

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, April 7, 2021 • 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.*

In response to the conditions in New York State that were created by the Coronavirus (COVID-19) pandemic and the directives issued by the New York State Governor, the Ontario County Administrator and the Town of Farmington Supervisor, the Planning Board meeting this evening was held in accordance with New York State Governor Andrew M. Cuomo’s Executive Order No. 202: Continuing Temporary Suspension and Modification of Laws Relating to the Disaster Emergency, dated March 26, 2020, and extended by Executive Order 202.99 through April 25, 2021.

### **Suspension of law allowing the attendance of meetings telephonically or other similar service:**

Article 7 of the Public Officers Law, to the extent necessary to permit an public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

The meeting was conducted at the Farmington Town Hall and via telephone/video conference format for those not wishing to attend in person. During the meeting, the agenda and each draft resolution was posted upon the video screen for the public, the applicants and the board members who were participating in the meeting via telephone/video format.

The Public Notice of the format of the meeting, the agenda, the draft resolutions, the dial-in telephone number and the conference call identification number were posted upon the Town website and upon the Town Hall entrance doors on April 1, 2021.

This meeting was conducted according to the Rules of Procedure approved by the Planning Board on January 20, 2021, with the following revisions per the above reference to the Governor's Executive Order:

- All applications will be introduced by the Planning Board Chairperson.
- The Planning Board Chairperson will ask for comments from the Town staff.
- The Planning Board Chairperson will ask for comments from the Planning Board.
- The applicant(s) will provide responses where needed at the direction of the Planning Board Chairperson.
- The Planning Board members will vote upon the application(s).
- Public comments will be received by the Planning Board Chairperson only during the Public Comment agenda item.
- The meeting will be recorded and later fully transcribed by the Clerk of the Board.

**Board Members Present:** Edward Hemminger, *Chairperson*  
 Adrian Bellis  
 Timothy DeLucia  
 Shauncy Maloy  
 Douglas Viets

**Staff Present at the Town Hall:**

Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.  
 Dan Delpriore, Town of Farmington Code Enforcement Officer

**Staff Present via Telephone/Video Conference:**

Ronald L. Brand, Town of Farmington Director of Development and Planning

**Applicants Present at the Town Hall:**

Jeff Berends, Construction Manager, Meyer's RV Superstore of Farmington,  
 c/o 100 Sanford Road North, Churchville, N.Y. 14428

Todd Campbell, Architectural Designer, Hanlon Architects, 1300 University Avenue,  
 Rochester, N.Y. 14607

Patrick Laber, P.E., Project Engineer, Schultz Associates Engineers and Land Surveyors PC,  
 129 S. Union Street, Spencerport, N.Y. 14559

**Others Present at the Town Hall:**

None

**Others Present via Telephone/Video Conference:**  
[Others, unidentified]

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**1. MEETING OPENING**

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

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on January 20, 2021.

For those attending in person at the Farmington Town Hall, safety measures were implemented in accordance with the Governor’s relevant Executive Orders regarding the COVID-19 pandemic. Board members, Town staff and residents who were in attendance at the Town Hall remained at separated distances of at least six feet and used facemasks at distances of less than six feet. A sign-in sheet was not used to avoid contact with pens, pencils and papers. Hand sanitizers were available throughout the building. Guidelines and safety measures were posted on the meeting room door and in the lobby of the Town Hall. Separate entrance and exit locations were used. Public access was restricted to the lobby, the main meeting room and the public restrooms.

**2. APPROVAL OF MINUTES OF MARCH 17, 2021**

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the minutes of the March 17, 2021, meeting be approved.

Motion carried by voice vote.

**3. NEW FINAL SITE PLAN AMENDMENT**

**PB #1102-20                      New Final Site Plan Amendment**

**Name:** Meyer’s RV Superstore of Farmington, c/o 100 Sanford Road North, Churchville, N.Y. 14428

**Location:** 6200 State Route 96

**Zoning District:** GB General Business

**Request:** Final Site Plan Amendment—Phase 2 to the Overall Site Plan for Meyer’s RV Finger Lakes Superstore, and related site improvements, located on property on the northeast corner of State Route 96 and Mertensia Road

See Appendix #1: Meyer's RV abstract of actions.

Mr. Berends (Meyer's RV Stores), Mr. Laber (Schultz Associates) and Mr. Campbell (Hanlon Architects) presented this application.

Mr. Laber said that the Phase 2 plans include the completion of those items which had been removed from the overall plan when the project was separated into two phases on November 18, 2020.

He described the following field changes which have occurred at the construction site:

- A metering manhole cannot be set as designed due to the space available and will be relocated following review by the Town Water and Sewer Superintendent and the Town Construction Inspector.
- Several storm basins have been relocated approximately five feet to the south.
- Site lighting has been amended to include all LED lighting.
- Exterior lights in the back of the new building (north side) have been deleted from the plans. Mr. Laber said that the RV yard will not be open at night.

