

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, April 20, 2022 • 7:00 p.m.

MINUTES—APPROVED

The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington’s YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).

The meeting was conducted at the Farmington Town Hall and via Zoom video conference.

R = Attended via remote video conference.

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

Board Member Excused: Aaron Sweeney

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

Attending:
Paul Gillette, A Safe Place Storage, 6025 Denny Drive, Farmington, N.Y. 14425]
Don Giroux, 1602 Cornfield Circle, Farmington, N.Y. 14425
Nicole Lake, WPIT, Project Manager, Fisher Associates, 180 Charlotte Street,
Rochester, N.Y. 14607—**R**
Donald Lewis Jr., P.E., DH Lewis Engineering PLLC, 3832 Cory Corners Road,
Marion, N.Y. 14505
Jeremy Stambovsky, TOMRA NY Recycling LLC, 5923 Loomis Road,
Farmington, N.Y. 14425—**R**

1. MEETING OPENING

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

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

2. APPROVAL OF MINUTES OF APRIL 6, 2022

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the April 6, 2022, meeting be approved.

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

3. LEGAL NOTICE

None.

4. CONTINUED PUBLIC HEARING: PRELIMINARY SITE PLAN

PB #0703-21 Continued Public Hearing: Preliminary Site Plan Application

Name: Loomis Road Industrial Park LLC, 120 Linden Oaks, Rochester, N.Y. 14625

Location: North side of Loomis Road between the New York State Thruway and Loomis Road

Zoning District: GI General Industrial and MTOD Major Thoroughfare Overlay District

Request: Preliminary Site Plan approval to develop Lot #4, a 4.672-acre site for a 12,600-square-foot building, and approval of related Overall Site Improvements to be installed within the 32.80-acre proposed 10-Lot Loomis Road Industrial Park, located along the north side of Loomis Road and the south side of the New York State Thruway (I-90)

This application was reviewed by the Project Review Committee on December 4, 2020; January 8, 2021; February 5, 2021; March 5, 2021; April 1, 2021; May 7, 2021; June 4, 2021; July 2, 2021; September 3, 2021; October 1, 2021; November 5, 2021; December 3, 2021; January 7, 2022; March 4, 2022; and April 1, 2022.

The Final Re-Subdivision Plat for the Loomis Road Industrial Park was approved with conditions by the Planning Board on July 7, 2021 (PB #0702-21).

On July 7, 2021, the Planning Board classified the Preliminary Site Plan application (PB #0703-21) as a Type I Action under the State Environmental Quality Review (SEQR) regulations, declared its intent to be designated as the SEQR Lead Agency for making the determination of significance upon this application, and established the SEQR 30-day coordinated review period from July 8, 2021, to August 9, 2021.

On August 18, 2021, the Planning Board opened the Public Hearing on the Preliminary Site Plan, designated itself as the Lead Agency for making the determination of significance upon this application, determined that this Action will not result in any significant adverse environmental impacts, and continued the Public Hearing to the meeting on September 15, 2021.

On September 15, 2021, the Planning Board approved the SEQR Criteria for Determining Significance, the Short Environmental Assessment Form Part 2—Impact Assessment, the Short Environmental Assessment Form Part 3—Determination of Significance; and continued the Public Hearing on the Preliminary Site Plan to the meeting on October 20, 2021.

On October 20, 2021, the Planning Board reconvened the Public Hearing on the Preliminary Site Plan and continued the Public Hearing to the meeting on November 17, 2021.

On November 17, 2021, the Planning Board reconvened the Public Hearing on the Preliminary Site Plan and continued the Public Hearing to the meeting on January 19, 2022.

On January 19, 2022, the Planning Board reconvened the Public Hearing on the Preliminary Site Plan and continued the Public Hearing to the meeting on March 16, 2022.

On March 16, 2022, the Planning Board reconvened the Public Hearing on the Preliminary Site Plan and continued the Public Hearing to the meeting this evening (April 20, 2022).

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Brand said that a letter was received today (April 20, 2022) from Connor Kilmer of DDS Companies Inc. (the applicant's engineer) requesting a 90-day extension to obtain signatures and map filing for the final re-subdivision plat which had been approved on July 7, 2021 (PB #0702-21).

Mr. Hemminger said that the applicant has not yet submitted the final re-subdivision plat for signatures and, therefore, has not yet filed the final re-subdivision plat in the Ontario County Clerk's Office.

Mr. Brand said that upon review of the Town Code, with the Attorney to the Town, it has been determined the final re-subdivision plat previously acted upon but never signed within the time provided for [180 days] has been determined to be null and void. He said that the

applicant must resubmit an amended final re-subdivision plat which addresses the original conditions of approval dated July 7, 2021. Mr. Brand said that the Planning Board will then be able to move to reapprove the final re-subdivision plat which would then allow the applicant to file the final re-subdivision plat in the Ontario County Clerk's Office prior to June 9, 2022. Then, on June 9th, the Code Enforcement Officer would then be able to schedule the two public hearings upon the Special Use Permit and Preliminary Site Plan approval for Lot #4 of the Loomis Road Industrial Park.

Mr. Hemminger said that this is the reason that the Planning Board cannot act upon the Preliminary Site Plan and the Special Use Permit applications this evening, and that these two applications [PB #0703-21 and PB #0804-21] must be continued to July 20, 2022.

Mr. Delpriore said that he spoke today with the applicant and with Mr. Kilmer [DDS Engineers], and that they realize that the Planning Board has been gracious in continuing these applications on a number of previous occasions. He said that the applicant and Mr. Kilmer indicated that they will be ready to submit the Preliminary Site Plan and the Special Use Permit materials by June 9, 2022, for the Planning Board agenda on July 20, 2022. Mr. Delpriore said that they assured him that this will be enough time for them to prepare the application materials.

Mr. Delpriore said that he will forward the final re-subdivision plat to the Planning Board and Town Staff for their reviews and the Planning Board's reapproval upon receipt from the applicant's engineer.

Mr. Hemminger said that the applicant may request a waiver of the fee for the resubmission of the final re-subdivision plat. He said that this would be up to the Town Board but that the final re-subdivision plat application would have to, at the latest, be on the agenda of the Planning Board meeting on May 18, 2022. This last date would enable time for approval, signatures and filing in the Ontario County Clerk's Office prior to the June 9, 2022, submission deadline for the Preliminary Site Plan and Special Use Permit applications for the Planning Board meeting on July 20, 2022.

