

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, August 4, 2021 • 7:00 p.m.**

## **MINUTES—APPROVED**

*The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months.*

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

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

**Board Member Excused:** Shauncy Maloy

**Staff Present at the Town Hall:**

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  
Don Giroux, Town of Farmington Highway and Parks Superintendent

**Applicants Present at the Town Hall:**

James Fowler, 6176 Hunters Drive, Farmington, N.Y. 14425  
Jerry Goldman, Esq., Woods Oviatt Gilman LLP, 700 Crossroads Building, 2 State Street,  
Rochester, N.Y. 14614  
Christopher V. Kamar, P.E., Member/Owner, APD Engineering/Architecture,  
615 Fishers Run, Victor, N.Y. 14564  
Matt Tomlinson, CPESC Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614

**Others Present at the Town Hall:**

None

**Others Present via Zoom video conference:**

Unidentified

## 1. MEETING OPENING

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

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

## 2. APPROVAL OF MINUTES OF JULY 21, 2021

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the minutes of the July 21, 2021, meeting be approved.

Motion carried by voice vote. Mr. Bellis abstained due to his absence from the meeting on July 21, 2021.

## 3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on July 28, 2021:

### LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 4th day of August 2021 commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, New York 14425 for the purpose of receiving testimony upon and giving consideration to the application of:

**PB #0801-21: JIM STATHOPOULOS, 101 NORTH STREET, CANANDAIGUA, NEW YORK 14424:** Preliminary Three-Lot Re-Subdivision Plat approval of land, identified as Tax Map Accounts 29.00-1-19.110 and 29.00-1-20.110 containing a total of 9.976 acres of land; and as further to be identified as Preliminary Re-Subdivision Plat Map for Lot #R-1, #R-2 and #R-3, G&A Development & Construction Corporation. The proposed Action involves creating Lot #R-1 consisting of 7.384 acres, Lot #R-2 consisting of 1.019 acres, and Lot #R-3 consisting of 1.573 acres. Lot #R-1 and Lot #R-2 are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued. Lot #R-3 is partially developed with an existing building and related site improvements known as Farmington Commons Plaza. The property is located along the westside of NYS Route 332 and the southside of NYS Route 96; and is zoned GB General Business, MTOD Major Thoroughfare Overlay District and MSOD Main Street Overlay District.

**ALL PARTIES IN INTEREST** and citizens will be given an opportunity to be heard in respect to such application. Persons may appear in person or by agent.

Ed Hemminger, Chairman, Planning Board

#### 4. **NEW PUBLIC HEARING: PRELIMINARY THREE-LOT RE-SUBDIVISION**

**PB #0801-21                      New Preliminary Three-Lot Subdivision Application**

**Name:**                              G&A Development and Construction Corporation, c/o Jim Stathopoulos, 101 North Street, Canandaigua, N.Y. 14424

**Location:**                         West side of State Route 332, south of State Route 96

**Zoning District:**                 GB General Business, MTOD Major Thoroughfare Overlay District, MSOD Main Street Overlay District

**Request:**                            Preliminary Three-Lot Re-Subdivision Plat approval of land, identified as Tax Map Accounts 29.00-1-19.110 and 29.00-1-20.110 containing a total of 9.976 acres of land; and as further to be identified as Preliminary Re-Subdivision Plat Map for Lot #R-1, #R-2 and #R-3, G&A Development & Construction Corporation. The proposed Action involves creating Lot #R-1 consisting of 7.384 acres, Lot #R-2 consisting of 1.019 acres, and Lot #R-3 consisting of 1.573 acres. Lot #R-1 and Lot #R-2 are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued. Lot #R-3 is partially developed with an existing building and related site improvements known as Farmington Commons Plaza.

This application was reviewed by the Project Review Committee (PRC) on May 7, 2021; and on July 2, 2021.

Mr. Hemminger opened the Public Hearing on this application.

Mr. Tomlinson (Marathon Engineering) and Mr. Goldman (Woods Oviatt Gilman LLP) presented this application.

Mr. Goldman said that Mr. Stathopoulos (the applicant) is one of the principals of G&A Development and Construction Corporation.

Mr. Goldman provided the following information:

- The applicant would like to re-subdivide the parent parcel of 9.976 acres to create Lot #R-2 consisting of 1.019 acres for construction of a credit union building and the subsequent sale of this lot to the credit union.