Mr. Delpriore said that PDF files of all the revised drawings were provided to board members prior to this evening's meeting. Hard copies of the materials for reference were provided to the board members at this meeting.

Mr. Campbell discussed the depths of the overhangs which will be installed on the main customer entrance door and at other doors to the new building. He said that the overhangs, which are depicted upon the revised elevation renderings, provide additional weather protection for customers and employees. He described the recessed down lighting which will be installed at the doors and noted that the main customer entrance door will have a more decorative lighting fixture.

Mr. Berends and Mr. Campbell provided samples of the actual green paint to be used on the new structure. Mr. Berends said that he also will provide photographs of other Meyer's buildings with the green color.

Mr. Delpriore said that he has been working with Mr. Berends and Mr. Campbell, and that the issues which were raised by the Planning Board at previous meetings have been addressed. Mr. Delpriore also said that Mr. Berends and Mr. Campbell reviewed the Phase 2 plans at the most recent Project Review Committee meeting on April 1, 2021.

Mr. Brand asked if the Phase 2 plan depicts the entrance onto the site from the adjacent Dollar Tree driveway. Mr. Delpriore said yes. Mr. Laber said that this driveway entrance was approved with the Phase 1 plan and appears in gray shading on the Phase 2 plan for reference.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening for approval of the Final Site Plan Amendment for Phase 2 of the project.

Mr. Brabant said that MRB Group reviewed the draft resolution and has no additional comments. He acknowledged receipt of the field change orders as discussed by Mr. Laber and that he [Mr. Brabant] has no issues with the field change orders as submitted, and specifically no issues with the field changes at the New York State Department of Transportation (DOT) intersection [of State Route 96 and Mertensia Road]. He said that the approval of the revised elevation renderings would be the purview of the Planning Board.

Mr. Brabant said that his amendments to the draft approval resolution included changes to the date of submission of the revised elevation renderings and plan drawings.

Mr. Delpriore said that the draft approval resolution provides the Planning Board with three options:

1. Denial of the revised building elevation renderings and affirmation of the Planning Board's approval (PB #1102-18) of the original building elevation renderings.
2. Approval of the revised building elevation renderings submitted on April 5, 2021.
3. Approval of the revised building elevation renderings submitted on April 5, 2021, with conditions.

Mr. DeLucia said that he was okay with the revised building elevation renderings. He expressed concern about the proximity and visibility of the RV dump station and the propane tank from State Route 96 and the sidewalk.

Mr. Laber said that both the RV dump station and the propane tank would be 100 feet off State Route 96 on the north side of the east-west driveway.

Mr. Brabant said that the placement of the RV dump station and the propane tank were selected during the Phase 1 review of the plans and are the last stop for drivers before entering the maintenance area of the site. He said that this is the reason that the location for these items had been selected. Mr. Brabant also said that the location shortens the length of the required sanitary sewer line, and provides locations for multiple manholes for the dump station and for metering purposes.

Mr. Delpriore said that the Phase 1 sewer utility lines which will serve the RV dump station already have been installed.

Mr. Delpriore said that the RV dump station is basically a hole in the ground would not be visible from the road. He asked about screening around the propane tank. Mr. Laber said that extensive landscaping is planned along the State Route 96 road frontage with larger trees around the corner. He also said that additional trees have been added to the

landscape plan to further comply with the State Route 96 Streetscape Corridor guidelines. Mr. Laber said that the propane tank will have a surrounding lock-able fence and that it was the consensus of the Project Review Committee [at the meeting on April 1, 2021] that the fence is to match the color the new building.

Mr. Maloy asked for clarification about the number of feet and inches on the overhangs over the main customer entrance door and over other doors on the new building. Mr. Hemminger said that the board had requested these overhangs for customer and employee protection from the weather, and that the overhangs are better than awnings.

Mr. Bellis said that he was pleased that the revised elevation renderings are closer to the Planning Board's approval of the original design of the new building. He asked if there will be down lighting over the main entrance door. Mr. Campbell said yes.

Mr. Bellis said that he was glad to see the screening along the façade of the propane tank.

Mr. Viets asked about the photometrics and light levels at the entrance. He asked how the light levels were modeled. Mr. Laber said that they have been modeled on the lighting plan from the Town. Mr. Viets suggested that consideration be given to relocating one of the light fixtures to the east to assure that the entrance will be well lit. Mr. Berends said that the facility would not be open at night. Mr. Hemminger said that it would not hurt [for the applicant] to take a look at this.

Mr. Viets referred to Drawing C-5. He requested that the applicant review the position of the exterior lighting fixtures to avoid light spill [onto adjacent properties].

Mr. Viets said that the revised elevation renderings are a kind of compromise from the Planning Board's originally-approved building design. He said that he preferred blue trim on the upper portion of the building [as shown on the original design] but that this is his personal opinion.

Mr. Viets said that the applicant has captured everything on the Major Thoroughfare Overlay District (MTOD) guidelines. He said that the board goes by these guidelines and that he wanted to be sure that the revised elevation renderings are close to the originally approved [design of the new building]. He said that this is a fair compromise.