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

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—CONTINUATION OF DELIBERATIONS**

PB #0703-21

APPLICANT: **Loomis Road Industrial Park LLC, 120 Linden Oaks,
Rochester, N.Y. 14625**

**Continuing the Public Hearing and the Board’s deliberations
upon this Action to July 20, 2022.**

ACTION: **Preliminary Site Plan Application, Lot #4, Loomis Road
Industrial Park, to operate a motor vehicle service facility in
accordance with the provisions in Chapter 165, Article VI,
Section 77 of the Farmington Town Code**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has tonight again opened the Public Hearing upon the above referenced application for approval of a Preliminary Site Plan for Lot #4, Loomis Road Industrial Park, hereinafter referred to as Action; and

WHEREAS, the Board has tonight received testimony on the above referenced application, which included information from the Town Code Enforcement Officer that the Final Re-Subdivision Plat (File #PB 0702-21), for the ten- (10-) lot re-subdivision project, has not been filed in the Ontario County Clerk’s Office within the time periods provided for in New York State Town Law and the Farmington Town Code.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to table any further discussion upon this Action at tonight’s meeting, and to continue the Public Hearing hereon to Wednesday, July 20, 2022, commencing at 7:00 p.m.; and to continue further public discussion and Board deliberation at that time provided the Applicant complies with the conditions set forth below herein.

1. The amended final re-subdivision plat map has been filed with the County Clerk’s Office.
2. There is documentation received from the County’s Real Property Tax Service Agency that a new Tax Map Account Number will be issued for proposed Lot #4.
3. No Preliminary Site Plan shall be approved by the Planning Board until the new Tax Map Account for Lot #4 has been provided and a revised preliminary site plan drawing has been submitted for review.

BE IT FINALLY RESOLVED that failure by the Applicant to obtain final re-subdivision plat approval and then file the final plat maps in the Office of the Ontario County Clerk for the ten (10) lot Loomis Road Industrial Project, on or before noon on Thursday, June 9, 2022, will result in the Planning Board, at its meeting on Wednesday, July 20, 2022, taking action to either continue this Public Hearing one more time, or disapproving without prejudice the application for Preliminary Site Plan approval for lot #4 based upon no ten- (10-) Lot subdivision plat having been recorded in the Office of the Ontario County Clerk’s

Office. Thus, no proposed Lot #4 exists that would permit this Board to take further action upon as requested.

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

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

Motion carried.

5. CONTINUED PUBLIC HEARING: SPECIAL USE PERMIT

PB #0804-21 Continued Public Hearing: Special Use Permit Application

Name: Loomis Road Industrial Park LLC, 120 Linden Oaks, Rochester, N.Y. 14625

Location: North side of Loomis Road between the New York State Thruway and Loomis Road

Zoning District: GI General Industrial and MTOD Major Thoroughfare Overlay District

Request: Special Use Permit to operate a motor vehicle service building upon Lot #4 of the Loomis Road Industrial Park Subdivision according to Chapter 165-77 of the Town of Farmington Codes.

This application was reviewed by the Project Review Committee on December 4, 2020; January 8, 2021; February 5, 2021; March 5, 2021; April 1, 2021; May 7, 2021; June 4, 2021; July 2, 2021; September 3, 2021; October 1, 2021; November 5, 2021; December 3, 2021; January 7, 2022; March 4, 2022; and April 1, 2022.

The Public Hearing on this application was opened on September 15, 2021, at which the State Environmental Quality Review (SEQR) classification was approved by the Planning Board (Type II Action).

Also on September 15, 2021, the Public Hearing on this application was continued to the meeting on October 20, 2021.

On October 20, 2021, the Public Hearing was continued to the meeting on November 17, 2021.

On November 17, 2021, the Public Hearing was continued to the meeting on January 19, 2022.

On January 19, 2022, the Public Hearing was continued to the meeting on March 16, 2022.

On March 16, 2022, the Public Hearing was continued to the meeting this evening (April 20, 2022).

Mr. Hemminger reconvened the Public Hearing on this application.

There were no comments or questions on this application this evening. (See discussion of the accompanying Preliminary Site Plan application, above.)

Mr. Hemminger then asked twice if anyone in the meeting room or on the Zoom video conference wished to speak for or against this application, or to ask questions. There were no requests from those in the meeting room or on the video conference.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
SPECIAL USE PERMIT—CONTINUATION OF DELIBERATIONS**

PB #0804-21

**APPLICANT: Loomis Road Industrial Park LLC, 120 Linden Oaks,
Rochester, N.Y. 14625**

**Continuing the Public Hearing and the Board’s deliberations
upon this Action to July 20, 2022.**

**ACTION: Special Use Permit Application, Lot #4, Loomis Road
Industrial Park, to operate a motor vehicle service facility in
accordance with the provisions in Chapter 165, Article VI,
Section 77 of the Farmington Town Code**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has tonight again opened the Public Hearing upon the above referenced application for approval for a Special Use Permit for Lot #4, Loomis Road Industrial Park, hereinafter referred to as Action; and

WHEREAS, the Board has tonight received testimony on the above referenced application, which included information from the Town Code Enforcement Officer that the Final

Re-Subdivision Plat (File #PB 0702-21), for the ten- (10-) lot re-subdivision project, has not been filed in the Ontario County Clerk’s Office within the time periods provided for in New York State Town Law and the Farmington Town Code.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to table any further discussion upon this Action at tonight’s meeting, and to continue the Public Hearing hereon to Wednesday, July 20, 2022, commencing at 7:00 p.m.; and to continue further public discussion and Board deliberation at that time provided the Applicant complies with the conditions set forth below herein.

1. The amended final re-subdivision plat map has been filed with the County Clerk’s Office.
2. There is documentation received from the County’s Real Property Tax Service Agency that a new Tax Map Account Number will be issued for proposed Lot #4.
3. No Special Use Permit shall be approved by the Planning Board until the new Tax Map Account for Lot #4 has been provided and a preliminary site plan drawing has been submitted for review.

