

TOWN OF
FARMINGTON



Planning Board Meeting Agenda
January 15, 2020 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: WEDNESDAY, JANUARY 8, 2020
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

(continues on back)

PB 1201-19 PRELIMINARY SIGN SITE PLAN APPROVAL

NAME: AMERICAN EQUIPMENT LLC, 6122 COLLETT ROAD, FARMINGTON, NEW YORK 14425
LOCATION: 6122 COLLETT ROAD
ZONING DISTRICT: GI General Industrial
REQUEST: Preliminary Site Plan approval to erect three (3) directional speech signs.

PB 1202-19 FINAL SIGN SITE PLAN APPROVAL

NAME: AMERICAN EQUIPMENT LLC, 6122 COLLETT ROAD, FARMINGTON, NEW YORK 14425
LOCATION: 6122 COLLETT ROAD
ZONING DISTRICT: GI General Industrial
REQUEST: Final Site Plan approval to erect three (3) directional speech signs.

SUBDIVISION:

PB 0101-20 PRELIMINARY SUBDIVISION APPROVAL

NAME: GARY WRIGHT, 573 YELLOW MILLS ROAD, PALMYRA, NEW YORK 14522
LOCATION: 573 Yellow Mills Road
ZONING DISTRICT: A-80 Agricultural
REQUEST: Preliminary Two Lot Subdivision approval, Subdivision Plan of Land owned by Whitney N. Wright (Gary M. & Theresa K. Wright reserved life use), creating Lot #1 consisting of 62.727 acres to remain with the existing house and Lot #2 consisting of 3.517 acres to remain vacant as a non-approved building lot requiring site plan approval. The property is located at 573 Yellow Mills Road and is zoned A-80 Agricultural

PB 0102-20 FINAL SUBDIVISION APPROVAL

NAME: GARY WRIGHT, 573 YELLOW MILLS ROAD, PALMYRA, NEW YORK 14522
LOCATION: 573 Yellow Mills Road
ZONING DISTRICT: A-80 Agricultural
REQUEST: Final Two Lot Subdivision approval, Subdivision Plan of Land owned by Whitney N. Wright (Gary M. & Theresa K. Wright reserved life use), creating Lot #1 consisting of 62.727 acres to remain with the existing house and Lot #2 consisting of 3.517 acres to remain vacant as a non-approved building lot requiring site plan approval. The property is located at 573 Yellow Mills Road and is zoned A-80 Agricultural

5. OTHER BOARD ACTIONS:

- a. Concept Plan – Home Power Systems
- b. Microtel Indus Development – Establishing Letter of Credit

DISCUSSION

6. OPEN DISCUSSION

(continues on next page)

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: February 5, 2020

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

February 5, 2020 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: WEDNESDAY, JANUARY 29, 2020
4. ORDER OF BUSINESS

PUBLIC HEARING:

PB 0201-20, SPECIAL USE PERMIT

NAME: RAMSS LLC, 728 EAST AVENUE, BROCKPORT, NEW YORK 14420

LOCATION: Loomis Road, Farmington, New York 14425

ZONING DISTRICT: GI General Industrial

REQUEST: Special Use Permit to operate a mini-storage consisting of three (3) self-storage buildings totaling 13,200 square feet. The property is located on Loomis Road and zoned GI General Industrial District.

SITE PLAN:

PB 0204-20 FINAL SITE PLAN APPROVAL

NAME: BRUCE STROJNY, 7 HONEYSUCKLE DRIVE, ROCHESTER, NEW YORK 14625

LOCATION: North of the intersection of NYS Route 96 and Sand Hill Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Final Site Plan approval to erect a single family 1220 square foot single story modular home to be placed on a permanent foundation.

5. OTHER BOARD ACTIONS:

- a. Discussion - MIII Always Locked Outdoor Storage
- b. Aldi's – Letter of Credit Final Release
- c. Redfield Grove Phase II – Partial Letter of Credit Release #1
- d. DiFelice Industrial Complex – 90 Day Extension
- e. MTOD Guidelines

DISCUSSION

6. OPEN DISCUSSION

(continues on back)

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

February 19, 2020 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

(continues on back)

SITE PLANS:

PB 0202-20 PRELIMINARY SITE PLAN APPROVAL

NAME: GARY WRIGHT, 573 YELLOW MILLS ROAD, PALMYRA, NEW YORK 14522

LOCATION: 573 Yellow Mills Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Site Plan approval to erect a single family residence approximately 2520 square feet upon Lot #2 of the Subdivision Plan of Land owned by Whitney N. Wright (Gary M. & Theresa K. Wright reserved life use).

PB 0205-20 PRELIMINARY SITE PLAN APPROVAL

NAME: ROCHESTER GAS & ELECTRIC, P.O. BOX 5224, BINGHAMTON, NEW YORK 13902

LOCATION: 961 HOOK ROAD

ZONING DISTRICT: GI General Industrial and MTOD Major Thoroughfare Overlay District

REQUEST: Preliminary Site Plan approval to expand the electrical substation to include an access road to the adjacent natural gas facility.

5. OTHER BOARD ACTIONS:

- a. MTOD Guidelines

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: March 4, 2020

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

March 4, 2020 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

**PB 1003-18, PUBLIC HEARING, PRELIMINARY 4 LOT
SUBDIVISION**

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land. **Continued**

SITE PLAN:

PB 0203-20 FINAL SITE PLAN APPROVAL

NAME: GARY WRIGHT, 573 YELLOW MILLS ROAD, PALMYRA, NEW YORK 14522

LOCATION: 573 Yellow Mills Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Final Site Plan approval to erect a single family residence approximately 2520 square feet upon Lot #2 of the Subdivision Plan of Land owned by Whitney N. Wright (Gary M. & Theresa K. Wright reserved life use).