Mr. Viets said that the board will be looking for more trees behind the propane tank in compliance with the MTOD guidelines. Mr. Berends said that the screening of the propane tank will be more like a dumpster enclosure and will be similar [in design] to the building.

Mr. Delpriore asked if there will be any room for landscaping in front of the propane tank tank. Mr. Laber said no.

Mr. Hemminger said that Mr. Viets was referring to the MTOD guidelines which indicate that the materials [which are used on a site] should be similar to the design and colors of

a main structure. Mr. Viets said that right now it appears that the screening around the propane tank will be a split-rail fence which would be visible from State Route 96. He asked if this façade could be “dressed up.”

Mr. Viets said that he was less concerned about the other three sides of the fence (east, west and north). He said that the board also expects screening around the heating–ventilating–air conditioning (HVAC) units.

Mr. Hemminger asked about the location of the HVAC units. Mr. Berends said that the HVAC units will be installed in a grass area behind (north) of the new building. Mr. Hemminger asked about the screening of the HVAC units. Mr. Viets said that he would rather have the south façade of the propane tank screened. Mr. Berends said that the HVAC units behind the new building would not be visible [from State Route 96].

Mr. Hemminger suggested that the screening around the propane tank should be similar to the design of the new building and should not be a split-rail fence. Mr. Viets said that material other than a split-rail fence would probably hold up better over the long run.

Mr. Bellis expressed concern about the height of the propane tank and if it would be visible [it it would stick up] above the level of the fence. Mr. Laber said that the propane tank is four feet high and that the surrounding fence will be six feet high. Mr. Brabant confirmed that the propane tank is 4 feet–2 inches in height. Mr. Hemminger said that the height of the fence could be reduced as long as it covers the height of the propane tank.

Mr. Hemminger suggested that a condition of Final Site Plan Amendment Phase 2 approval be added to the draft resolution requiring that the south façade (south side) of the propane tank fence be of material and design to match the new building. He said that the other three sides of the propane tank fence (west, north and east) could be a split-rail fence.

Mr. Berends said that the fence is shown on the plans to completely enclose the propane tank with a locked gate.

Mr. Hemminger said that having one side of the fence (the south façade which will face State Route 96) in a similar design of the new building would dress it up.

Mr. Delpriore asked about the mix of fence design. Mr. Viets said that the south side of the fence is his concern. He said that the south side is the focal point [when viewed from State Route 96].

Mr. Maloy suggested that a split face design [to match the new building] be used on the south side of the fence and that board-on-board fencing be installed on the other three sides.

Mr. Hemminger confirmed that it was the consensus of the board is to have a split face design [to match the new building] to be installed on the south side of the propane tank fence.

The following amendments to the draft resolution were offered:

Revised Condition #2: Final Site Plan Approval is further based upon the set of drawings prepared by Hanlon Architects, identified as “Exterior Elevations”, Project No. 18-052, Sheet No. A2, which was received on 4/5/21, and entitled “Meyer’s RV New Facility, Farmington, New York.”

New Condition #4: The south façade of the propane tank fence (facing State Route 96) be of material and design to match the new building. The other three sides of the propane tank fence (west, north and east) are to be a board-on-board type of fence to match the new structure.

Revised Condition #8: The Building Elevation Drawing, Sheet A-2, referenced above herein is to be revised to provide a signature line for the Planning Board Chairperson’s signature and date.

Mr. Hemminger asked Mr. Berends if he agreed with the proposed amendments. Mr. Berends said yes.

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

■ A motion was made by MR. BELLIS, seconded by MR. MALOY, 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  
FINAL SITE PLAN AMENDMENT—PHASE 2**

**PB #0401-21**

**APPLICANT: Meyer’s RV Superstore of Farmington, 100 Sanford Road  
North, Churchville, N.Y. 14428**

**ACTION: Final Site Plan Approval, Meyer’s RV Finger Lakes  
Superstore and related site improvements, located on property  
at the northeast corner of State Route 96 and Mertensia Road.**

**WHEREAS**, the Town of Farmington Planning Board, on September 19, 2018, granted Preliminary Site Plan approval for the above referenced Action; and,

**WHEREAS**, the Planning Board, on November 7, 2018 (PB #1102-18) granted Final Site Plan approval for the overall site; and

**WHEREAS**, the Planning Board, on November 18, 2020 (PB #1102-20) granted an amendment to the overall Final Site Plan approving the Phase 1 portion.

