr. Cerone (MIII Enterprises) also attended.

Mr. Colucci said that the 10-foot x 30-foot storage units in Phase 1 of this project are completely sold out and that there has been strong interest from customers and contractors for larger storage space. He said that two buildings have been proposed in Phase 2, i.e., a 30-foot x 200-foot building (6,000 square feet with a nine-foot-high ceiling at the eave) and a 60-foot x 200-foot building (slightly higher with a 14-foot overhead door for access by box trucks).

He said that the design of the new buildings will be consistent with the storage buildings in Phase 1 (blue and white). The new storage buildings will have no power to avoid customers from setting up a shop and to avoid activities that are not conducive with storage. Interior convenience lighting will be on a timer.

Mr. Colucci said that the larger storage units will be 45 feet x 20 feet with a separate “man door” for access. Site improvements will include grading and stone, and installation of electric conduit. Exterior lighting wall packs will be mounted on the new buildings for safety and security. The site improvements will be limited to the Phase 2 area only.

Mr. Brand said that a draft resolution has been prepared for board consideration this evening for Final Site Plan approval of Phase 2 with conditions. He said that copies of the draft resolution were made available to Mr. Cerone and Mr. Colucci prior to the meeting.

Mr. Colucci said that Mr. Cerone has established an ancillary complimentary business on the site for the rental of U-Haul trucks and vans for customers. He said that the U-Haul operation is limited to no more than five vehicles for outdoor parking on the climate controlled building site and that there is a temporary parking area for drop-offs by customers after hours. He said that the staff moves the vehicles from the temporary parking area to the location behind the climate controlled building each day.

Mr. Colucci said that a separate Special Use Permit application would be submitted to the Planning Board for the U-Haul truck rental operation. He therefore requested that Draft Condition #10, which is related to the truck rental operation, be deleted from the resolution. Following discussion, it was the consensus of the board and the Town staff that Draft Condition #10 related to the U-Haul operation be deleted from the resolution.

Mr. Brand said that the original Town Board Incentive Zoning approval specifically indicated that there is to be no overnight vehicle parking on the site. He said that Mr. Cerone may have to present the U-Haul operation proposal to the Town Board for consideration of an amendment to the Incentive Zoning approval. Mr. Hemminger said that the Town Board established the rules for this property regarding overnight vehicle parking and signage.

Mr. Delpriore said that the applicant's Special Use Permit application has been submitted to the Building Department and is now under review by the Town staff.

Mr. Delpriore said that the Phase 2 application was discussed at the Project Review Committee meeting on October 4, 2019. He said that the existing parking of recreational vehicles in the area of the proposed new buildings is being resolved, that seven street trees have been planted along the State Route 332 frontage and that the existing top soil pile has been reshaped.

Mr. Colucci said that a previous landscape contractor did not complete the removal of the top soil pile and left the job unfinished. He said that Victor Excavating reshaped the pile last week and that it will be hydroseeded for stabilization.

Mr. Colucci said that about half of the top soil will be used for the commercial component of the project along the frontage of State Route 332 during construction of a proposed 20,000-square-foot structure along the frontage. He said that Mr. Cerone is now in negotiations with the University of Rochester for the use of a portion of this commercial building. Mr. Colucci said that he prefers to leave the top soil stockpile in place for the present time until construction begins on the commercial building in 2020.

Mr. Sowinski said that MRB Group has issued an engineering comment letter on Phase 2. He said that a sidewalk easement is required because of a section of the existing sidewalk that extends outside the right of way.

Mr. Viets asked about the height of the new buildings. He said that he would like to see a schematic to determine the visual impact of the building height as viewed from the road.

Mr. Colucci said that the new buildings will be seven feet taller than the existing mini storage buildings, and will be of the same color and design. He said that the buildings will be sloped in one direction for ice and snow control, and that the high sides will be on the north sides. Mr. Colucci said that none of the storage buildings would be visible from the road following construction of the commercial building along the State Route 332 frontage.

Mr. Viets requested that a condition of site plan approval be included to require the applicant to seed the front commercial portion of the site if an application for the commercial building is not submitted by the fall of 2020. He said that at some point the board would like to see this property dressed up. Mr. Colucci had no objection to this condition.

Mr. Hemminger then read aloud the following draft condition regarding this issue:

10. If a Site Plan application for a structure or structures on the commercial area of the applicant's property along the road frontage of State Route 332 is not submitted by September 1, 2020, then this commercial area along the road frontage along State Route 332 is to be graded, stabilized and seeded.

Mr. Viets and Ms. Neale said that they will have additional questions on the U-Haul operation and the outdoor storage of vehicles when the Special Use Permit application is submitted to the board.