BE IT FINALLY RESOLVED that failure by the Applicant to obtain final re-subdivision plat approval and then file the final plat maps in the Office of the Ontario County Clerk for the ten- (10-) lot Loomis Road Industrial Project, on or before noon on Thursday, June 9, 2022, will result in the Planning Board, at its meeting on Wednesday, July 20, 2022, taking action to either continue this public hearing one more time, or disapproving without prejudice the application for a special use permit for lot #4 based upon no ten- (10-) Lot subdivision plat having been recorded in the Office of the Ontario County Clerk’s Office. Thus, no proposed Lot #4 exists that would permit this Board to take further action upon as requested.

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

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

Motion carried.

6. CONTINUED PUBLIC HEARING: SPECIAL USE PERMIT

PB #0104-22 Continued Special Use Permit Application

Name: Paul Gillette, 6025 Denny Drive, Farmington, N.Y. 14425

- Location:** North side of Denny Drive and south of Collett Road
- Zoning District:** LI Limited Industrial
- Request:** Requesting a Special Use Permit in accordance with Chapter 165, Article VI, Section 84.1 of the Town of Farmington Codes. The applicant wishes to add seven (7) new self-storage buildings of varying sizes having a total of 49,295 square feet of mini-storage space and bringing the total number of self-storage buildings to fifteen (15) on the amended site.

This application was reviewed by the Project Review Committee on July 2, 2021; August 6, 2021; October 1, 2021; November 5, 2021; December 3, 2021; January 7, 2022; February 4, 2022; March 4, 2022; and April 1, 2022.

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

On March 2, 2022, the Public Hearing was reconvened, the Special Use Permit SEQR Classification (Type II Action) was recalled, the Special Use Permit was reclassified as an Unlisted Action, the Planning Board declared itself as the Lead Agency for the SEQR coordinated review of the Special Use Permit. The Special Use Permit application was continued to the meeting on March 16, 2022.

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

Also on March 16, 2022, the Public Hearing was continued to the meeting this evening (April 20, 2022).

On March 28, 2022, the Zoning Board of Appeals approved with conditions an Area Variance to Town Code Chapter 165, Article VI, Section 84.1 K, to construct a 17,030-square-foot single-story (conditioned) mini-warehouse building with a width of 131 feet. The Town Code limits the width of a mini-warehouse structure to 40 feet.

Mr. Hemminger reconvened the Public Hearing on this application.

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

Mr. Gillette said that there have been no changes in the current use [of the property] and that the criteria of compliance with the Special Use Permit have been provided. He said that he has no major comments and that he would be happy to answer questions.

Mr. Brand said that a draft resolution has been prepared for the board’s consideration this evening for approval of the Special Use Permit with the conditions of the findings of the board. He said that he is ready to go on this application.

Mr. Delpriore said that the applicant provided a list of the criteria contained in the Town Code for the Planning Board’s acceptance and approval of the Special Use Permit and that all conditions have been addressed. He said that the application this evening is straight-forward, that everything has been covered, and that he also is ready to go.

Mr. Ford and Mr. Brabant had no issues with the Special Use Permit.

Mr. Hemminger then asked twice if anyone in the meeting room or on the Zoom video conference wished to speak for or against this application, or to ask questions. There were no requests from those in the meeting room or on the video conference.

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

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the Public Hearing be closed.

Motion carried by voice vote. The Public Hearing on PB #0104-22 was closed.

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

**FARMINGTON PLANNING BOARD RESOLUTION
SPECIAL USE PERMIT**

PB #0104-22

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

ACTION: Special Use Permit Approval to: erect five (5) single-story mini-warehouse buildings ranging in sizes from 4,200 to 7,600 square feet in area; one (1) single-story conditioned (climate controlled) mini-storage warehouse building containing a total of 16,929 square feet in area; an open area of the site containing 11 proposed parking spaces, each having 300 square feet in area for a total of 3,300 square feet to be used for outdoor storage of vehicles; and other related site improvements, as shown on the portion of the site containing 4.75 acres of land along with other land, located south of Denny Drive, which contain a total of 5.1 acres for a combined overall total acreage of 9.76 acres, all of which are located along the east

side of Commercial Drive, the north and south sides of Denny Drive, and south of Collett Road.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight, continued the Public Hearing upon the above referenced Action from the March 2, 2022, meeting, and has received testimony upon the above referenced Action; and

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

WHEREAS, the Board, at its meeting on Wednesday, March 16, 2022, as the designated Lead Agency under the State's Environmental Quality Review (SEQR) Regulations, made a determination of non-significance upon the above referenced Action; and

WHEREAS, the Board has considered the testimony received at tonight's public meeting.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby make the following findings upon the above referenced Action and/or makes the following conditions of approval for this special use permit:

1. The Board finds that the site is zoned LI Limited Industrial and that mini-warehouse sites may be allowed as a special permit use in the LI Limited Industrial District.
2. The Board finds that the proposed expansion of the project site is not located within 1,500 feet of another existing mini-warehouse site.
3. The Board finds that the provision contained within §165-84.1 C. of the Farmington Town Code is not applicable to this proposed special use permit.
4. The Board finds that the provision contained within §165-84.1 D. of the Farmington Town Code is not applicable to this proposed special use permit.
5. The Board finds that the provision contained within §165-84.1 E. of the Farmington Town Code is not applicable to this special use permit.
6. The Board finds that the provision contained within §165-84.1 F. of the Farmington Town Code is not applicable to this special use permit.
7. The Board finds that the provision contained within §165-84.1 G. of the Farmington Town Code is not applicable to this special use permit since there is no storefront being proposed.