PB 0301-20 FINAL SITE PLAN APPROVAL

NAME: VICTOR ASSOCIATION OF CULTURAL & PERFORMING ARTS, INC. 630 CROWLEY ROAD, FARMINGTON, NEW YORK 14425

LOCATION: 1622 State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Final Site Plan approval to erect a 4201 square foot single story building addition with deck to be used for instruction/lesson space, lectures and cafeteria/dining space for patrons.

(continues on back)

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

March 18, 2020 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: WEDNESDAY, MARCH 11, 2020
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1006-18, PUBLIC HEARING, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PUBLIC HEARING, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

SUBDIVISION:

PB 0303-20 PUBLIC HEARING, PRELIMINARY SUBDIVISION APPROVAL

NAME: EARL JOHNSON, 4686 RUSHMORE ROAD, PALMYRA, NEW YORK 14522

LOCATION: 4650 RUSHMORE ROAD

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Two Lot Subdivision approval, Subdivision Plan of Land owned by Earl J. Johnson, creating Lot #1 consisting of 5.315 acres to remain with the existing house and Lot #2 consisting of 4.344 acres to remain vacant as a non-approved building lot requiring site plan approval. The property is located at 4650 Rushmore Road and is zoned A-80 Agricultural

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PB 0304-20 FINAL SUBDIVISION APPROVAL

NAME: EARL JOHNSON, 4686 RUSHMORE ROAD, PALMYRA, NEW YORK 14522

LOCATION: 4650 RUSHMORE ROAD

ZONING DISTRICT: A-80 Agricultural

REQUEST: Final Two Lot Subdivision approval, Subdivision Plan of Land owned by Earl J. Johnson, creating Lot #1 consisting of 5.315 acres to remain with the existing house and Lot #2 consisting of 4.344 acres to remain vacant as a non-approved building lot requiring site plan approval. The property is located at 4650 Rushmore Road and is zoned A-80 Agricultural

PB 0401-20 FINAL SUBDIVISION APPROVAL

NAME: DSB ENGINEERS, 2394 RIDGEWAY AVENUE, ROCHESTER, NEW YORK 14626

LOCATION: OFF OF CANANDAIGUA-FARMINGTON TOWNLINE ROAD

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Final Subdivision approval for Auburn Meadows Section 7N & 8N consisting of 55 residential lots located off of Canandaigua Farmington Town Line Road.

SITE PLANS:

PB 0305-20 PRELIMINARY SITE PLAN APPROVAL

NAME: DAN BIECK & MADELINE ALLEN, 4392 FOX ROAD, PALMYRA, NEW YORK 14522

LOCATION: Yellow Mills Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Site Plan approval to erect a single family residence approximately 4400 square feet upon Lot #1 of the James F. Redmond Subdivision owned by James F. Redmond.

PB 0306-20 FINAL SITE PLAN APPROVAL

NAME: ROCHESTER GAS & ELECTRIC, P.O. BOX 5224, BINGHAMTON, NEW YORK 13902

LOCATION: 961 HOOK ROAD

ZONING DISTRICT: GI General Industrial and MTOD Major Thoroughfare Overlay District

REQUEST: Final Site Plan approval to expand the electrical substation to include an access road to the adjacent natural gas facility.

5. OTHER BOARD ACTIONS:

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

(continues on next page)

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: April 1, 2020

TOWN OF
FARMINGTON



Remote Planning Board Meeting Agenda

April 1, 2020 Meeting

7:00 p.m.

To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

Note: All Public should mute their phone or device

1. OPEN MEETING
2. PROCEDURAL NOTES: Planning Board will follow their adopted rules of procedure with the following changes:
 - All applications will be introduced by the Planning Board Chair
 - Planning Board Chair will ask for comments by Staff
 - Planning Board Chair will ask for comments by Board
 - Applicant will provide responses where needed at the direction of the Planning Board Chair
 - Planning Board members vote on application
3. APPROVAL OF MINUTES
4. LEGAL NOTICES – **THERE ARE NO PUBLIC HEARINGS ON TONIGHT’S AGENDA THAT WOULD OTHERWISE HAVE REQUIRED THE PUBLISHING OF A LEGAL NOTICE. THERE WAS PUBLISHED, IN THE TOWN’S OFFICIAL NEWSPAPER, THE DAILY MESSENGER, A MEETING INFORMATION NOTICE. THIS MEETING INFORMATION NOTICE ABOUT TONIGHT’S MEETING PROCEDURES WAS PUBLISHED, ON SUNDAY, MARCH 29, 2020. THE CALL-IN TELEPHONE NUMBER AND CONFERENCE IDENTIFICATION NUMBER FOR TONIGHT’S TELEPHONIC MEETING IS POSTED ABOVE.**
5. ORDER OF BUSINESS

PLANNING BOARD ADMINISTRATIVE ACTIONS:

DIRECTING THE PUBLICATION AND POSTING OF NEW LEGAL NOTICES TO CONTINUE TWO PUBLIC HEARINGS TO 7:00 P.M., EASTERN DAY LIGHT SAVINGS TIME, ON WEDNESDAY, MAY 6, 2020 AT A PLACE TO BE ANNOUNCED ALONG WITH THE PROCEDURES FOR CONDUCTING SAID PUBLIC HEARINGS IN ACCORDANCE WITH THE GOVERNOR’S LATEST ISSUED EXECUTIVE ORDER ON PUBLIC GATHERINGS DURING THE CURRENT CORONA VIRUS (COVID 19) PANDEMIC; AND TO RESCHEDULE THE PUBLIC HEARINGS UPON THE FOLLOWING TWO APPLICATIONS REFERENCED BELOW.