Mr. Bellis asked about the existing outdoor storage of items in the area of the proposed new buildings. Mr. Colucci said that these customers are aware that the outdoor storage in this area is temporary. He said that they are on notice that the items will have to be moved off the site.

Mr. Bellis requested an elevation rendering of the taller of the two new buildings. He expressed concern about not being able to visualize the impact of the height of the proposed buildings. Mr. Colucci said that the height of the buildings is below the Town Code height limit. He said that the height of the larger building is a factor of the overhead door to accommodate a box truck.

Mr. Bellis asked about the number of storage units in the larger building. Mr. Colucci reviewed the storage units on the site plan.

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

Mr. Hemminger asked Mr. Colucci if he understood the draft resolution as amended and if he agreed with the conditions. Mr. Colucci said that he understood the resolution and that he agreed with the conditions.

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



**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
CERONE INCENTIVE ZONING PROJECT, FINAL SITE PLAN—PHASE 2**

**PB #1004 - 19**

**APPLICANT:** Michael Cerone, MIII Enterprises, P.O. Box 509,  
Webster, New York 14580

**ACTION:** Cerone Incentive Zoning Project, Final Site Plan—Phase 2

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

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

**WHEREAS**, the Planning Board has given consideration to the recommendation made by the Ontario County Planning Board (Referral #204-2019, dated October 9, 2019) comments only.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to approve the above referenced Action with the following conditions:

1. Final Sign Site Plan Approval for Phase 2 is based upon the drawing number 6275, sheet 03 of 04, prepared by Costich Engineering, dated September 18, 2019, which is identified as “ Overall Site Plan Route 332 MIII Enterprises at Auburn Junction,” Sheet Number CA100; and
2. A note is to be added to this drawing which reads . . . “This site plan approval is for the construction of two single-story self-storage buildings identified a S7 Storage and S8 Storage, along with related site improvements for these two structures.”
3. Final Sign Site Plan Approval is also based upon the drawings prepared by Costich Engineering, dated September 18, 2019, and identified as: Drawing #CA110, Drawings Page Numbers 04 of 04 entitled as “Route 332 MIII Enterprises at Auburn Junction, Site Grading, Erosion Control & Landscape Plans.”
4. A note is to be added to this drawing which reads . . . “This site plan approval is for the construction of two single-story self-storage buildings identified a S7 Storage and S8 Storage, along with related site improvements for these two structures.”
5. Final Site Plan Approval for the above two buildings and related site improvements is further subject to the Applicant’s compliance with all conditions of ap-

proval set forth in the Town Engineer’s October 17, 2019, letter to the Town’s Director of Planning and Development. Said additional conditions are identified as being comments numbers 1, 2, 3 4, 5 and 6.

- 6. Drawing number CA100 and CA110 are to have signature lines added for the Town Engineer and the Town Planning Board Chairperson.
- 7. All Revision Boxes are to be updated as of the date of Final Site Plan Phase 2 Approval by the Planning Board.
- 8. Once all amendments to the set of Final Sign Site Plan drawings have been made, one set of the revised Final Sign Site Plan Drawings is to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted a total of eight (8) sets are to be submitted for signatures.
- 9. Once all sets have been signed then one set is to be filed in the Town Development Office and one set each is to be provided to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Construction Inspector; the Town Engineers; Paul Colucci, The DiMarco Group; Costich Engineering; and the applicant. If additional copies of the signed Final Site Plan drawings are necessary then they are to be provided at the time of signing.
- 10. If a Site Plan application for a structure or structures on the commercial area of the applicant’s property along the road frontage of State Route 332 is not submitted by September 1, 2020, then this commercial area along the road frontage along State Route 332 is to be graded, stabilized and seeded.
- 11. Final Site Plan Approval is valid for a period of 180 days and shall become null and void if signed drawings have not been completed.
- 12. Once signed Final Site Plan drawings have been completed then the Applicant may submit a separate application for Final Site Plan Approval showing all of the above conditions of Final Site Plan Approval. Upon review of complete Final Site Plan drawings, the Code Enforcement Officer shall place the application on a future Planning Board agenda.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**6. PRELIMINARY SITE PLAN**

**PB #1005-19 Preliminary Site Plan Application**

**Name:** Victor Softball Training Academy, c/o Mark Robinson,  
1309 Mertensia Road, Farmington, N.Y. 14425

**Location:** 1309 Mertensia Road

**Zoning District:** GB General Business

**Request:** Preliminary Site Plan approval to operate an indoor softball training academy.

Mr. Robinson presented this application.

He provided the following information:

**Victor Community Baseball and Softball (VCBS)**

- Local not-for-profit organization.
- Providing recreation and travel baseball and softball programs for area youth ages 4–19 since at least the mid-1970s.
- Nine travel softball teams (Vipers, ages 10–18).
- Typically 12–14 spring youth recreation teams.