8. The Board finds that the provision contained within §165-84.1 H. of the Farmington Town Code is not applicable to this special use permit since there is no storefront being proposed.
9. The Board finds that the provision contained within §165-84.1 I. of the Farmington Town Code is not applicable to this special use permit. The Board finds the site contains more than the two acre minimum lot size, and the lot width exceeds the minimum 200 feet.
10. The Board finds that the provision contained within §165-84.1 J. of the Farmington Town Code is not applicable to this special use permit and determines that none of the proposed mini-warehouse buildings will have a maximum length greater than 200 feet.
11. The Board finds that the provision contained within §165-84.1 K. of the Farmington Town Code is not applicable to this special use permit since the Applicant has received an area variance from the Town Zoning Board of Appeals (ZBA) for the maximum width for the one conditioned building shown on the preliminary site plan to have a maximum width of 131 feet. Furthermore, as a condition of this special use permit, there is to be a general note added to the site plan drawing that references the ZBA's file number, and the date of approval.
12. The Board finds that the provision contained within §165-84.1 L. of the Farmington Town Code is not applicable since the Board hereby requires as a condition of its approval of this special use permit that there is to be no proposed mini-warehouse unit having less than 100 square feet in size.
13. The Board finds that the provision contained within §165-84.1 M. of the Farmington Town Code is not applicable since the Board hereby requires as a condition of its approval of this special use permit that there will not be any proposed mini-warehouse units having more than 300 square feet in size.
14. The Board finds that the provision contained within §165-84.1 N. of the Farmington Town Code is applicable and that the Board as a condition of approval for this special use permit requires not more than 30% of the total number of proposed mini-warehouse units will be less than 100 square feet in size, and not more than 30% shall be permitted along the exterior portion of a mini-warehouse structure that faces an adjacent public highway.
15. The Board finds that the provision contained within §165-84.1 O. of the Farmington Town Code is not applicable to this special use permit since the site is not located within a mapped GB General Business District.
16. The Board finds that the provision contained within §165-84.1 P. of the Farmington Town Code is being met and that there is hereby established a condition of approval that all proposed mini-warehouse buildings are to be set back 100 feet from the adjacent Collett Road and Commercial Drive rights-of-way.

17. The Board finds that the provision contained within §165-84.1 Q. of the Farmington Town Code is applicable and that there is hereby established a condition of approval of this special use permit that no outdoor storage of materials or goods shall be allowed on the site.
18. The Board finds that the provision contained within §165-84.1 R. of the Farmington Town Code is being met and that there is hereby established a condition of approval of this special use permit that the proposed mini-warehouse site shall be surrounded by a six-foot-high fence with one point of gated public entry from Denny Drive, and that there is to be two points of swing-gate type entries, to be supported by posts installed outside of and over the existing sanitary sewer easement, and that furthermore these two (2) gates are to be used only for emergency vehicle access to the site.
19. The Board finds that the provision contained within §165-84.1 S. of the Farmington Town Code is applicable and that a condition of this special use permit approval shall be that the entire site, including all mini-warehouse units, will be accessible to the Code Enforcement Officer and the Fire Marshal for inspections as required elsewhere under the State's Uniform Code.
20. The Board finds that the provision contained within §165-84.1 T. of the Farmington Town Code is applicable and that a condition of this special use permit approval shall be that all mini-warehouse structures are to have their exterior walls that face or are visible from along a public right-of-way, consist of decorated brick or stone design approved by the Planning Board as part of final site plan.
21. The Board finds that the provision contained within §165-84.1 U. of the Farmington Town Code is applicable and that a condition of this special use permit approval shall be that all mini-warehouse sites shall be maintained free of liter or debris.
22. The Board finds that the provision contained within §165-84.1 V. of the Farmington Town Code is applicable and that a condition of this special use permit approval shall be adequate parking for the existing storefront is to be shown on the site plan drawing which is separate from the parking areas for the mini-warehouse units.
23. The Board finds that the provision contained within §165-84.1 W. of the Farmington Town Code is applicable and that a condition of this special use permit approval shall be that all site lighting shall be approved by the Planning Board as part of site plan approval.
24. The Board finds that the provision contained within §165-84.1 X. of the Farmington Town Code is applicable and that a condition of this special use permit approval shall be that the entire mini-warehouse site shall be maintained free of litter and debris, and that no outdoor storage of wood pallets shall be allowed outside the enclosed site dumpster.
25. The Board finds that the provision contained within §165-84.1 Y. of the Farmington Town Code is applicable and that a condition of this special use permit approval

shall be that the defined area for site landscaping is to be shown on a drawing that is to be part of the set of final site plan drawings approved by the Planning Board, and that all landscaped areas shall be maintained and that all landscape plantings are to be maintained or replaced during the life of the project.

26. The Board finds that the provisions contained within §165-84.1 Z. of the Farmington Town Code is applicable and that a condition of this special use permit approval shall be that the landscaped areas across the frontage of the site and along any side or rear yard portion of the site shall be shown on a drawing that is to be part of the set of final site plan drawings approved by the Planning Board, and that all landscaped areas shall be maintained and that all landscape planting are to be maintained or replaced during the life of the project.
27. The Board finds that the provisions contained within §165-84.1 AA. of the Farmington Town Code is applicable and that a condition of this special use permit shall be that the final site plan shall require the installation of a five-foot-wide concrete sidewalk, within the right-of-way of Commercial Drive which shall be extended to the south property line in accordance with the specifications contained in the Town's Site Design and Development Criteria, and shown on the final site plan drawings, prior to the issuance of a Certificate of Compliance for this Project.
28. The Board finds that the provisions contained within §165-84.1 BB. of the Farmington Town Code is applicable and that a condition of this special use permit shall be that all Commercial Speech signage shall be shown on the set of final site plan drawings and said signage shall comply with the provisions within §165-43 B. of the Farmington Town Code.
29. The Board finds that the provisions contained within §165-84.1 CC. of the Farmington Town Code is applicable and that a condition of this special use permit shall be that all non-Commercial Speech signage that identifies the owner(s) and their telephone number(s) and/or email address shall be shown on the set of final site plan drawings. Furthermore, in the event ownership of this project changes, then the new owners shall have 30 calendar days from the date of ownership to change the contact information signage.
30. The Board finds that the provisions contained within §165-84.1 DD. of the Farmington Town Code is applicable and that a condition of this special use permit shall be that the final site plan drawings are to identify the location of the project's information sign and a detail of said signage. Furthermore, in the event ownership of this project changes, then the new owners shall have 30 calendar days from the date of ownership to change the contact information signage.
31. The Board finds that the provisions contained within §165-84.1 EE. of the Farmington Town Code is applicable and that a condition of this special use permit shall be that the final site plan drawings are to identify the location(s) on the site where snow storage will be. Said storage area shall be located such as not to interfere with

internal circulation of emergency vehicles and users of the facility, and shall not be allowed to be stockpiled within the sanitary sewer easement area of the site.

- 32. The Board finds that the provisions contained within §165-84.1 FF. of the Farmington Town Code is applicable and that a condition of this special use permit shall be that the final site plan drawings are to identify the internal roadway circulation designed to accommodate access throughout by emergency vehicles.