**WHEREAS**, the Planning Board has given consideration to the public comments presented at tonight's meeting and to the Town Staff reports that have been submitted upon the proposed Final Site Plan Amendment—Phase 2 Application.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approve of the Final Site Plan Amendment—Phase 2 Application with the following conditions:

1. Final Site Plan Approval is based upon the set of drawings prepared by Schultz Associates, Engineers & Land Surveyors, P.C., dated 2/24/21 and having the latest revision date of 3/12/21, Project No. 18.014, Drawing Numbers C-1 through C-7, all relating to the project entitled "Meyer's Finger Lakes RV Phase 2 Final Site Plan," as is further hereby amended by these conditions of approval contained below herein.
2. Final Site Plan Approval is further based upon the set of drawings prepared by Hanlon Architects, identified as "Exterior Elevations", Project No. 18-052, Sheet No. A2, which was received on 4/5/21, and entitled "Meyer's RV New Facility, Farmington, New York."
3. The Planning Board does hereby approve of the latest Building Elevation Drawings prepared by Hanlon Architects, identified as "Meyer's RV New Facility, Farmington, New York," received 4/5/21, which shall replace the original Building Elevation Drawings approved in resolution PB #1102-18, Condition #5, dated November 7, 2018.
4. The south façade of the propane tank fence (facing State Route 96) be of material and design to match the new building. The other three sides of the propane tank fence (west, north and east) are to be a board-on-board type of fence to match the new structure.
5. All comments by the Town Engineers are to be addressed and any required changes made to these drawings prior to the signing by the Town Engineer.
6. All proposed easements shown on these Drawings are to be filed in the Ontario County Clerk's Office and recorded in the Town Development Office prior to the issuance of any Building Permits for this site's development.
7. Drawing Numbers C-1, Final Phase 2 Site Plan and C-6, Final Site Plan, Phase 2 Details, are to be amended to show two public safety (street address numbers)

signs that are to be installed near the site’s entrances along State Route 96 and Mertensia Road.

- 8. The Building Elevation Drawing, Sheet A-2, referenced above herein is to be revised to provide a signature line for the Planning Board Chairperson’s signature and date.
- 9. All drawings to be amended are to have the revision box amended to read . . . “Revision Number \_\_\_ , dated 4/07/21, Revisions per Planning Board Resolution #PB 0401-21.”
- 10. Once all conditions of Final Site Plan Approval for Phase 2 have been made on the drawings, one (1) copy is to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, then a total of seven (7) sets of revised drawings and the final approved Building Elevation drawings are to be submitted to the Town for signing. One copy of each of the signed Final Site Plans and Building Elevation drawings are to be provided to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Assistant Resident Engineer, New York State Department of Transportation, Ontario County Office; the Town Engineer; the Town Development Office; and two (2) sets returned to the Applicant’s Engineers, Schultz Associates. If additional copies of the Final Plans are deemed necessary, then those copies are to be provided at the time of signing. Once all signatures have been affixed to the Final Site Plans and Building Elevation Drawings and a letter of credit has been received and filed with the Town Clerk, then the Town Code Enforcement Officer will schedule a pre-construction meeting.
- 11. Final Site Plan Approval Phase 2 is valid for a period of 180 days and shall expire unless renewed, or signatures have been placed upon the revised drawings.

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Douglas Viets	Aye

Motion carried.

**4. PLANNING BOARD ACTION ITEMS**

**A. Meyer’s RV Superstore of Farmington Updated Construction Schedule:**

Prior to the meeting, Mr. Berends submitted a revised construction schedule (dated April 6, 2021).

Mr. Delpriore said that the Town staff has been involved on a regular basis with monitoring the construction progress on the Meyer's RV Superstore of Farmington project. He said that he and the staff have been working with the applicant, that Town staff has been on the site every day, that the sidewalk along the State Route 96 road frontage is under construction, and the entrance driveway to the site from the adjacent Dollar Tree store property is now open.

Mr. Delpriore said that the Town staff is pleased with the construction progress that has been made to date and that it is important for the Planning Board to realize that the applicant has made a complete 180 [from how this project began]. He said that both of the Town Construction Inspectors are often on the site concurrently and that he [Mr. Delpriore] has been on the site multiple times.

Mr. Berends said that two inspections of the stormwater retention area are planned this week.

He said that the Mertensia Road entrance driveway will be closed this week to employees and customers and that all vehicles will enter the site from the adjacent Dollar Tree driveway.

Mr. Berends said that work is also continuing on the State Route 96 Streetscape Corridor grading.

He said that they are waiting for Rochester Gas & Electric Corporation (RG&E) to relocate a utility pole which is in the path of a water line which must be installed to the new building. Mr. Berends said that installation of the water service in the vicinity of the utility pole can continue, but this portion of the project will be at a standstill until RG&E relocates the utility pole.

Mr. Hemminger asked Mr. Brand if he contacted RG&E concerning this. Mr. Brand said that he contacted RG&E about it, but that he has not yet heard back.

Mr. Bellis asked if there is any way to move the utility pole. Mr. Berends said that it may take RG&E four to six weeks to respond.

Mr. Bellis asked if the water line can be relocated around the utility pole. Mr. Delpriore said that the water line has been sited in an engineered location and it is just not easy to relocate it. Mr. Brabant said that the water line must link to a pre-determined connection from Mertensia Road.