**Training Academy: Interior Layout**

- Clear space that can be partitioned with retractable netting.
- Carpet turf.

**Operations**

- Programs are for school-aged girls and young women.
- Run by volunteer, background-checked adult coaches.
- Primary use is nights and weekends.

### **Activities and Occupancy**

- Teaching softball skills (hitting mechanics pitching mechanics fielding techniques; throwing, catching running).
- Strength and conditioning.
- Occupancy (insufficient space to have more than one team at a time; typical occupancy: 12 players and 3 coaches.

### **Traffic Impact**

- Players are taught to be early so they can be prepared to take the field with their teammates at their allotted practice time.
- Players typically arrive at 10–20 minutes before their practice time.
- Players pack up, socialize and leave within 10–20 minutes after their practice time.
- Maximum traffic volues are 30 cars (drop off and pick up) over a 40-minute period as one team arrives and another leaves.

### **Parking Requirements**

- Most parents drop players off at practices and return to pick them up at the end of their allotted practice time.
- Typically during a practice there will be three to five parked cars (coaches).
- Zoning requirements: 1 parking space per 100 square feet = 40 spaces.
- Excessive for the use and is cost prohibitive.
- Waiver request: Build out for 24-space parking lot. Land bank the additional space require for 40 spaces.

Mr. Robinson said that the primary participants in the VCBS program are from the Farmington and Victor communities. He displayed a map of the area that depicted the residential locations of the Farmington participants.

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

Mr. Delpriore said that the plans have been referred to MRB Group for engineering comments. He said that the applicant has been working with the Town staff and that a number of conditions have been recommended for Preliminary Site Plan approval. Mr. Delpriore said that the proposal is a good use for this existing building on Mertensia Road.

Mr. Sowinski acknowledged receipt of the application and said that MRB Group is now preparing engineering comments. He said that the land banked parking area should be striped for spaces and traffic control, and that a traffic flow pattern should be provided. He also said that the plans should show additional lighting that would be required if the land banked parking area were to be built out, and that photometric data is required for both building-mounted and pole lighting.

Mr. Sowinski said that turning templates should be provided if buses are to enter the site. He said that safe access from the road should be provided.

Mr. Hemminger asked about the date of the MRB Group comment letter. Mr. Sowinski said that the comment letter would be issued tomorrow (October 17, 2019). Mr. Hemminger requested that a condition of approval be addressed to reference this letter, as follows:

8. All comments contained in the MRB Group engineering letter dated October 17, 2019, to the Director of Planning and Development are to be addressed in writing to the satisfaction of the Town Engineer and changes made to the Preliminary Site Plan drawing(s) prior to submission for signatures.

Mr. Hemminger asked Mr. Robinson if he received the draft Preliminary Site Plan and SEQR resolutions prior to the meeting. Mr. Robinson said that he received the resolutions prior to the meeting.

Mr. Bellis asked if the parking lot will be paved or gravel. Mr. Robinson said that the parking lot will be paved.

Mr. Bellis asked about the installation of a sidewalk leading from Mertensia Road to the building and the installation of a sidewalk along the frontage of Mertensia Road. Mr. Delpriore said that the property is one lot away from the Major Thoroughfare Overlay District (MTOD) and therefore the installation of a sidewalk along the frontage of Mertensia Road is not required. Mr. Robinson said that large buses will not be accommodated on the site and that schools may use small buses or participants will make other arrangements to be dropped off and picked up.

Mr. Viets discussed the landscaping plan that is shown on the site plan. He said that he has no issues with land banked parking.

Mr. Hemminger asked if the landscaping will not encroach upon a proposed sidewalk easement along the Mertensia Road frontage of the property. Mr. Brand said that a condi-

tion of Final Site Plan approval will be that a sidewalk easement be provided by the owner of the property to the Town for the future installation of a sidewalk (by others).

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

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

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

**PB #1005-19**

**APPLICANT: Victor Softball, 1309 Mertensia Road, Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Approval, SEQR Classification, modifications to an existing commercial building and related parking lot improvements located at 1309 Mertensia Road**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria, under Part 617.5 (c) (9) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board finds that the Action is classified a Type II Action under Section 617.5 (c) (9) of the SEQR Regulations.

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

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

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger asked Mr. Robinson if he received the draft Preliminary Site Plan resolution prior to the meeting, if he understood the resolution and if he agreed with the con-

ditions. Mr. Robinson said that he received the resolution prior to the meeting, that he understood the resolution and that he agreed with the conditions.

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

**FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN APPROVAL**

**PB #1005-19**

**APPLICANT: Victor Softball, c/o Mark Robinson  
1309 Mertensia Road, Farmington, N.Y.**

**ACTION: Preliminary Site Plan Approval, for interior modifications to an existing commercial building and related on-site parking lot improvements located at 1309 Mertensia Road**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight's meeting received input from the applicant upon this application; and

**WHEREAS**, the Board has given consideration to the Ontario County Planning Board's comments made in their referral #205-2019.