BE IT FURTHER RESOLVED that any other use of this site, beyond what is currently identified and under consideration at this time, shall be subject to the issuance of a separate special use permit.

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

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

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

Motion carried.

7. CONTINUED PRELIMINARY SITE PLAN

PB #0803-21 Continued Preliminary Site Plan Application

Name: Paul Gillette, 6025 Denny Drive, Farmington, N.Y. 14425

Location: North side of Denny Drive and south of Collett Road

Zoning District: LI Limited Industrial

Request: Preliminary Site Plan approval to erect seven (7) new single-story storage buildings of various sizes ranging from 3,000 square feet to 15,295 square feet, totaling approximately 49,295 square feet.

This application was reviewed by the Project Review Committee on July 2, 2021; August 6, 2021; October 1, 2021; November 5, 2021; December 3, 2021; January 7, 2022; February 4, 2022; March 4, 2022; and April 1, 2022.

On August 4, 2021, the Planning Board began the consideration of this application and continued the discussion to the meeting on September 15, 2021.

On September 15, 2021, the Planning Board approved the State Environmental Quality Review (SEQR) classification for the Preliminary Site Plan (Unlisted Action) and requested that the applicant submit a revised Short Environmental Assessment Form. The consideration of the Preliminary Site Plan was then continued to the meeting on October 20, 2021.

On October 1, 2021, Mr. Gillette attended the Project Review Committee (PRC) meeting at which he was informed of additional requirements to comply with new provisions of the Town Code which were recently approved by the Town Board related to fire suppression sprinklers.

On October 20, 2021, the consideration of the Preliminary Site Plan application was continued to the meeting on December 15, 2021.

On December 15, 2021, no action was taken upon the Preliminary Site Plan.

On January 19, 2022, the consideration of the Preliminary Site Plan application was continued to the meeting on March 2, 2022.

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

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

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

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

Mr. Hemminger said that he went out on a limb and that the board is committed to having a resolution to approve the Preliminary Site Plan with conditions at the next meeting on May 4, 2022. He said that the draft resolution which has been prepared for the board's consideration this evening is to continue the application to the next meeting to provide time to address concerns which have been brought up by the Town staff regarding stormwater and sanitary sewer issues, and other outstanding issues.

Mr. Gillette asked why the board could not act upon the Preliminary Site Plan this evening. Mr. Hemminger said that the board intends to act upon the application at their next meeting, on Wednesday, May 4th. Mr. Gillette said that he would be happy to answer any questions on the application this evening.

Mr. Delpriore said that the staff will continue to work with Mr. Gillette and with Mr. Lewis on the Preliminary Site Plan application. He said that they are in a good place to be able to take action at the next meeting [of the Planning Board].

Mr. Hemminger referred to a memorandum submitted by Mr. Brand on April 18, 2022, regarding Mr. Brand's review of the Preliminary Site Plan drawing, i.e.:

Sheet #1	Preliminary Overall Site Plan
Sheet #1A	Preliminary Overall Grading Plan
Sheet #2	Preliminary Site Plan
Sheet #3	Preliminary Utility Plan
Sheet #4	Preliminary Grading and Erosion Control Plan
Sheet #5	Preliminary Landscaping/Lighting Plan
Sheet #6	Preliminary Commercial Drive Extension Plan
Sheet #7	Preliminary Commercial Drive and Site Plan Detail Sheet
Sheet #8	Preliminary SWPPP Details

(See memorandum in the project file.)

Mr. Hemminger said that there are comments [in Mr. Brand's memorandum] which Mr. Lewis could, at this time, easily add to the project's drawings prior to the Board's final site plan review. He requested that Mr. Lewis keep these comments in mind.

Mr. Ford said that he is okay with the turnaround as it is presented on the plans. Mr. Lewis said that he appreciated this. Mr. Hemminger requested that the detail drawing of the hammerhead on the plans [Appendix H-9.0, Town Site Design and Development Criteria] should be removed. Mr. Lewis said that he was instructed to include this on the plans. Mr. Hemminger said that he understands this and that he just trying to provide Mr. Lewis with some advice, that since the Town Highway Superintendent has accepted an alternative design, it would be confusing to have the hammerhead design detail showing something different. Mr. Lewis said that he understands the confusion and will remove the design detail from the final site plan drawing.

Mr. Hemminger then asked Mr. Brabant to provide information on stormwater, sanitary sewer and other issues affecting this application.

Mr. Brabant delivered the following statement into the record of the meeting:

“MRB Group did issue a comment letter dated February 9th that is on the preliminary overall plans as provided to us, the SWPPP, the drainage and the Special Use Permit application. That is one reason why we didn't issue another preliminary comment letter before tonight's meeting because the applicant did provide revised plans addressing, let's say, most or some of those comments in verbal form, and then I haven't had a chance to go through all of the technicalities of it all. But I focused my efforts on storm-

water and a couple of questions that were raised by the board and staff at previous meetings.

“With that being said, one of those items was stormwater, obviously, and, so, I think it’s important for the board to understand stormwater as it relates to any and every project. When stormwater requirements are—when there is a stormwater requirement mitigation for water quality and quantity control elements related to a project that disturbs more than one acre of soil—we have to do this process. This process takes from the start of the project to the very end after the board gives an approval—it’s still being worked on. The way we review the application is—almost never has a stormwater in its full capacity been ironed out before you guys get a plan for review at the preliminary level. The applicant and the design engineer provide us documentation so that we can review to make sure 1) they’re moving toward that goal of providing the full extent possible of the mitigation measures needed in order for it to be compliant with the Town’s criteria and the DEC [New York State Department of Environmental Conservation] criteria.

“So, when we review it, we make sure they’re going that level, because if they’re not, then that’s when I raise the red flag and say okay, because if they’re not choosing to go that route, that means they’re proposing an alternative measure that requires additional review by DEC outside of our control.

“Ninety percent, if not 100 percent of the applications that we’ve been getting, are heading toward fully compliant with the Town’s criteria and DEC’s criteria. So, when we comment on it, a lot of times I have technical comments related to stormwater, hydrology modeling, certain drainage plans, certain elevations, and so on. It’s not because the project itself isn’t compliant, it’s that certain elements have to be provided for us to verify that the calculations provided make sense. They’re all working toward that goal. This project, in particular, is working toward that goal.