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PB 1006-18 SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18 PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

SITE PLANS:

PB 0305-20 PRELIMINARY SITE PLAN APPROVAL

NAME: DAN BIECK & MADELINE ALLEN, 4392 FOX ROAD, PALMYRA, NEW YORK 14522

LOCATION: Yellow Mills Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Site Plan approval to erect a single family residence approximately 4400 square feet upon Lot #1 of the James F. Redmond Subdivision owned by James F. Redmond.

PB 0306-20 FINAL SITE PLAN APPROVAL

NAME: ROCHESTER GAS & ELECTRIC, P.O. BOX 5224, BINGHAMTON, NEW YORK 13902

LOCATION: 961 HOOK ROAD

ZONING DISTRICT: GI General Industrial and MTOD Major Thoroughfare Overlay District

REQUEST: Final Site Plan approval to expand the electrical substation to include an access road to the adjacent natural gas facility.

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Tentative Meeting Date: April 15, 2020

TOWN OF
FARMINGTON



Remote Planning Board Meeting Agenda

April 15, 2020 Meeting

7:00 p.m.

Join the meeting by clicking the following link:

join.me/MRB_LBrabant

And use this number to call in:

To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

**Notice: This meeting is not being held at the Farmington Town Hall
All Public should mute their phone or device **until the
PUBLIC COMMENT TIME on the Agenda****

1. **OPEN MEETING: Chairperson will confirm a quorum of board members are participating and identify what Town Staff is participating.**
2. **PROCEDURAL NOTES: Planning Board will follow their adopted rules of procedure with the following changes:**
 - All applications will be introduced by the Planning Board Chair
 - Planning Board Chair will ask for comments by Staff
 - Planning Board Chair will ask for comments by Board
 - Applicant will provide responses where needed at the direction of the Planning Board Chair
 - Planning Board members vote on application
3. **APPROVAL OF MINUTES: April 1, 2020**
4. **LEGAL NOTICES: None**
5. **ORDER OF BUSINESS**

SUBDIVISION:

PB 0401-20 FINAL SUBDIVISION APPROVAL

NAME: DSB ENGINEERS, 2394 RIDGEWAY AVENUE, ROCHESTER, NEW YORK 14626

LOCATION: Off of Amber Drive and west of Ivory Drive, Auburn Meadows Incentive Zoning Site

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Final Subdivision approval for Auburn Meadows Sections 7N & 8N consisting of 55 residential lots located off of Amber Drive and west of Ivory Drive, Auburn Meadows Incentive Zoning Site.

SITE PLANS:

PB 0404-20 FINAL SITE PLAN APPROVAL

NAME: DAN BIECK & MADELINE ALLEN, 4392 FOX ROAD, PALMYRA, NEW YORK 14522

LOCATION: East side of Yellow Mills Road, north of Fox Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Final Site Plan approval to erect a single-family residence containing approximately 4400 square feet upon Lot #1 of the James F. Redmond Subdivision owned by James F. Redmond.

PB 0404-19 AMENDMENT TO THE FINAL SITE PLAN APPROVAL

NAME: HOME POWER SYSTEMS (SWETMAN PROPERTIES LLC)

LOCATION: 1127 Corporate Drive East Lot R-6A

ZONING DISTRICT: LI Light Industrial

REQUEST: Amendment to the Final Site Plan of Home Power Systems one story 10,000 square foot building addition with associated parking.

PLANNING BOARD ADMINISTRATIVE ACTION:

Acceptance of a proposed Letter of Credit from RG&E for certain site improvements to their Station 127 Final Site Plan and confirming to Town Board.

PB 1004-18 Delaware River Solar Preliminary Site Plan Application - resolution to recall April 1, 2020 resolution for continuing a public hearing to Wednesday, May 6, 2020; continuing a public hearing upon said Action to an unspecified date and time; and directing public notification at said future date and time.

PB1006-18 Delaware River Solar Special Use Permit Application - resolution to recall April 1, 2020 resolution for continuing a public hearing to Wednesday, May 6, 2020; continuing a public hearing upon said Action to an unspecified date and time; and directing public notification at said future date and time.

PB0303-20 Earl Johnson two (2) lot Preliminary Subdivision Plat Application - resolution to recall the scheduling of a public hearing for Wednesday, March 18, 2020; continuing a public hearing on said Application to an unspecified date and time; and directing public notification at said future date and time.

PB0402-20 Dianne Aldrich two (2) lot Preliminary Subdivision Plat Application - resolution directing Town Staff to not schedule, or publish a legal notice of a public hearing on said Application; and further directing Town Staff to not schedule any other public hearing applications until further notice.

Notice: All pending applications requiring either the scheduling of, or continuation of, a public hearing are to be continued indefinitely until the lifting of the New York State Governor's Executive Orders on the Corona Virus (COVID 19) Pandemic; the current amendments to the State's Open Meetings Law; and authorization from the Town Supervisor to schedule any such public hearings.

6. STAFF & PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Tentative Remote Meeting Date: May 6, 2020

TOWN OF
FARMINGTON



Remote Planning Board Meeting Agenda

May 6, 2020 Meeting

7:00 p.m.