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

1. Preliminary Site Plan Approval is based upon the drawing prepared by Mike Gullace, identified as Sheet No. S-1, dated 9/13/2019 and entitled "New Parking Lot Layout for 1309 Mertensia Rd."
2. Preliminary Site Plan Approval is granted for the interior use of the existing 4,000-square-foot metal frame building. Said site plan approval does not include the use of, or renovations to, the existing Covered Storage Area shown on the drawing entitled "Renovation Work To 1309 Mertensia Rd.," prepared by Ann Kristen Hansen, Registered Architect.
3. The title for Sheet No. S-1 is to be changed to read . . . "Preliminary Site Plan, Victor Softball, 1309 Mertensia Road, Farmington, New York 14425."
4. The signature lines for the Fire Department and the Building Department, shown on Sheet No. S-1, are to be removed.
5. Sheet No. S-1 is to be further amended by showing the location(s) of all site lighting being proposed. In addition, the manufacturers fixture(s) cut sheet is to be provided. Finally, the site illumination pattern is to shown on the Final Site Plan when submitted.

- 6. Sheet No. S-1 is to be further amended by showing the location on the drawing for the Public Safety Street Identification Sign.
- 7. Preliminary Site Plan Approval does not include any sign site plan approval that may become desired by the Applicant.
- 8. All comments contained in the MRB Group engineering letter dated October 17, 2019, to the Director of Planning and Development are to be addressed in writing to the satisfaction of the Town Engineer and changes made to the Preliminary Site Plan drawing(s) prior to submission for signatures.
- 9. Once the above changes have been made to the Preliminary Site Plan drawing then one (1) set of revised drawings is to be submitted to the Town Code Enforcement Officer for his review and acceptance. Upon acceptance, then an additional five (5) sets of the Site Plan are to be submitted for signing by the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Engineer; and the Planning Board Chairperson. A total of four (4) copies of the signed Preliminary Site Plan drawings are to be filed with the Town Development Office. Then one set each will be filed with the: Town Highway and Parks Department; Town Water and Sewer Department; Town Engineer; and the Development Office. The fifth copy of the signed drawings will be returned to the Applicant. If additional copies are required by the Applicant then they are to be submitted at the time of signing by Town Officials.
- 10. Once signed by all parties then Final Site Plan drawings may be submitted for review at a future Planning Board meeting.
- 11. Preliminary Site Plan Approval shall expire within 180 days unless Preliminary Site Plan drawings have been signed by Town Officials.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**7. PRELIMINARY SITE PLAN**

**PB #1007-19 Preliminary Site Plan Application**

**Name:** Victor Association of Cultural and Performing Arts Inc.,  
630 Crowley Road, Farmington, N.Y. 14425



- Location:** 1622 State Route 332
- Zoning District:** GB General Business
- Request:** Preliminary Site Plan approval to erect a 4,201-square-foot single-story building addition with deck to be used for instruction/lesson space, lectures and cafeteria space for people with disabilities.

Mr. Laber (Schultz Associates) presented this application.

Mr. Laber said that the building addition would be located between the existing cobblestone house and the addition that was constructed several years ago. He said that the new addition will be a single-story structure, comparable in height to the previous addition, and with the same colors of white with reddish-brown trim. Mr. Laber said that the site improvements (upgrades to the water and sanitary sewer lines) will be primarily confined to the area of the new addition.

No new teachers or staff will be hired and there will be no increase in students from this project. Mr. Laber said that the purpose of the addition is to provide additional space for the teachers and students for programs and other activities. The addition will include classrooms, a dining area and restrooms. An 800-square-foot deck will face the existing pond.

Mr. Laber provided preliminary black-and-white elevation renderings. The design of the addition, windows and building height will be similar to the existing structure.

Mr. Hemminger requested that color elevation renderings be provided in the Final Site Plan package.

Mr. Bellis requested that color renderings also depict the view of the new addition from State Route 332. Mr. Laber said that he understands the board's request for color renderings and that the applicant's architect is aware of this.

Mr. Brand said that draft resolutions have been prepared for board consideration for approval of the State Environmental Quality Review (SEQR) classification (Unlisted Action) and for Preliminary Site Plan approval with conditions.

Mr. Delpriore suggested that the addition should be more accurately described as a dining hall or as a place for students to eat. He said that the addition is not really a cafeteria and that no food will be prepared in the addition.

Mr. Sowinski said that the MRB Group engineering letter includes comments that water quality features are to be provided to mitigate the impact of the addition upon the site, and that the plans are to be submitted to the Water and Sewer Department for review and approval.