“I could tell you that as of right now I don’t have any issues when them being fully compliant with the Town stormwater requirements and the New York State DEC stormwater requirements. They’re going to meet the minimum criteria necessary in order for us to provide an approval and an MS4 approval for it at the end of the day, assuming they were to get final approval.

“I cannot sign the plans, I cannot sign the MS4 form, I cannot approve the SWPPP unless they do that. I don’t have any issues with the design mechanisms that they’re proposing on the site in terms of bio and the water quality measures that they’re proposing to do. I think they’re sized to handle all the site improvements that are proposed. Now, how it’s functioning from one side to another side in terms of capturing—that’s what we’re working on.

“One of the items that was of a concern was that pipe that crosses the force main. The reason why that was held up for as long as I believe it was is because for a long time the Town was saying we can’t have any pipes crossing it. That caused a red flag to go up, to say okay, until we solve that concern—whether we can put a pipe across it—I can’t authorize moving forward through staff review on drainage because that could result in something different being provided.

“As we got more information related to that, we now found out the Town will allow a pipe to go across that force main. Now, with that being said, there are still criteria that have to be met, there’s still separation criteria. As we do on every project that has a crossing of a pipe, there’s minimum height requirements they have to have. This project will do that. We are working on the sizing of that pipe to verify—to give us as much flexibility in that coverage as possible. So we can reduce the pipe sizes that are being proposed to two pipes in a smaller size still meeting the same criteria that we’re working with and giving them the maximum coverage of that pipe over the force main where needed, if we need to. That is something that we’re still working through.

“I also believe that—if worse case came to it—where we found out later on that they couldn’t get the pipe across that because the force main—which we don’t know the depth of that force main yet—if it’s too shallow, or they can’t go under it or above it, I do believe there’s a way for us to eliminate this pipe and get water to that facility without there being an issue that they can’t resolve stormwater related.

“So, at the end of the day, I have no issues with the board moving forward with a primary approval if that is what you guys are going to move forward with, with the understanding that: 1) stormwater on the site isn’t going to be an issue; 2) we can resolve the crossing of that force main either by reducing the pipe size to two smaller pipes meeting the criteria or removing it all together and doing sheet flow across the top of it if necessary.

“So that’s stormwater.

“As it relates to—there were some questions I know on green space criteria which is a concern of this board on every project that comes before you. We did rough calculations on [?] based on the applicant’s [?] that’s provided. The total site area is reported 9.76 plus or minus acres, correct, that’s the full lot. The impervious area—now this is worded differently, but I’ll try to summarize it—the impervious area with the pond is approximately 6.29 acres. So that’s all hard surfaces including the pond. That comes to 6.28 acres which is 64.4 percent area of coverage, leaving 35.6 percent green space without the pond. That’s the impervious surface without the pond be-

ing calculated in. So the pond would be part of the green space calc, which gave is 35.6 percent.

“Then we did another one. The impervious area with the pond included is 6.49 acres, which is 66.5 percent, leaving 33.5 percent—give or take—of green space.

“Then we did a third one which is the impervious surface with the pond and all the other stormwater mechanisms—the bioswales and so on—area included, which is approximately 6.75 acres of impervious surface, creating 69.2 percent impervious surfaces leaving 30.8 percent green space which would then include the pond and the bio area, which I think complies with code. It’s close, but it gives you a better accurate understanding of what that green space is that’s out there.

“If at any point in time, the project—going forward, and I’m not speaking in steps we have or the applicant and the board—from my understanding is that as this plan further evolves and changes, that number still has to be reviewed because if it does go below that would cause them to have to go another route, or amend it, or go through a different process.”

Mr. Hemminger said that in a Town staff meeting today the Water and Sewer Superintendent requested that a condition of approval be included [in the Preliminary Site Plan approval resolution] that he will review the resolution regarding this [the crossing of the force main]. Mr. Hemminger requested that Mr. Brand work with the Water and Sewer Superintendent on the text of this condition of approval.

Mr. Brabant said that the location of the force main must be verified and that the proper separation [between the force main and the stormwater pipe] must be determined. He said that this will have to be done prior to the approval of the Final Site Plan.

Mr. Hemminger said that since a piece of Town-owned equipment remains out of service, the Town hired Villager Construction to bring their equipment to the site (April 19, 2022) but that the contractor was not able to locate the force main and could not provide the data which the Water and Sewer Superintendent required. Mr. Hemminger said that there will have to be additional work done to determine the location and the depth of the force main.

Mr. Brabant said that there was a great deal of bedrock that was encountered which prevented the contractor from locating the force main.

Mr. Bellis asked if this will delay the Final Site Plan approval. Mr. Brabant said that the Water and Sewer Superintendent requires that the force main be located and that its depth must first be determined to enable the proposed drainage pipes to be installed.

Mr. Delpriore said that the Town has an alternate plan is in place [to determine the location and depth of the force main]. Mr. Hemminger said that there are ways to make this deter-

mination and that it must be completed prior to Final Site Plan approval. Mr. Delpriore said that the Town staff recently has been reduced due to several employees having contracted COVID-19. He said that they will be back next week and that the the work [on the location of the force main] will resume at that time.

Mr. Hemminger requested that board members provide comments on the Preliminary Site Plan to the Town staff as soon as possible.

Mr. Viets asked about vehicle parking on Denny Drive and if the parking area could be relocated inside the fence line. Mr. Lewis said that he and Mr. Brabant are reviewing drainage measures from the original design [of the property] and that there may be drainage [structures] in this area from the original phase of the project. He said that they will have to determine if there is a stormwater feature in this area or if it just a stormwater collection area. Mr. Gillette said that all of their drivers back into the parking spaces and pull out, and that other than his employees there are few motorists using this area in the winter.

Mr. Viets asked about landscaping, shrubs and mulching. Mr. Lewis said that a mulch bed will be added. Mr. Gillette said that even their pine trees have mulched beds around them.

Mr. Viets asked about the bump-ends of the building. Mr. Gillette explained the locations of water and air-conditioning units. He said that these features will be similar to the features on the existing buildings.

Mr. Viets said that he will review photometric labels and several other items on the Final Site Plan.

Mr. Viets also asked about spill way elevations. Mr. Brabant said that these will be doubled checked on the plans. He said that spill way elevations were among the topics in the MRB Group engineering comment letter of February 9, 2022.