Join the meeting by clicking the following link:

join.me/MRB_LBrabant

Or use this information to call in:

To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

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PUBLIC COMMENT TIME on the Agenda****

1. **OPEN MEETING: Chairperson will confirm a quorum of board members are participating and identify what Town Staff is participating.**
2. **PROCEDURAL NOTES: Planning Board will follow their adopted rules of procedure with the following changes:**
 - All applications will be introduced by the Planning Board Chair
 - Planning Board Chair will ask for comments by Staff
 - Planning Board Chair will ask for comments by Board
 - Applicant will provide responses where needed at the direction of the Planning Board Chair
 - Planning Board members vote on application
3. **APPROVAL OF MINUTES: April 15, 2020**
4. **LEGAL NOTICES: None**
5. **ORDER OF BUSINESS**

(continues on back)

SITE PLANS:

PB 0501-20 FINAL SITE PLAN APPROVAL

NAME: JIM SWETMAN, 1127 CORPORATE DRIVE, FARMINGTON, NEW YORK 14425

LOCATION: 1127 Corporate Drive East

ZONING DISTRICT: LI Light Industrial

REQUEST: Final Site Plan approval to erect a 30,500 square foot single story building to be used as flex-light industrial space and 115 parking spaces, to be located upon a newly created Lot R-6b located along the east side of Corporate Drive East.

PLANNING BOARD ADMINISTRATIVE ACTION:

- a. Redfield Phase 2 – Partial Letter of Credit Release
- b. DiFelice Industrial Complex – 90-day Extension
- c. Response to DRS Request for Planning Board to determine the Yellow Mills Road Solar Project to be an Essential Service as defines under the State Governor’s Executive Order

6. **STAFF & BOARD REPORTS:**

- a. Director of Planning & Development
- b. Code Enforcement Officer
- c. Highway & Parks Superintendent
- d. Water & Sewer Superintendent
- e. Town Engineer
- f. Planning Board Members
- g. Planning Board Chairperson

7. **PUBLIC COMMENTS**

8. **ADJOURNMENT OF MEETING**

Next Tentative Remote Meeting Date: May 20, 2020

TOWN OF
FARMINGTON



Remote Planning Board Meeting Agenda

June 3, 2020 Meeting

7:00 p.m.

Join the meeting by clicking the following link:

join.me/MRB_LBrabant

Or use this information to call in:

To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

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PUBLIC COMMENT TIME on the Agenda****

1. **OPEN MEETING: Chairperson will confirm a quorum of board members are participating and identify what Town Staff is participating.**
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 - All applications will be introduced by the Planning Board Chair
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 - Planning Board Chair will ask for comments by Board
 - Applicant will provide responses where needed at the direction of the Planning Board Chair
 - Planning Board members vote on application
3. **APPROVAL OF MINUTES: May 6, 2020**
4. **LEGAL NOTICES PUBLISHED: None**
5. **PLANNING BOARD ADMINISTRATIVE ACTION:**
 - a. **PB 1006-18 Delaware River Solar Special Use Permit Application** - Accepting the draft resolution for this Application, which was received on April 3, 2020 from the Town Director of Planning and Development, as being complete for the Planning Board's consideration; and establishing noon on Thursday, June 25, 2020 as the deadline for the Applicant to submit written responses to the draft resolution's Conditions of Approval which are then to become part of the continued public hearing record.

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- b. **PB0303-20 Earl Johnson two (2) lot Preliminary Subdivision Plat Application** - resolution to schedule a public hearing for Wednesday, June 17, 2020
 - c. **PB0402-20 Dianne Aldrich two (2) lot Preliminary Subdivision Plat Application** - resolution to schedule a public hearing for Wednesday, June 17, 2020
 - d. **Home Power Systems Surety Estimate** – a resolution to accept and recommend the Town Board establishes a Letter of Credit for site improvements on Lot R-6A of the Corporate Drive Subdivision, the Home Powers site.
 - e. **Swetman Properties Surety Estimate** - a resolution to accept and recommend the Town Board establishes a Letter of Credit for site improvements on Lot R-6B of the Corporate Drive Subdivision, the Swetman Properties, LLC site.
 - f. **Monarch Manor Phase 2** – 90 Day Extension
6. STAFF & BOARD REPORTS:
- a. Director of Planning & Development
 - b. Code Enforcement Officer
 - c. Highway & Parks Superintendent
 - d. Water & Sewer Superintendent
 - e. Town Engineer
 - f. Planning Board Members
 - g. Planning Board Chairperson
7. PUBLIC COMMENTS
8. ADJOURNMENT OF MEETING

Next Meeting Date: June 17, 2020

NOTICE: Pending receipt of Governor Cuomo’s Executive Order, that is anticipated to be released on June 1, 2020, the June 17th Planning Board Meeting may be subject to new public meeting guidelines. A decision will be made in early June, if possible, on whether or not this meeting will be a virtual meeting and whether or not the two scheduled public hearings listed above (PB 0303-20 and PB 0402-20) may be held on that evening.

TOWN OF
FARMINGTON



Remote Planning Board Meeting Agenda

June 17, 2020 Meeting

7:00 p.m.