Mr. Viets, Ms. Neale and Mr. Bellis requested color elevations of the addition and views of the structure as it will be seen from State Route 332.

Mr. Hemminger expressed concern about the design of the addition. He said that it appears to look like a garage that is situated next to a very large brick home. He requested that refinements in the design be considered.

Mr. Bellis suggested that the Preliminary Site Plan application be continued to a future meeting to provide time for the applicant's architect to provide revised designs and for the applicant to submit color elevation renderings that include views of the addition from State Route 332. Mr. Bellis said that the package of information that was provided to the Planning Board was not complete because these materials were not included.

Mr. Laber said that the applicant was hoping to break ground for the project this season and that the color elevation renderings could be submitted with the Final Site Plan application. Mr. Hemminger said that the board takes seriously the description of the Town of Farmington and State Route 332 as the "Gateway to the Finger Lakes." He said that the board gives careful consideration to the design of structures along this highway.

Mr. Viets expressed concern about the roof line. He also said that it would be a good idea to continue the application to provide more time for the applicant to refine the design.

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

■ A motion was made by MR. HEMMINGER, seconded by MR. BELLIS, that the following resolution be approved:

**FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN—CONTINUATION  
COBBLESTONE ARTS CENTER BUILDING ADDITION**

**PB 1007-19**

**APPLICANT: Victor Association of Cultural & Performing Arts, Inc.  
1622 State Route 332, Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Approval to erect a 4,201 square-foot  
single-story building addition with deck to be used for  
instruction/lesson space, lectures and cafeteria space**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application for Preliminary Site Plan Approval for the above referenced Action; and

**WHEREAS**, the Board has received testimony at tonight’s public meeting upon said Action and has given consideration to the Ontario County Planning Board’s comments and recommendation contained in County Referral # 205-2019.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby move to continue the consideration of this application and table further discussion until Wednesday, November 6, 2019, to provide time for the applicant’s engineer to provide color elevation renderings and additional design refinements as discussed with the applicant’s engineer.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

**8. PLANNING BOARD ACTION ITEMS**

**Establishment of Maintenance Bonds:**

■ A motion was made by MR. BELLIS, seconded by MR. MALOY, that the following four maintenance bond establishment resolutions be blocked for concurrent action, that the readings be waived and the following four resolutions be approved as submitted by Town staff:

**A. Farmington Gardens II, Phase 1—Maintenance Bond Establishment (Top Coat Pavement):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
MAINTENANCE BOND ESTABLISHMENT— PAVEMENT TOP COAT  
FARMINGTON GARDENS II, PHASE 1**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated October 9, 2019, from Lance S. Brabant, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, to approve a two- (2-) year maintenance bond with conditions for the pavement top coat within Phase 1 of the Farmington Gardens II Project; and

**WHEREAS**, the Planning Board has also received and reviewed the Letter of Credit along with the Engineer’s Estimates of Value attachment thereto; and

**WHEREAS**, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town

Board whether or not to honor the requested establishment of the Letter of Credit or acceptable form of surety.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to establish a maintenance bond in the total amount of \$3,870.00 with the following conditions:

1. Final inspection of this site improvement is to be completed by Town Staff.
2. All easements, land transfers and rights-of-way documents are to be filed with the Town and the County Clerk's Office prior to adopting a formal resolution to accept the proposed maintenance bond.
3. The conservation easement is also to be filed with the Town and the County Clerk's Office.

**B. Hickory Rise Subdivision, Section 3—Maintenance Bond Establishment (Top Coat Pavement and Striping):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
MAINTENANCE BOND ESTABLISHMENT AND RECOMMENDATION  
TO THE TOWN BOARD  
PAVEMENT TOP COAT AND STRIPING TOTAL AMOUNT—\$5,163.80.  
HICKORY RISE SUBDIVISION, SECTION 3**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated October 3, 2019, to accept a two-year maintenance bond for the pavement top coat and striping site improvements to be dedicated to the Town, that are to be located upon property within Section 3 of the Hickory Rise Subdivision Tract; and

**WHEREAS**, the above referenced maintenance bond estimate has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated at this time, to be consistent with the final site plan conditions and the private contractor pricing respectively; and

**WHEREAS**, the Planning Board is aware that an acceptable maintenance bond or other form of surety for these partial site improvements in Section 3 and all of the site improvements that are to be dedicated to the Town is a prerequisite to the Town's acceptance of the dedication of these improvements; and

**WHEREAS**, the above referenced maintenance bond is to remain on file and in effect for a period of two-years after formal acceptance by the Town Board of the dedication of the respective site improvements to the Town; and

**WHEREAS**, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested maintenance bond or other form of surety estimate.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to accept a two-year maintenance bond in the total amount of \$5,163.80 with the following condition:

1. Oat seed is to be installed on the disturbed portion of the Conservation Trail located in Section 3 of the Hickory Rise Subdivision Tract.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Farmington Town Principal Account Clerk; Matthew Heilmann, Town Construction Inspector, David Degear, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Gregg Bowering, Bramwell Park, LLC, 1303 Marsh Road, Pittsford, N.Y. 14534; Tom Danks, P.E., BME Associates, Civil Engineers & Land Surveyors, 10 Lift Bridge Lane East, Fairport, N.Y. 14450; Dan Delpriore, Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; and Ronald L. Brand, Town Director of Planning and Development.