Mr. Bellis again asked if the water line could be moved. Mr. Delpriore said that there are driveways and sanitary sewer lines which must be considered. He said that it sounds simple just to move the water line, but it is not.

Mr. Delpriore said that there are New York State Department of Health (DOH) regulations regarding the distance between water lines and sanitary sewer lines.

He said that there is a very small window [of space] in which this water line must be installed.

Mr. Delpriore said that the possible relocation of the water line would affect the distances between the water lines and the sanitary sewer lines, and would involve DOH regulations regarding the spacing requirements. He said again that it is not as easy as it sounds to just move the water line.

Mr. Hemminger asked Mr. Delpriore and Mr. Brabant to take a look at the location [of the water line] one more time to make sure that nothing is being missed.

Mr. Berends said that subsequent construction activities can be pushed farther out. He reviewed these highlighted items on the revised April 6th schedule, i.e.:

- Install water taps, inspection.
- Install domestic water.
- Pressure test, chlorination testing, approval from NYSDOH.
- Install gas and electric services, inspections.
- Install light pole bases and conduit.
- Pour concrete curbs.
- Install parking lot subbase.
- Fine grade parking lot.
- Approval from Town for sanitary dump station.
- Install sanitary dump station, inspection.

Mr. Viets said that the delay by RG&E is outside of the applicant's control. He said that this situation is not the same as the issue with underground rock which affected the construction of the stormwater management facilities.

Mr. Viets said that even if the water line location could be re-engineered, the relocation would require the approval of the DOH, which could take longer than having RG&E address the issue of the utility pole.

Mr. Delpriore said that the applicant is dealing with two agencies [RG&E and the DOH] over which the applicant and the Town have no control [regarding their timeframes].

Mr. Bellis asked if the water line could be installed under the pole.

Mr. Berends said that RG&E has assigned an engineer to this issue but that the engineer has not yet issued a response.

Mr. Bellis asked about the April timeframe on the schedule.

Mr. Berends said that the utility pole issue may hold up work on the parking lot but that some time in the schedule could be made up.

Mr. Delpriore said that the Town staff and the board will review the construction progress at the Planning Board meeting on April 21, 2021, and possibly adjust the schedule. He said that the applicant and the Town may have a better understanding at that time about the RG&E timeframe.

Mr. Delpriore said that the applicant now has approval to begin Phase 2 of the project and that there will be work which can begin on the site in the meantime [until the utility pole relocation is resolved].

Mr. Delpriore said that the existing building will remain in place until the new building is completed. He said that the applicant really needs to get the new building up in order to raze the old buiding and complete the site work.

Mr. Viets said that the applicant will need the water main for the new building.

Mr. Bellis asked about the water line connection to the existing building. Mr. Laber said that the water line now comes off Mertensia Road and into the existing building. Mr. Brabant reviewed the existing water main route on the utility drawing.

Mr. Hemminger said that the board will look forward to an update at the next meeting and will revise the construction schedule if necessary.

**B. Main Street Overlay District (MSOD) Guidelines (State Route 96 Corridor):**

The Main Street Overlay District (MSOD) (State Route 96 Corridor) will extend along State Route 96 in the Town of Farmington from the Victor line east to Hook Road/Beaver Creek Road on the south and to Fairdale Glen on the north. The guidelines regulate setbacks, signs, lighting and other streetscape elements to create a pedestrian oriented district.

The MSOD Building Guidelines do not require an existing principal structure to be located closer to an adjacent public highway right-of-way. Instead, the setbacks contained in the MSOD (§165-34.2) provide opportunity for expansion of an existing structure that is located on a site within the mapped MSOD/MTOD by allowing the structure to be added to, thereby bringing the Front Setback Line closer to the adjacent public street than would have otherwise been possible by the previous Front Setback Line (e.g., 100 feet from the right-of-way boundary line along State Route 96). Placing principal buildings closer to the highway right-of-way boundary facilitates the principle of creating a Main Street Corridor with buildings located closer to the adjacent travel lanes thereby creating a sense of destination.

The MSOD regulations establish new criteria for site improvements. These site improvements include building placement, dumpster locations, share/combined

access, shared on-site parking and drive aisles, pedestrian separated facilities, on-site lighting that complements street lighting along the public highways, and site landscaping (these are the streetscape improvements identified elsewhere in the guidelines).

Within the MSOD there may be a site that is located along one or more public highways. In those instances, the Front Building Line shall be that portion of the parcel where the building is facing the access (driveway) from an adjacent public street. In the event a parcel of land has two (2) driveways, one from each of two adjacent streets, then the Front Building Line shall be that portion of the parcel where the building facing State Route 96 contains the Front Building Line. No parcel may be developed that would contribute to cut-through traffic movements between two public streets. Where a building has two or more sides facing an adjacent public street, all exposed sides shall have similar architectural treatments. Ancillary structures (e.g., air conditioning units, trash receptacles, etc.) shall be hidden from view to the greatest extent possible.