Join the meeting by clicking the following link: join.me/MRB_LBrabant

And use this number to call in:

To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

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 - Planning Board Chair will ask for comments by Board
 - Applicant will provide responses where needed at the direction of the Planning Board Chair
 - Planning Board members vote on application
3. APPROVAL OF MINUTES: June 3, 2020
4. LEGAL NOTICES: None
5. ORDER OF BUSINESS

SITE PLANS:

PB 0601-20 PRELIMINARY SITE PLAN APPROVAL

NAME: NICHOLAS & MELISSA BUTTACCIO, 7 NEWTON STREET, MANCHESTER, NEW YORK 14504

LOCATION: COLLETT ROAD

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Site Plan approval to erect a single family dwelling containing approximately 2440 square feet to be located upon Lot #3 of the Maier Property Subdivision.

(continues on back)

PB 0602-20 FINAL SITE PLAN APPROVAL

NAME: NICHOLAS & MELISSA BUTTACCIO, 7 NEWTON STREET, MANCHESTER, NEW YORK 14504

LOCATION: COLLETT ROAD

ZONING DISTRICT: A-80 Agricultural

REQUEST: Final Site Plan approval to erect a single family dwelling containing approximately 2440 square feet to be located upon Lot #3 of the Maier Property Subdivision.

PLANNING BOARD ADMINISTRATIVE ACTION:

Hathaway Corners, Phase 1 – LOC Partial Release #1 for Site Improvements
LOC Partial Release #1 for Off-Site Sanitary Sewer

Pintail Crossing, Phase 1 – LOC Final Release for Site Improvements
Maintenance Bond for Pavement Top Coat Improvement

Redfield Grove Phase 2 – LOC Release No. 3

PB 1004-18 Delaware River Solar Preliminary Site Plan Application - resolution to schedule a public hearing for Wednesday, August 5, 2020 and providing public notice thereof.

PB1006-18 Delaware River Solar Special Use Permit Application – recalling a portion of the resolution dated June 3, 2020 regarding the date for scheduling of the Public Hearing to Wednesday, July 1, 2020; and to re-schedule the Public Hearing Wednesday, August 5, 2020 and providing public notice thereof.

PB0303-20 Earl Johnson two (2) lot Preliminary Subdivision Plat Application – recalling the resolution dated June 3, 2020 for continuing the Public Hearing to Wednesday, June 17, 2020; and providing for public notice of the continuation of the public hearing on Wednesday, July 15, 2020.

PB0402-20 Dianne Aldrich two (2) lot Preliminary Subdivision Plat Application – recalling the resolution dated June 3, 2020 for continuing the Public Hearing to Wednesday, June 17, 2020; and providing for the public notice of the continuation of the public hearing on Wednesday, July 15, 2020.

6. STAFF & BOARD REPORTS:
 - a. Director of Planning & Development
 - b. Code Enforcement Officer
 - c. Highway & Parks Superintendent
 - d. Water & Sewer Superintendent
 - e. Town Engineer
 - f. Planning Board Members
 - g. Planning Board Chairperson

(continues on next page)

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Tentative Remote Meeting Date: July 1, 2020

TOWN OF
FARMINGTON



Planning Board Meeting Agenda
July 15, 2020 Meeting
7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:
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Or use this information to call in:

To dial in by phone: 1-646-307-1990
Conference ID: 935-915-647 #

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: WEDNESDAY, JULY 8, 2020 for PB 0402-20 Dianne Aldrich Two Lot Preliminary Subdivision Plat Application
4. ORDER OF BUSINESS

PRELIMINARY SUBDIVISION PLAT – PUBLIC HEARING:

PB 0402-20 PUBLIC HEARING, PRELIMINARY SUBDIVISION APPROVAL

NAME: DIANNE ALDRICH, 4811 HERENDEEN ROAD, SHORTSVILLE, NEW YORK 14548

LOCATION: 4811 HERENDEEN ROAD

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Two Lot Subdivision Plat approval of Land owned by Dianne Annetta Aldrich, creating Lot #1 consisting of 1.870 acres to remain with the existing house and Lot #2 consisting of 8.128 acres to remain vacant as a non-approved building lot requiring site plan approval. The property is located at 4811 Herendeen Road and is zoned A-80 Agricultural

(continues on back)

FINAL SUBDIVISION PLAT:

PB 0403-20 FINAL SUBDIVISION PLAT APPROVAL

NAME: DIANNE ALDRICH, 4811 HERENDEEN ROAD, SHORTSVILLE, NEW YORK 14548

LOCATION: 4811 HERENDEEN ROAD

ZONING DISTRICT: A-80 Agricultural

REQUEST: Final Two Lot Subdivision Plat approval of Land owned by Dianne Annetta Aldrich, creating Lot #1 consisting of 1.870 acres to remain with the existing house and Lot #2 consisting of 8.128 acres to remain vacant as a non-approved building lot requiring site plan approval. The property is located at 4811 Herendeen Road and is zoned A-80 Agricultural

SITE PLAN:

PB 0701-20 PRELIMINARY SITE PLAN APPROVAL

NAME: NEW ENERGY WORKS, 1180 COMMERCIAL DRIVE, FARMINGTON, NEW YORK 14425

LOCATION: 1180 COMMERCIAL DRIVE

ZONING DISTRICT: LI Limited Industrial

REQUEST: Preliminary Site Plan approval to erect a single story 9,600 square foot building to be used as storage of both finished and unfinished wood products, construction tools and equipment.