**C. Hickory Rise Subdivision, Section 4—Maintenance Bond Establishment (Top Coat Pavement and Striping):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
MAINTENANCE BOND ESTABLISHMENT AND RECOMMENDATION  
TO THE TOWN BOARD  
PAVEMENT TOP COAT AND STRIPING TOTAL AMOUNT—\$4,631.20.  
HICKORY RISE SUBDIVISION, SECTION 4**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated October 3, 2019, to accept a two-year maintenance bond for the pavement top coat and striping site improvements to be dedicated to the Town, that are to be located upon property within Section 4 of the Hickory Rise Subdivision Tract; and

**WHEREAS**, the above referenced maintenance bond estimate has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated at this time, to be consistent with the final site plan conditions and the private contractor pricing respectively; and

**WHEREAS**, the Planning Board is aware that an acceptable maintenance bond or other form of surety for these partial site improvements in Section 4 and all of the site improvements that are to be dedicated to the Town is a prerequisite to the Town's acceptance of the dedication of these improvements; and

**WHEREAS**, the above referenced maintenance bond is to remain on file and in effect for a period of two-years after formal acceptance by the Town Board of the dedication of the respective site improvements to the Town; and

**WHEREAS**, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested maintenance bond or other form of surety estimate.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to accept a two-year maintenance bond in the total amount of \$4,631.20.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Farmington Town Principal Account Clerk; Matthew Heilmann, Town Construction Inspector, David Degear, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Gregg Bowering, Bramwell Park, LLC, 1303 Marsh Road, Pittsford, N.Y. 14534; Tom Danks, P.E., BME Associates, Civil Engineers & Land Surveyors, 10 Lift Bridge Lane East, Fairport, N.Y. 14450; Dan Delpriore, Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; and Ronald L. Brand, Town Director of Planning and Development.

**D. Monarch Manor Subdivision, Phase 1—Maintenance Bond Establishment (Top Coat Pavement):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
MAINTENANCE BOND ESTABLISHMENT— PAVEMENT TOP COAT  
MONARCH MANOR SUBDIVISION, SECTION 1**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated October 9, 2019, from Lance S. Brabant, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, to approve a two- (2-) year maintenance bond with conditions for the pavement top coat within Section 1 of the Monarch Manor Subdivision Project; and

**WHEREAS**, the Planning Board has also received and reviewed the Letter of Credit along with the Engineer’s Estimates of Value attachment thereto; and

**WHEREAS**, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested establishment of the Letter of Credit or acceptable form of surety.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to establish a maintenance bond in the total amount of \$4,802.00 with the following conditions:

1. All easements, land transfers and rights-of-way documents are to be filed with the Town and the County Clerk’s Office prior to adopting a formal resolution to accept the proposed maintenance bond.
2. The filed easement for the temporary turn around and the storm water maintenance agreement for Section 1 are to be filed with the Town and the County Clerk’s Office.
3. Record mapping is to be provided to the Town that addresses the Town Engineer’s comments contained in their August 2, 2019, report.
4. Once record mapping has been provided and accepted, then GIS information is to be provided for review and approval.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion to approve the above four resolutions carried.

### Releases of Letters of Credit/Sureties:

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the following four Letters of Credit/Sureties releases resolutions be blocked for concurrent action, that the readings be waived and the following four resolutions be approved as submitted by Town staff:

**A. Auburn Meadows Subdivision, Section 9: Letter of Credit Release #3 (Final):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PARTIAL LETTER OF CREDIT RELEASE AND RECOMMENDATION  
TO THE TOWN BOARD  
AUBURN MEADOWS SUBDIVISION, SECTION 9  
TOTAL AMOUNT—\$180,776.95**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated October 15, 2019, to recommend approval for the partial release of funds (Release #3) from the Letter of Credit for site improvements located upon property within Section 9 of the Auburn Meadows Subdivision Tract; and

**WHEREAS**, the above referenced release of funds from the Letter of Credit has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated at this time, to be consistent with the final site plan conditions and the private contractor pricing respectively; and

**WHEREAS**, the Planning Board is aware that there will remain a balance of \$20,000.00 in the Letter of Credit and that an acceptable maintenance bond for these site improvements in Section 9 has been provided to the Town; and