The MSOD Building Guidelines are subject to the MSOD criteria (§ 165-34.2 of Town Code), the Site Design Guidelines provided for in Local Law #6 of 2009, the MTOD Guidelines (§ 165-34 of Town Code) and the criteria contained in §165-100 (site development plan). Where there are conflicts among these various sections of the Town Code, the more stringent guidelines that achieve harmony, in the finding of the Planning Board, shall prevail.

Mr. Brands requested that Planning Board members take the time to read the complete draft Streetscape Guidelines document to determine if final revisions are needed prior to the board's report and recommendation to the Town Board in early May of this year.

Mr. Hemminger extended appreciation to Mr. Brand, and to Mr. Brabant and MRB Group, for their work.

Mr. Hemminger and Mr. Viets suggested that several of the MSOD guidelines regarding the facial design of new structures could be moved to the Town's Site Design and Development Criteria. He said that he would like to discuss these when a meeting can be scheduled with Mr. Brand and Mr. Brabant.

**C. Redfield Grove Subdivision, Phase 2: Partial Letter of Credit Release #6:**

Mr. Brand said that Noah Saulpaugh (of Pride Mark Homes) reported to the Project Review Committee (PRC) on April 1, 2021, that additional trees will be planted at the Hook Road entrance to Section 1 as part of the entrance landscape design agreement discussed at previous PRC meetings. Final design will be provided at the PRC meeting in May. Mr. Brand said that Mr. Saulpaugh spoke with the property owner regarding the planting of the additional trees. He said that the

property owner is okay with having the additional plantings and that Mr. Saulpaugh and the property owner discussed placement and the variety of the trees to be planted.

■ A motion was made by MR. MALOY, 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  
PARTIAL LETTER OF CREDIT RELEASE #6  
REDFIELD GROVE SUBDIVISION, PHASE 2**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineers, dated March 22, 2021, to recommend approval of a partial release (Release # 6) from the above referenced letter of credit for site improvements within Phase 2 of the Redfield Grove Subdivision Tract, a part of the Redfield Grove Incentive Zoning Project; and

**WHEREAS**, the Planning Board has also received and reviewed the Letter of Credit Release Forms G-1.1 and G-2.0, both dated March 22, 2021, signed by all Department Heads and the Town Engineers, along with the applicant’s Engineer 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 release from the letter of credit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this subdivision and the recommendations from the Town Department Heads and Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to release a total of \$144,894.47 (Release #6) from this Letter of Credit. The total amount in the letter of credit is \$1,021,054.44 with a balance of \$245,644.11 remaining after this sixth partial release of funds.

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Douglas Viets	Aye

Motion carried.

## 5. OPEN DISCUSSION

### ***Director of Development and Planning Report:***

Mr. Brand discussed the following topics:

- The draft of the 2021 update to the *Town of Farmington Comprehensive Plan* has been posted on the Town website for a 30-day public review and comment period. Mr. Brand said that this is the opportunity for Town residents to read the Plan and offer suggestions. The Comprehensive Plan Update Committee will meet on May 18, 2021, at 6:30 p.m., to review the public comments and prepare a final draft for referral to the Ontario County Planning Board and to the Town Board. Mr. Maloy and Mr. DeLucia represent the Planning Board on the Comprehensive Plan Update Committee.
- Frank DiFelice (DiFelice Development Corporation) and Edward Parrone, P.E. (Parrone Engineering) are expected to submit a site plan for the development of the first parcel of land on the west side of Commercial Drive north of State Route 96. A combination ice cream store and possibly a beauty salon are planned. Mr. Brand said that he reminded the applicants about the State Route 96 Streetscape Corridor guidelines. He said that they realize that benches and sidewalks will be required. The site plan is expected to be reviewed by the Project Review Committee at the May meeting.
- The Town Board is expected to act upon amendments to four chapters of the Town Code at their next meeting (April 13, 2021). These actions will be followed by amendments to four other chapters of the Town Code at the Town Board meeting on April 27, 2021. These amendments subsequently will be followed by amendments to other sections of the Town Code later this year including agricultural zoning.
- The Town staff continues to respond to research questions from the attorney who represents the Planning Board in the Delaware River Solar Article 78 proceeding which has been filed by several Town residents in New York State Supreme Court in Ontario County. The Town is compiling materials from the public record to present to the court that the Planning Board has satisfied the procedural requirements under the State Environmental Quality Review Act (SEQRA) regarding the approval of the applicant's site plan and Special Use Permit for installation of the solar farm on the Smith farm on Yellow Mills Road.
- Mr. Hemminger asked about the submission of the Delaware River Solar Decommissioning Plan by the applicant to the Planning Board. Mr. Brand said that he will arrange a meeting with Mr. Brabant to review the Town's comments on the Plan. The staff comments will then be submitted to the Town's legal counsel for review.