5. OTHER BOARD ACTIONS:

- a. **Redfield Grove Phase 2** – LOC Release No. 3
- b. **GLN Farmington Realty LLC**- LOC Grading Permit
- c. **Delaware River Solar** - Acknowledge receiving of comments on draft planning board resolution for a Special Use Permit, and a revised New York Community Solar Facilities Decommissioning Plan

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: August 5, 2020

TOWN OF
FARMINGTON



Planning Board Meeting Agenda
August 5, 2020 Meeting
7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:
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Or use this information to call in:

To dial in by phone: 1-646-307-1990
Conference ID: 935-915-647 #

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: Wednesday, August 5, 2020 for PB 1004-18 Delaware River Solar – Preliminary Site Plan and PB 1006-18 Delaware River Solar – Special Use Permit
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1004-18, PUBLIC HEARING, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road

ZONING DISTRICT: A-80 Agriculture

REQUEST: Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100

(continues on back)

Town of Farmington Planning Board

August 5, 2020

Page 2 of 2

PB 1006-18, PUBLIC HEARING, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road

ZONING DISTRICT: A-80 Agriculture

REQUEST: Special Use Permit Approval to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map #10.00-1-37.110.

5. OTHER BOARD ACTIONS:

- a. **GLN Farmington Realty LLC-** LOC Grading Permit
- b. DiFelice Industrial Complex – 90-day Extension
- c. Auburn Meadows Section 7N & 8N – Establishing a LOC

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: August 19, 2020

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

August 19, 2020 Meeting

6:30 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

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To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

1. OPEN MEETING
2. EXECUTIVE SESSION WITH LEGAL COUNSEL ON PENDING LITIGATION.
3. APPROVAL OF MINUTES
4. LEGAL NOTICES PUBLISHED: WEDNESDAY, AUGUST 12, 2020 for PB 0802-20 Venezia & Associates, Three Lot Preliminary Re-Subdivision Plat Application
5. ORDER OF BUSINESS

PRELIMINARY SUBDIVISION PLAT – PUBLIC HEARING:

PB 0802-20 PUBLIC HEARING, PRELIMINARY RE-SUBDIVISION PLAT APPROVAL

NAME: VENEZIA & ASSOCIATES 5120 LAURA LANE, CANANDAIGUA, NEW YORK 14424

LOCATION: 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Three Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 029.13-1-5.000, containing a total of 12.0938 acres of land; and as further to be identified as Re-Subdivision Plat Approval Lot #5 of the Pheasants Crossing Subdivision, owned by Fowler Family Trust. The proposed Action involves creating Lot #R-5A consisting of 1.541 acres, Lot #R-5B consisting of 4.181 acres, and Lot #R-5C consisting of 6.368 acres all of which are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued.

(continues on back)

6. OTHER BOARD ACTIONS:

- a. **Redfield Grove Phase 2** – LOC Release No. 3
- b. **Redfield Grove Phase 2** - LOC Release No. 4
- c. Report and recommendation to Town Board on proposed Local Law Establishing a Moratorium on Solar Collection Systems and Solar Farms.

DISCUSSION

7. OPEN DISCUSSION

Reports: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

8. PUBLIC COMMENTS

9. ADJOURNMENT OF MEETING

Next Meeting Date: September 2, 2020

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda
September 2, 2020 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

SITE PLAN:

PB 0801-20 PRELIMINARY SITE PLAN APPROVAL

NAME: ROCHESTER GAS & ELECTRIC, 18 LINK DRIVE, BINGHAMTON, NEW YORK 13902

LOCATION: Substation #168 located on State Street adjacent to the Village of Manchester

ZONING DISTRICT: GI General Industrial

REQUEST: Preliminary Site Plan approval to erect a single story 2,112 square foot Parkline metal building to be used as a new Gas-Insulated Switchgear (GIS) Control House and other related site improvements.

PB 0901-20 FINAL SITE PLAN APPROVAL

NAME: NEW ENERGY WORKS, 1180 COMMERCIAL DRIVE, FARMINGTON, NEW YORK 14425

LOCATION: 1180 COMMERCIAL DRIVE

ZONING DISTRICT: LI Limited Industrial

REQUEST: Final Site Plan approval to erect a single story 9,600 square foot building to be used as storage of both finished and unfinished wood products, construction tools and equipment.

5. OTHER BOARD ACTIONS:

- a. GLN Farmington Realty LLC – Acknowledge receiving Preliminary Site Plan Application PB 0903-20 and Designate Lead Agency
- b. Hathaway's Corners Phase 1 – Partial LOC Release #2
- c. Acknowledge receiving revised Special Use Permit Resolution, PB 1006-18, Delaware River Solar, dated September 2, 2020.
- d. Delaware River Solar, LLC – 90-Day Extension
- e. Monarch Manor Phase 2 – 90-Day Extension

(continues on back)

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: September 16, 2020

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda
September 16, 2020 Meeting
7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED: Wednesday, September 9, 2020
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARING:

PB 1004-18, PUBLIC HEARING, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522.

ZONING DISTRICT: A-80 Agriculture

REQUEST: Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100

NEW PUBLIC HEARING:

PB 0902-20 PUBLIC HEARING, PRELIMINARY RE-SUBDIVISION PLAT APPROVAL

NAME: JAMES FOWLER JR. 6176 HUNTERS DRIVE, FARMINGTON, NEW YORK 14425

LOCATION: 6240 PHEASANTS CROSSING, FARMINGTON, NEW YORK 14425

ZONING DISTRICT: RS-25 Residential

REQUEST: Preliminary Two Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 029.13-1-5.000, containing a total of 12.0938 acres of land; and as further to be identified as Re-Subdivision Plat Approval Lot #5 of the Pheasants Crossing Subdivision, owned by Fowler Family Trust. The proposed Action involves creating Lot #R-5A consisting of 7.909 acres and Lot #R-5B consisting of 4.181 acres both of which are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued.