Mr. Bellis asked about garbage which may have been piled up outside the dumpster enclosure. Mr. Gillette said that Mr. Bellis probably saw neatly stacked wood pallets which are piled next to the dumpster enclosure for people to pick up. He said that tenants are not permitted to use the dumpster and that any garbage will be removed. Mr. Gillette said that furniture and other deliveries are often made on the wood pallets. He said that the pallets are made available to those who would like to pick them up.

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

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

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

PB #0803-21

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

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

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight continued the Public Hearing upon the above referenced Action from the March 16, 2022, meeting; and

WHEREAS, the Board has now received notification, dated April 14th, from the Town of Farmington’s Acting Water and Sewer Superintendent, that the Town has retained Villager Construction, to determine on Tuesday, April 19th, the depths (top and bottom) of the existing sanitary sewer force main that bisects the project site; and

WHEREAS, this information is required to allow for a determination to be made by the Town that provides for a minimum separation of eighteen (18) inches between the top (or bottom) of the existing sanitary sewer force main and the design for the proposed storm water line(s) crossing through this existing easement area; and

WHEREAS, if there cannot be designed a minimum separation of eighteen (18) inches between the force main (either top or bottom) and the proposed storm water line(s) then an alternative design will be required to be prepared; and

WHEREAS, the Board has also considered the testimony received at tonight’s Public Hearing.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Board does hereby continue tonight’s Public Hearing and its deliberations upon the proposed preliminary site plan application to the May 4, 2022 Planning Board meeting, to allow time for the Acting Town Water and Sewer Superintendent to meet with the Town Engineer and to discuss the results of the determination of the depths of the existing sanitary sewer force main, and if necessary, notify the Board that an alternative design solution for the crossing of this sanitary sewer force main easement area with storm water pipes for the proposed mini-warehouse project will be required.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide copies of this resolution to the Applicant; the Applicant’s Engineer; Town Staff; and the Town’s Engineers, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC.

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

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

Motion carried.

9. PLANNING BOARD ACTION ITEMS

A. CountryMax Project: Letter of Credit Establishment:

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
COUNTRY MAX PROJECT
LETTER OF CREDIT ESTABLISHMENT**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated April 12, 2022, from Lance S. Brabant, CPESC, Director of Planning & Environmental Services, MRB Group, D.P.C., the Town Engineer, to approve a Letter of Credit for site improvements for the above referenced project; and

WHEREAS, said request has also been reviewed and accepted by the Town Construction Inspector; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Con-

struction Inspector and the Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to establish of letter of credit in the total amount of \$417,376.60.

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

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

Motion carried.

B. TOMRA NY Recycling LLC: Letter of Credit Establishment:

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, 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
TOMRA NY RECYCLING PROJECT
LETTER OF CREDIT ESTABLISHMENT**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated April 14, 2022, from Lance S. Brabant, CPESC, Director of Planning & Environmental Services, MRB Group, D.P.C., the Town Engineer, to approve a Letter of Credit for site improvements for the above referenced project; and

WHEREAS, said request has also been reviewed and accepted by the Town Construction Inspector; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineers, does hereby recommend that the Town

Board take formal action to approve the request to establish of letter of credit in the total amount of \$140,158.42.

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

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

Motion carried.

C. Review of Draft Amendments for a Local Law: Special Use Criteria for Mini-Warehouse Sites:

Board members continued the discussion of the proposed text amendments to Town Code Chapter 165, Articles II and VI, related to mini warehouse regulations which were initially discussed at the Planning Board meeting on April 6, 2022.

Among the additional topics discussed this evening were fencing, outdoor storage and solar panels.

Mr. Hemminger said that he was okay with the amendments and the board's comments in general, and that at this point the further revision and adoption of the amendments would be up to the Town staff and the Town Board.

Mr. Brand said that the Town staff will meet tomorrow (April 21, 2022) at 10:30 a.m. to discuss the amendments in further detail.

10. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand reported on the following topics:

- The Town Board will conduct a Public Hearing on Tuesday, April 26, 2022, on the Farmington Market Center Incentive Zoning application. Mr. Brand said that he expects that public comments on the equity of transportation improvements in the vicinity of the Farmington Market Center on State Route 96 may be discussed. Mr. Brand said that he has prepared a response letter on this topic for one of the attorneys.

Mr. Hemminger asked if an updated traffic study has been submitted for this project. Mr. Brand said that an updated traffic study has not been submitted.

- The Town Agricultural Advisory Committee will meet tomorrow evening (April 21, 2022) to discuss the State Farmland Protection Grant Program and proposed Agricultural Conservation Districts for the Town.
- Mr. Hemminger asked about solar applications. Mr. Brand said that no new solar applications have been submitted to date.

Code Enforcement Officer:

Mr. Delpriore extended appreciation to the board members for their comments on the proposed mini warehouse Town Code text amendments.

He then reviewed the agenda for the Planning Board meeting to be held on May 4, 2022, as follows:

- A Safe Place Storage Preliminary Site Plan (continued from the meeting this evening).
- David and Angela Capps Two-Lot Subdivision Plat, 768 Hook Road (the Preliminary Two-Lot Subdivision Plat was approved on March 16, 2022).
- O&L realty LLC (property owner O&L Realty & Farmbrook Homes Association): Re-subdivision of 46 existing residential lots in the developed section of the Farmbrook Subdivision and one lot owned by the Farmbrook Homeowners Association to accommodate 46 homes and a stormwater management pond to address increased runoff from the remaining 71 lots in the subdivision.

Mr. Delpriore said that a Pre-Construction Meeting will be held tomorrow (April 21, 2022) for the Delaware River Solar project which is planned at the southwest corner of Yellow Mills Road and Fox Road. He said that completion of this meeting will enable the applicant to apply for building permits and to begin moving on this project. Mr. Hemminger asked if the solar application was still in litigation. Mr. Brand said that the residents who brought an Article 78 proceeding have filed an appeal for which the six-month time period ends on May 15, 2022. Mr. Brand said that the time period may be extended by the appellate court.

Town Highway and Parks Superintendent:

Mr. Ford said that the Highway Department is continuing to sweep roads and work on the water line project on Canandaigua–Farmington Town Line Road. He said that there are a number of utilities along the road which must be located.