- US Lumber Group LLC (6063 Collett Road) is may request a site plan modification to construct a driveway for access to the northern section of Commercial Drive.
- A developer has expressed interest in the purchase of the vacant Create-A-Scape site (6162 State Route 96) to create commercial pads along State Route 96, expansion of the existing manufactured home park on Mertensia Road, and demolition of the vacant Griffith Building on the north side of State Route 96.
- An applicant is working on a site plan for construction of a financial credit union near the Burger King Restaurant on State Route 332 the Farmington Commons site (southwest corner of State Route 332 and State Route 96).
- An application is expected for an additional subdivision of the Pheasant's Crossing tract off Mertensia Road.

***Code Enforcement Officer Report:***

Mr. Delpriore encouraged board members to read the minutes of the Project Review Committee (PRC) meeting which was held on April 1, 2021, regarding amendments to Section 7N and 8N of the Auburn Meadows Subdivision. He said that three lots will be readjusted to accommodate a deeded area for a sidewalk leading to the Auburn Trail. He also said that field changes have been approved for the location natural gas utilities and that the Town staff recommended to the applicant's engineer that one complete package of all proposed amendments be provided to the Planning Board (*see* PRC minutes, April 1, 2021, pp. 6–10, and accompanying Auburn Meadows appendices).

Mr. Delpriore said that an application will be considered by the Zoning Board of Appeals on April 26, 2021, regarding a blanket zoning variance for the proposed development of townhome units to be located upon a 45-acre site at the southwest corner of Mertensia Road and Collett Road.

Mr. Delpriore also reviewed upcoming applications for the Planning Board which include the final site plan for infrastructure improvements at the GLN Farmington Realty project (south side of State Route 96, west of Farmington Commons) and the final site plan for 61 residential lots in the Villas section of Hathaway's Corners (southwest corner of State Route 332 and County Road 41).

Mr. Delpriore said that an issue regarding a second point of access to the Villas section is being addressed by the Town Supervisor and the applicant. He said that the residential units must include required fire-suppression sprinklers if a second point of access is not provided. He said that this is a Town Code issue and not a site plan issue.

Mr. Hemminger asked if additional information has been received regarding the CountryMax warehouse facility which has been proposed for the southwest corner of

Collett Road and Hook Road (the former DiFelice Industrial Building site). Mr. Brand said that the applicant is working with his consulting engineer on site plan amendments which may be submitted to the Project Review Committee in May or June.

Mr. Delpriore said that the owner of A Safe Place Self Storage (6025 Denny Drive) has submitted an application for an expansion of additional self-storage units. He said that the application did not address stormwater issues and has been deemed incomplete at this time by the Development Office. Mr. Bellis asked about previous expansions of the self-storage units on this site. Mr. Delpriore said that the applicant had previous approvals for several expansions and that the last permit has been issued by the Development Office. Mr. Brabant said that the applicant assumed that stormwater issues had been addressed with a regional stormwater facility, but that there is no regional stormwater facility which serves the applicant's property. Mr. Delpriore said that the applicant is now looking at alternatives to a stormwater pond. He also said that a main sanitary sewer transmission line extends through the applicant's property.

***Town Engineer's Report:***

Mr. Brabant said that he has been contacted by Parrone Engineers regarding development of a commercial site associated with the Redfield Grove Incentive Zoning Project on the west side of Hook Road. He said that the applicant's engineer inquired about the drainage requirements on the site.

***Board Members' Comments:***

Mr. Hemminger said that the monthly Project Review Committee meetings are valuable Planning tools which provide applicants with the opportunity to meet with the entire Town staff and conduct in-depth reviews and discussions on proposed and current projects. He said that he is very proud of this Town endeavor and that it works well.

**6. PUBLIC COMMENTS**

None.

**7. TRAINING OPPORTUNITIES**

**■ Genesee–Finger Lakes Regional Planning Council  
Spring 2021 Local Government Workshop**

Online sessions April 15–May 18, 2021  
Tuesdays and Thursdays; sessions begin at 11:30 a.m.

Topics include: Planning Board Overview, Clean Energy Communities, Solar Energy Facility Planning and Siting, Invasive Plants, Recognizing Indigenous People in Planning and Land Use, New York's Quirky System of Local Government, Hot Topics in Planning, and others.

All sessions are free; registration required at this link:  
<https://www.eventbrite.com/e/145079499689>

Website for more information: <http://www.gflrpc.org>  
Questions to: Jason Haremza: [jharemza@gflrpc.org](mailto:jharemza@gflrpc.org)

### ■ 2021 Municipal Bootcamp:

A free annual program to provide certification credits to newly elected officials, planning and zoning boards and town officials sponsored by Hancock Estabrook and MRB Group. The program includes 10 hours of remote training designed to provide a comprehensive education that encompasses all aspects of municipal governance. Each program will be provided remotely on the fourth Thursday of the month with subject matter experts and attorneys from Hancock Estabrook and MREB Group.

Remaining sessions in 2021:

Thursday, April 22, 2021, 6:00 p.m. to 7:00 p.m.  
Session 4: What Not To Say, and What *Really* Not To Do

Thursday, May 27, 2021, 6:00 p.m. to 7:00 p.m.  
Session 5: Come One, Come All to the Greatest Show on . . . well . . .