(continues on back)

CONTINUED SPECIAL USE PERMIT:

PB 1006-18 SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522.

ZONING DISTRICT: A-80 Agriculture

REQUEST: Special Use Permit Approval to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map #10.00-1-37.110.

5. OTHER BOARD ACTIONS:

- a. Mertensia Road Property – Townhouse Project Concept Plan Presentation
- b. Phillips Landing – Amendment to Overall Cluster Development Site Plan
- c. Rules of Procedure – Discussion on Amendment to include Remote Meeting Policy & Procedures

DISCUSSION

6. OPEN DISCUSSION

Reports:

- Director of Development
- Code Enforcement Officer
- Town Highway/Parks Superintendent
- Town Water & Sewer Superintendent
- Town Engineer
- Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: October 7, 2020

PLEASE NOTICE THAT PLANNING BOARD MEMBER EDWARD HEMMINGER WILL BE PARTICIPATING IN THIS PUBLIC MEETING REMOTELY, VIA VIDEOCONFERENCING, FROM 335 HERSDEN LANE, ARNOLD, MD 21012, IN ACCORDANCE WITH THE TOWN'S ADOPTED REMOTE MEMBER POLICY AND PROCEDURES.

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda
October 7, 2020 Meeting
7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:
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Or use this information to call in:

To dial in by phone: 1-646-307-1990
Conference ID: 935-915-647 #

1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED: Wednesday, September 30, 2020
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARING:

PB 1004-18, PUBLIC HEARING, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522.

ZONING DISTRICT: A-80 Agriculture

REQUEST: Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100

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CONTINUED SPECIAL USE PERMIT:

PB 1006-18 SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522.

ZONING DISTRICT: A-80 Agriculture

REQUEST: Special Use Permit Approval to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map #10.00-1-37.110.

NEW PUBLIC HEARING:

PB 0903-20 PUBLIC HEARING, PRELIMINARY SITE PLAN APPROVAL

NAME: GLN FARMINGTON REALTY, LLC 1020 LEHIGH STATION ROAD, HENRIETTA, NEW YORK 14467

LOCATION: SOUTH SIDE OF NEW YORK STATE ROUTE 96, WEST OF NEW YORK STATE ROUTE 332, AND EAST OF MERTENSIA ROAD

ZONING DISTRICT: GB General Business, MTOD Major Thoroughfare Overlay District

REQUEST: Preliminary Site Plan Approval of Phase 1A to erect approximately 32,750 square feet of General Business space on the parcel identified as Tax Map 29.00-1-18.100. The property is zoned GB General Business and MTOD Major Thoroughfare Overlay District.

5. OTHER BOARD ACTIONS:

- a. Hathaway's Corners Phase 1 – LOC Release #2 Offsite Sanitary Sewer - Final

DISCUSSION

6. OPEN DISCUSSION

Reports:

- Director of Development
- Code Enforcement Officer
- Town Highway/Parks Superintendent
- Town Water & Sewer Superintendent
- Town Engineer
- Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: October 21, 2020

PLEASE NOTICE THAT PLANNING BOARD MEMBER EDWARD HEMMINGER WILL BE PARTICIPATING IN THIS PUBLIC MEETING REMOTELY, VIA VIDEOCONFERENCING, FROM 335 HERSDEN LANE, ARNOLD, MD 21012, IN ACCORDANCE WITH THE TOWN'S ADOPTED REMOTE MEMBER POLICY AND PROCEDURES.

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

October 21, 2020 Meeting

7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

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Or use this information to call in:

To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED: No legal notice was published for this meeting
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARING:

PB 0903-20 PUBLIC HEARING, PRELIMINARY SITE PLAN APPROVAL

NAME: GLN FARMINGTON REALTY, LLC 1020 LEHIGH STATION ROAD, HENRIETTA, NEW YORK 14467

LOCATION: SOUTH SIDE OF NEW YORK STATE ROUTE 96, WEST OF NEW YORK STATE ROUTE 332, AND EAST OF MERTENSIA ROAD

ZONING DISTRICT: GB General Business, MTOD Major Thoroughfare Overlay District

REQUEST: Preliminary Site Plan Approval of Phase 1A to erect approximately 32,750 square feet of General Business space on the parcel identified as Tax Map 29.00-1-18.100. The property is zoned GB General Business and MTOD Major Thoroughfare Overlay District.

(continues on back)

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

November 4, 2020 Meeting

7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

join.me/MRB_LBrabant

Or use this information to call in:

To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED:
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1004-18, PUBLIC HEARING, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522.

ZONING DISTRICT: A-80 Agriculture

REQUEST: Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100

(continues on back)

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

November 18, 2020 Meeting

7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

join.me/MRB_LBrabant

Or use this information to call in:

To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED: No legal notice was published for this meeting
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARING:

PB 0903-20 PUBLIC HEARING, PRELIMINARY SITE PLAN APPROVAL

NAME: GLN FARMINGTON REALTY, LLC 1020 LEHIGH STATION ROAD, HENRIETTA, NEW YORK 14467

LOCATION: SOUTH SIDE OF NEW YORK STATE ROUTE 96, WEST OF NEW YORK STATE ROUTE 332, AND EAST OF MERTENSIA ROAD

ZONING DISTRICT: GB General Business, MTOD Major Thoroughfare Overlay District

REQUEST: Preliminary Site Plan Approval of Phase 1A to erect approximately 32,750 square feet of General Business space on the parcel identified as Tax Map 29.00-1-18.100. The property is zoned GB General Business and MTOD Major Thoroughfare Overlay District.