**WHEREAS**, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested final release of funds from the Letter of Credit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to authorize the partial release from the Letter of Credit, in the total amount of \$180,776.95.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Farmington Town Principal Account



Clerk; Matthew Heilmann, Town Construction Inspector, David Degear, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Dan Delpriore, Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; Ronald L. Brand, Town Director of Planning and Development; Anthony DiPrima, A&D Real Estate Development Corporation, LLC, 7 Beauclaire Drive, Fairport, N.Y. 14450; Walt Baker, D.S.B. Engineers, 2394 Ridgeway Avenue, Rochester, N.Y. 14626; and Frank Affronti, 104 Contractors, P.O. Box 205, Union Hill, N.Y. 14563.

**B. Estates at Beaver Creek Subdivision, Section 4: Letter of Credit Release (Final):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL RELEASE OF SURETY AND RECOMMENDATION TO THE TOWN BOARD  
THE ESTATES AT BEAVER CREEK SUBDIVISION, SECTION 4—TOTAL  
AMOUNT \$150,782.08**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated October 14, 2019, recommending the final release of surety for the site improvements made within the above referenced Project; and

**WHEREAS**, the above referenced surety has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the site improvements consistent with the final site plan conditions; and

**WHEREAS**, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested final release of surety.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend the Town Board take formal action to authorize the final release of surety in the total amount of \$150,782.08.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Farmington Town Principal Account Clerk; Matthew Heilmann, Town Construction Inspector, David Degear, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Dan Delpriore, Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; and Ronald L. Brand, Town Director of

Planning and Development; Anthony DiPrima, A&D Real Estate Development Corporation, LLC; and Walter Baker, D.S.B. Engineers & Surveyors.

**C. Hickory Rise Subdivision, Section 3: Letter of Credit Release (Final):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL LETTER OF CREDIT RELEASE AND RECOMMENDATION  
TO THE TOWN BOARD  
HICKORY RISE SUBDIVISION, SECTION 3  
TOTAL AMOUNT—\$26,598.39**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated October 14, 2019, to recommend approval for the final release of funds from the Letter of Credit for site improvements located upon property within Section 3 of the Hickory Rise Subdivision Tract; and

**WHEREAS**, the above referenced release of funds from the Letter of Credit has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated at this time, to be consistent with the final site plan conditions and the private contractor pricing respectively; and

**WHEREAS**, the Planning Board is aware that an acceptable maintenance bond or other form of surety for these site improvements in Section 3 is a prerequisite to the Town Board's authorization of the final release of funds in the Letter of Credit for these improvements; and

**WHEREAS**, the Planning Board tonight under separate resolution recommended approval of a two (2) year maintenance bond with conditions prior to formal acceptance by the Town Board; and

**WHEREAS**, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested final release of funds from the Letter of Credit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to authorize the final release from the Letter of Credit, in the total amount of \$26,598.39 with the following condition:

1. Once a maintenance bond has been established for Section 3 of the Hickory Rise Subdivision Project, then the Town Board may accept the final release from the Letter of Credit for Section 3.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Farmington Town Principal Account Clerk; Matthew Heilmann, Town Construction Inspector, David Degear, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Dan Delpriore, Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; Ronald L. Brand, Town Director of Planning and Development; Gregg Bowering, Bramwell Park, LLC, 1303 Marsh Road, Pittsford, N.Y. 14534; Tom Danks, P.E., BME Associates, Civil Engineers & Land Surveyors, 10 Lift Bridge Lane East, Fairport, N.Y. 14450.

**D. Hickory Rise Subdivision, Section 4: Letter of Credit Release (Final):**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL LETTER OF CREDIT RELEASE AND RECOMMENDATION  
TO THE TOWN BOARD  
HICKORY RISE SUBDIVISION, SECTION 4  
TOTAL AMOUNT—\$57,846.96.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated October 14, 2019, to recommend approval for the final release of funds from the Letter of Credit for site improvements located upon property within Section 4 of the Hickory Rise Subdivision Tract; and

**WHEREAS**, the above referenced release of funds from the Letter of Credit has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated at this time, to be consistent with the final site plan conditions and the private contractor pricing respectively; and

**WHEREAS**, the Planning Board is aware that an acceptable maintenance bond or other form of surety for these site improvements in Section 4 is a prerequisite to the Town Board's authorization of the final release of funds in the Letter of Credit for these improvements; and

**WHEREAS**, the Planning Board tonight under separate resolution recommended approval of a two (2) year maintenance bond with conditions prior to formal acceptance by the Town Board; and

**WHEREAS**, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested final release of funds from the Letter of Credit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to authorize the final release from the Letter of Credit, in the total amount of \$57,846.96 with the following condition:

1. Once a maintenance bond has been established for Section 4 of the Hickory Rise Subdivision Project, then the Town Board may accept the final release from the Letter of Credit for Section 4.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Farmington Town Principal Account Clerk; Matthew Heilmann, Town Construction Inspector, David Degear, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Dan Delpriore, Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; Ronald L. Brand, Town Director of Planning and Development; Gregg Bowering, Bramwell Park, LLC, 1303 Marsh Road, Pittsford, N.Y. 14534; Tom Danks, P.E., BME Associates, Civil Engineers & Land Surveyors, 10 Lift Bridge Lane East, Fairport, N.Y. 14450.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion to approve the above four resolutions carried.