Mr. Ford also said that several employees have contracted COVID-19. He said that he is looking forward to having a full staff next week upon their return to work.

Town Engineer:

Mr. Brabant said that MRB Group will make sure that the Town staff and the board are informed about projects which have been referred to the Town Engineer for engineering comment letters. He said that he will also see that the comment letters are included in the board members' packets for review.

Board Members:

Mr. Bellis asked about the status of work at the GLN Farmington Realty site on the south side of State Route 96 east of the Farmington Market Center. Mr. Delpriore said that the applicant pulled all the staff off this project and began work at the Cerone Incentive Zoning Project (MIII Enterprises) site on State Route 332. He said that he does not know the reason why work on the GLN Farmington Realty site has stopped. Mr. Brabant said that the site must be stabilized within seven days if the the ground is not being worked. Mr. Delpriore said that the applicant is in notice of violation at this time and that a violation will be issued if the site is not stabilized. Mr. Brabant said that there have been some weather issues on this project site, as well.

Mr. DeLucia asked about the arrangements for attendance at the Southern Tier West Regional Planning and Development Board's 27th Annual Local Government Conference to be held at Houghton College on June 9, 2022. Registration deadline is June 1, 2022. Mr. Delpriore said that Ms. Daniels in the Supervisor's Office will assist in registration and payment of the registration fee.

Mr. Viets said that the Genesee/Finger Lakes Regional Planning Council will hold an in-person Spring Local Government Workshop on Friday, May 13, 2022, at Genesee Community College in Batavia, N.Y. Registration closes on April 29, 2022. Mr. Delpriore said that Ms. Daniels also can assist with this registration for those wishing to attend. For more information about this conference, contact Emily Royce at the Genesee/Finger Lakes Regional Planning Council, eroyce@gflrpc.org.

Mr. DeLucia asked if attendance credit will be awarded for board members who are unable to attend the live video sessions of the 2022 Municipal Bootcamp programs but who complete the online sessions at a later time. Mr. Brand said that he will check with Supervisor Ingalsbe regarding this.

8. PUBLIC COMMENTS

Mr. Giroux (1602 Cornfield Circle) asked about the topsoil pile on the Cerone Incentive Zoning Project (MIII Enterprises) construction site on the west side of State Route 332 at the corner of Carmen’s Way. He said that it appears that this stockpile is almost as high as the previous stockpile which was stored on the site and that he anticipates that the dirt will begin blowing during the summer months. Mr. Bellis asked about the installation of a silt fence around all sides of the stockpile. He said that currently a silt fence only has been installed along the State Route 332 road frontage and that the stockpile is very close to the paved pathway to the Auburn Trail [between the applicant’s property at the Cobblestone Arts Center]. Mr. Hemminger requested that the Town staff look into this. Mr. Delpriore said that the staff will do so.

(See reference in Planning Board minutes, January 19, 2022, p. 19, regarding the applicant’s engineer’s comments on the amount of topsoil on the property, i.e., “*Mr. Destro said that topsoil test pits were made on the property to assess the depth of the topsoil. He said that most of the topsoil in the northern portion of the site has been removed and that little or no topsoil remains in this area. The southern portion of the site has about six inches of topsoil remaining. Mr. Destro said that based upon the test pit results they do not anticipate a topsoil remaining that would be as large as had occurred during the previous construction projects on this site.*”)

9. TRAINING OPPORTUNITIES

■ 2022 Municipal Bootcamp:

Hancock Estabrook and MRB Group are offering a free annual training program to assist local governments, municipal officials, and planning and zoning boards. The program will include 10 hours of remote training designed to provide a comprehensive education that encompasses all aspects of municipal governance. Each program in the series will be provided remotely on the fourth Thursday of each month with subject matter experts from MRB Group and knowledgeable attorneys from Hancock Estabrook LLP. Topics will be ively, useful and—potentially as important—qualify for the education requirements for members of planning boards and zoning boards of appeal.

Remaining sessions in 2022:

Thursday, April 28, 2022, 6:00 p.m. to 7:00 p.m.

Here Comes the Sun: Shaping Solar and Battery Storage Projects

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

Keep the Grass Green and the Water Clean: Your Role in SEQR Review

Thursday, June 23, 2022, 6:00 p.m. to 7:00 p.m.

How it All Fits Together: Long-Range Plans and Near-Term Challenges

Thursday, July 28, 2022, 6:00 p.m. to 7:00 p.m.

Ask Us Anything: Hot Topics in Planning, Zoning and Community Development

Thursday, September 22, 2022, 6:00 p.m. to 7:00 p.m.

What Not to Say and What Really Not to Do: Avoiding Sexual Harassment

Thursday, October 27, 2022, 6:00 p.m. to 7:00 p.m.

A History Lesson: Managing Projects with Historic Significance

Thursday, December 22, 2022, 6:00 p.m. to 7:00 p.m.

Santa's Nice and Naughty List: The Best and Worst of 2022

Select this link for the 2022 Municipal Bootcamp information page. RSVP and registration tab are at the bottom of the website page.

<https://www.hancocklaw.com/events/the-2022-municipal-bootcamp/>

■ New York Planning Federation Recorded Webinars:

For information: (518) 512-5270 or nypf@nypf.org

The Essentials of Planning and Zoning:

Introduction to Planning, Zoning and Land Use

Everything You've Ever Wanted to Know About Preparing a Comprehensive Plan

Understanding and Applying SEQRA (NY State Environmental Quality Review Act)

The What, Why, and How of Site Plan Review

Common Mistakes and Mishaps in Site Plan Review

Meeting Process and Communication:

Enhancing Transparency Effectiveness in Planning Proceedings

Innovations and Best Practices for Planning/Zoning Boards

Engaging Diverse Communities and Dealing with Difficult People

Working with Elected Officials and Understanding Everyone's Role in Planning

The Open Meetings Law for Zoning and Planning Boards, Part 2

Working with Developers to Foster Investment in the Community

Communication, the Media and Social Media

Open Government and Planning and Zoning Decision Making

■ General Code e-Code

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.

Information:

<https://www.generalcode.com/training/>

■ Future Training Opportunities Online:

Ontario County Planning Department website now lists upcoming training:

<https://www.co.ontario.ny.us/192/Training>

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:00 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, May 4, 2022, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and via remote video conference.

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

Respectfully submitted,

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