(continues on back)

Town of Farmington Planning Board

November 18, 2020

Page 3 of 3

8. ADJOURNMENT OF MEETING

Next Meeting Date: December 2, 2020

PLEASE NOTICE THAT PLANNING BOARD MEMBER EDWARD HEMMINGER WILL BE PARTICIPATING IN THIS PUBLIC MEETING REMOTELY, VIA VIDEOCONFERENCING, FROM 335 HERSDEN LANE, ARNOLD, MD 21012, IN ACCORDANCE WITH THE TOWN'S ADOPTED REMOTE MEMBER POLICY AND PROCEDURES.

**TOWN OF
FARMINGTON**



Planning Board Meeting Agenda

December 2, 2020 Meeting

7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:

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To dial in by phone: 1-646-307-1990

Conference ID: 935-915-647 #

1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED: Wednesday, November 25, 2020
4. ORDER OF BUSINESS

NEW PUBLIC HEARING:

PB 1201-20 PUBLIC HEARING, PRELIMINARY SITE PLAN APPROVAL

NAME: RAMSS LLC, 728 EAST AVENUE, BROCKPORT, NEW YORK 14420

LOCATION: LOOMIS ROAD

ZONING DISTRICT: GI General Industrial

REQUEST: Preliminary Site Plan Approval to erect three single story self-storage buildings totaling approximately 12,900 square feet on the parcel identified as Tax Map 17.00-1-28.000.

5. OTHER BOARD ACTIONS:

- a. Redfield Grove Phase 2 – LOC Release #5
- b. Monarch Manor Section 2 – 90 Day Extension

(continues on back)

TOWN OF
FARMINGTON



Planning Board Meeting Agenda
December 16, 2020 Meeting
7:00 p.m.

THIS MEETING WILL BE HELD IN THE MAIN MEETING ROOM, AT THE TOWN HALL, 1000 COUNTY ROAD 8, FARMINGTON, NEW YORK 14425. THOSE NOT WISHING TO ATTEND MAY PARTICIPATE VIRTUALLY IN THE MEETING BEING CONDUCTED SIMULTANEOUSLY AT THAT TIME ON-LINE, OR OVER THE PHONE.

Join the meeting by clicking the following link:
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Or use this information to call in:

To dial in by phone: 1-646-307-1990
Conference ID: 935-915-647 #

1. OPEN MEETING
2. APPROVAL OF MEETING MINUTES
3. LEGAL NOTICE PUBLISHED: Wednesday, December 9, 2020
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARING:

PB 0903-20 PUBLIC HEARING, PRELIMINARY SITE PLAN APPROVAL

NAME: GLN FARMINGTON REALTY, LLC 1020 LEHIGH STATION ROAD, HENRIETTA, NEW YORK 14467

LOCATION: SOUTH SIDE OF NEW YORK STATE ROUTE 96, WEST OF NEW YORK STATE ROUTE 332, AND EAST OF MERTENSIA ROAD

ZONING DISTRICT: GB General Business, MTOD Major Thoroughfare Overlay District

REQUEST: Preliminary Site Plan Approval of Phase 1A to erect approximately 32,750 square feet of General Business space on the parcel identified as Tax Map 29.00-1-18.100. The property is zoned GB General Business and MTOD Major Thoroughfare Overlay District.

(continues on back)

Town of Farmington Planning Board
December 16, 2020
Page 2 of 3

NEW PUBLIC HEARING:

PB 1204-20 PUBLIC HEARING, PRELIMINARY SUBDIVISION APPROVAL

NAME: UNION CROSSING DEVELOPMENT, LLC, 2580 BAIRD ROAD, PENFIELD, NEW YORK 14526

LOCATION: North of County Road 41 and west of County Road 8

ZONING DISTRICT: LI Limited Industrial

REQUEST: Preliminary Three Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 42.00-1-54.120, containing a total of 33.66 acres of land; and as further to be identified as Re-Subdivision Plat Approval Lot R-2 of the Blackwood Industrial Park. The proposed Action involves creating Lot #R-2A consisting of 4.068 acres, Lot #R-2B consisting of 16.519 acres, and Lot #R-2C consisting of 13.072 acres all of which are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued.

SITE PLANS:

PB 1205-20 PRELIMINARY SITE PLAN APPROVAL

NAME: UNION CROSSING DEVELOPMENT, LLC, 2580 BAIRD ROAD, PENFIELD, NEW YORK 14526

LOCATION: County Road 8

ZONING DISTRICT: LI Limited Industrial

REQUEST: Preliminary Site Plan Approval to erect two (2) single story buildings thirty-nine feet in height. One building will be 216,000 square feet and the other building is to be 250,000 square feet including a future addition of 50,000 square feet. Total building square footage will be 466,000.

PB 1202-20 FINAL SITE PLAN APPROVAL

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522.

ZONING DISTRICT: A-80 Agriculture

REQUEST: Final Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100

SUBDIVISION:

PB 1203-20 FINAL FOUR (4) LOT SUBDIVISION APPROVAL

NAME: DELAWARE RIVER SOLAR, 140 EAST 45TH STREET, SUITE 32-B1, NEW YORK, NEW YORK 10017

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Subdivision Plat Approval, a four (4) lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land.

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