**9. OPEN DISCUSSION**

***Planning Board Members:***

Mr. Bellis discussed revisions to the meeting agendas that may occur following the distribution of the board packets in advance of a Planning Board meeting.

A discussion on this topic was held. Mr. Hemminger then summarized the discussion, as follows:

- No changes to the meeting agenda will be made on the day of the meeting.

- Following approval by the Planning Board Chairperson, the Development Office Administrator will send via e-mail a revised agenda (if needed) to board members, Town staff and involved applicant(s) no later than 3:00 p.m. on the day before a meeting. The clerk will provide a hard copy of the revised agenda (or a hard copy of the original agenda, if not revised) to each board member on the evening of the meeting. (See Item #3—Agendas and Legal Notices, in the 2019 Planning Board Rules of Procedure, adopted February 6, 2019).
- The deadline for inclusion on the meeting agenda of surety actions (Letter of Credit establishment and releases, Maintenance Bond establishment and releases, etc.) is the day before the meeting.

***Director of Development and Planning:***

Mr. Brand reported on the following topics:

- The first meeting of the committee to update the Comprehensive Plan has been scheduled for Wednesday, November 13, 2019, at 6:30 p.m. at the Town Hall. Mr. Maloy is the Planning Board representative to this committee, Steven Holtz is the Town Board representative and Hal Adams is the Agriculture Advisory Committee representative. Mr. Brand said that representatives are also needed from the Zoning Board of Appeals and the Conservation Board. He said that the committee will meet in November, December, January and February to prepare the update to the Comprehensive Plan for presentation at a Public Hearing in March.
- The Route 96 Street Scape Guidelines are now under review by the Conservation Board.
- The contractor for the Auburn Trail has abandoned the project. The Town Board, by resolution, found the contractor to be in default of the Contract Agreement and notified the bonding company. The bonding company continues efforts to close out this project and has contacted a local construction company to inspect the Trail and the remaining items to be completed. If the local firm is willing to complete the work at a price that the bonding company is willing to accept, then the remaining items to be completed will be paid by the bonding company to that contractor. The bonding company is also working with a number of businesses that have filed liens on the project seeking reimbursement for their products and services that were provided to the original contractor.
- A meeting will be held on Monday (October 21, 2019) with representatives from the Farmington Market Center, LeFrois Builders and Developers and the New York State Department of Transportation to discuss road and transportation issues with the further development of the Farmington Market Center site on the south side of State Route 96 (Tops Supermarket plaza) and the adjacent LeFrois site on

the south side of State Route 96 east of the Farmington Market Center and west of the State Route 332/State Route 96 intersection.

- The developer of the proposed Farmington Pointe Incentive Zoning Project on the west side of State Route 332 has requested updated drawings from the developers of the Cerone Incentive Zoning Project (Always Locked Mini Storage) and the Hathaway's Corners development. These projects will be entered upon the Farmington Pointe drawings to provide a complete picture of the development in this area of the Town. Mr. Brand said that the Farmington Pointe applicant is expected to present a concept plan to the Project Review Committee on November 1, 2019.

***Code Enforcement Officer:***

Mr. Delpriore said that a boat that had been stored in the front yard of a home on Amber Drive has been removed and that property on Collett Road has been cleaned. He said that the Planning Board is expected to receive a concept plan presentation at the meeting on November 6, 2019, regarding a mini storage project proposed for a parcel of land on Loomis Road.

**10. PUBLIC COMMENTS**

None.

**11. TRAINING OPPORTUNITY**

**Genesee/Finger Lakes Regional Planning Council**

**Fall 2019 Regional Local Government Workshop**

Friday, November 15, 2019

Quality Inn & Suites, 8250 Park Road, Batavia, N.Y. 14020

Information: David Zorn, Genesee/Finger Lakes Regional Planning Council at (585) 454-0190, ext. 14 or [dave.zorn@gflrpc.org](mailto:dave.zorn@gflrpc.org)

**12. ADJOURNMENT**

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held at Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Wednesday, November 6, 2019, at 7:00 p.m.

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

Respectfully submitted,

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