Thursday, June 24, 2021, 6:00 p.m. to 7:00 p.m.  
Session 6: Planning From (At Least) Six Feet Away

Thursday, July 22, 2021, 6:00 p.m. to 7:00 p.m.  
Session 7: Ask Me Anything

Thursday, September 23, 2021, 6:00 p.m. to 7:00 p.m.  
Session 8: From Big to Small

Thursday, October 28, 2021, 6:00 p.m. to 7:00 p.m.  
Session 9: Well, Aren't You Special?

Thursday, December 23, 2021, 6:00 p.m. to 7:00 p.m.  
Session 10: All the Right Forms in All the Right Places

**Questions to:**

Wendy A. Marsh, Partner, Hancock Estabrook  
wmarsh@hancocklaw.com  
(315) 565-4536

Matt Horn, Director, Local Government Services, MRB Group  
matt.horn@mrbgroup.com  
(315) 220-0740

**Registration link:**

<https://register.gotowebinar.com/rt/4608077833213548299>

■ **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>

**8. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 8:05 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, April 21, 2021, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

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

Respectfully submitted,

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

**Appendix #1  
Meyer’s RV Project Abstract of Actions:**

**April 6, 2018**

Project Review Committee Concept Plan presentation and discussion.

**July 13, 2018**

Project Review Committee discussion.

**July 18, 2018**

PB #0701-18 Preliminary Site Plan Application

PB #0702-18 Special Use Permit Application

Planning Board Action: Declaration of intent to be designated SEQR Lead Agency, establishment of 30-day public review and comment period, identification of Involved and Interested Agencies, scheduling Public Hearing on August 15, 2018. CARRIED

**August 15, 2018**

PB #0701-18 Preliminary Site Plan Application

PB #0702-18 Special Use Permit Application

Planning Board Action: Public Hearing opened.  
Public Hearing continued to September 5, 2018. APPROVED

**September 5, 2018**

PB #0701-18 Preliminary Site Plan Application

PB #0702-18 Special Use Permit Application

Planning Board Action: Public Hearing continued.  
Public Hearing closed.  
Planning Board designates itself as Lead Agency for SEQR.  
Resolution directing a draft of the Full EAF, Part 2 and Part 3  
APPROVED

**September 7, 2018**

Project Review Committee discussion.

**September 19, 2018**

PB #0701-18 and PB #0702-18

SEQR Criteria for Determining Significance:

No significant adverse environmental impacts.

APPROVED

Planning Board Action:  
PB #0701-18: Preliminary Site Plan APPROVED  
PB #0702-18: Special Use Permit APPROVED

**October 5, 2018**

Project Review Committee discussion.

**November 7, 2018**

Planning Board Action:  
PB #1102-18: Final Site Plan APPROVED

**January 16, 2019**

Letter of Credit for Site Improvements in the amount of \$357,134.72. APPROVED

**March 1, 2019**

Project Review Committee discussion.

**April 5, 2019**

Pre-Construction Meeting.  
Project Review Committee discussion.

**May 3, 2019**

Project Review Committee discussion.

**June 7, 2019**

Project Review Committee discussion.

**July 12, 2019**

Project Review Committee discussion.

**August 9, 2019**

Project Review Committee discussion.

**September 6, 2019**

Project Review Committee discussion.

**November 1, 2019**

Planning Review Committee discussion.

**December 5, 2019**

Project Review Committee discussion.

**January 3, 2020**

Project Review Committee discussion.

**March 6, 2020**

Project Review Committee discussion.

**July 2, 2020**

Project Review Committee discussion.

**August 7, 2020**

Project Review Committee discussion.

**September 4, 2020**

Project Review Committee discussion.

**October 2, 2020**

Project Review Committee discussion.

**October 21, 2020**

PB #1002-20

Planning Board:

Final Site Plan Amendment, Phase 1, continued to November 18, 2020

**November 6, 2020**

Project Review Committee discussion.

**November 18, 2020**

PB #1102-20

Final Site Plan Amendment, Phase 1, approved.

**December 4, 2020**

Project Review Committee discussion.

**January 8, 2021**

Project Review Committee discussion.

**January 20, 2021**

Itemized production schedule provided by Jeff Berends, Construction Manager; discussed at Planning Board meeting.

**February 5, 2021**

Project Review Committee discussion.

**February 17, 2021**

Planning Board discussion of proposed resolution of an Amendment to Final Site Plan, Phase 1. Discussion only. No action taken.

**March 3, 2021**

PB #1102-20

Final Site Plan Amendment, Phase 1, approved.

**March 5, 2021**

Project Review Committee discussion.

**March 17, 2021**

PB #1102-20

Final Site Plan Amendment, Phase 1, approved.

**April 1, 2021**

Project Review Committee discussion.

**April 7, 2021**

PB #0401-21

Final Site Plan Amendment—Phase 2, approved.