- Lot #R-3 consisting of 1.573 acres is the site of the existing Burger King Restaurant on State Route 332.
- The remaining Lot #R-1 will consist of 7.384 acres and will include the existing Farmington Commons Plaza on the southwest corner of the State Route 332/State Route 96 intersection, and the remainder of the site.
- The lot boundaries were depicted upon the subdivision plat which was displayed on the screens in the meeting room and for those on the Zoom video conference.
- There will be no additional curb cuts into the property. Access will be via the existing Burger King Restaurant/ALDI Supermarket private access road off State Route 332 and from the existing driveway off State Route 96 in the west portion of the site. An additional access may be from the future extension of Mercier Boulevard which is proposed to extend from its current end point at the Farmington Gardens Apartments north to State Route 96 across the adjacent GLN Realty property which is located west of the applicant's property.
- The applicant will request relief from the Zoning Board of Appeals (ZBA) to the provision of New York State Town Law § 280-a which requires an entrance onto a public road. The applicant proposes an entrance onto a privately-owned access driveway off from State Route 332.
- A cross-access easement is in place with ALDI Supermarket.

Mr. Tomlinson said that the proposed lots meet the Town Code dimensional requirements. He said that although area variances will be required for the accompanying site plan application, the proposed lots fully conform to the Town Code.

Mr. Brand said that resolutions have been prepared for the board's consideration this evening for the State Environmental Quality Review (SEQR) classification for the Preliminary Re-Subdivision application (Type II Action) and for continuing the application to Wednesday, September 1, 2021, to provide time for the ZBA to consider the § 280-a application.

Mr. Delpriore said that both the Preliminary Re-Subdivision and the Preliminary Site Plan applications are on the Planning Board's agenda this evening at the request of the applicant who indicated to the Town staff that the site plan affects the subdivision. He said that this is an important aspect of why both applications are under consideration this evening.

Mr. Hemminger said that two separate SEQR resolutions will be considered this evening, i.e., the Type II classification for the Preliminary Re-Subdivision and the Unlisted classification for the Preliminary Site Plan.

Mr. Brabant reviewed the topics in the MRB Group engineering comment letter of August 4, 2021, which include the Subdivision Plat, Site Plan and General Comments, Utility Plan, Grading and Erosion Control Plan, Landscaping and Lighting Plan and Details, and Stormwater Pollution Prevention Plan (SWPPP) comments. He requested that a note is to be added to the subdivision plat indicating that regardless of the disturbance area, that as part of a larger common plan of development or sale, all future development within the Farmington Commons Subdivision will be required to meet all water quality, runoff reduction and water quantity requirements of the latest version of the New York State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity and the New York State Stormwater Management Design Manual. Mr. Tomlinson acknowledged this engineering comment. He said that he does not have an issue with it.

Mr. Hemminger asked if anyone in the meeting room wished to speak for or against this application, or to ask questions. There were no comments or questions from those in the meeting room.

Mr. Hemminger then asked if anyone on the Zoom video conference wished to speak for or against the application, or to ask questions. Mr. Delpriore said that someone was online. There were no comments or questions from anyone on the Zoom video conference. Mr. Delpriore also confirmed that no questions or comments were submitted via the Zoom “Chat” feature.

Mr. Bellis and Mr. DeLucia had no questions or comments on the Preliminary Re-Subdivision application.

Mr. Viets asked about the drainage swale between the Burger King Restaurant and the parcel for the proposed credit union. He asked about the drainage of stormwater from one parcel to the other. Mr. Tomlinson said that this [swale] will be part of the larger plan development. He said that green infrastructure and a bioretention area will serve this portion of the property and will be accounted for in the site plan. Mr. Goldman said that a common maintenance agreement will be in place for all of the lots in the subdivision. Mr. Tomlinson said that there is an existing stormwater maintenance agreement with the ALDI Supermarket.

Mr. Brabant said that a stormwater maintenance agreement will be required for the entire site.

Mr. Bellis asked if the applicant had considered the creation of a larger-size lot for the credit union. Mr. Tomlinson said that the configuration of the [credit union] lot meets all Town dimensional requirements for lot width and depth, that it lines up with the center line of the driveway, and that it is a good spot for a property line. He said that this could change in the future but that the applicant does not wish to sell more land than he has to, and that the credit union does not wish to buy more land than it has to.

Mr. Goldman said that the credit union only wants to buy about one acre, and that the applicant is able to make this sale and to have each of the subdivided lots meet the dimensional requirements of the Town Code.

Mr. Hemminger said that the proposed setback area variance of 78.4 feet from State Route 332 (when 100 feet is required by the Major Thoroughfare Overall District) is self created and that it would be easy enough to create a large enough lot to shift the building's location on the lot to comply with the 100-foot Town Code requirement and to have the building almost in line with the Burger King Restaurant. He said that he has an issue with this [area variance application] but that it will be a ZBA issue. Mr. Hemminger said that from a planning perspective it would be better to relocate the proposed credit union on the lot without the need for an area variance.

Mr. Tomlinson said that there are reasons why the credit union has been proposed [in the selected position] on the lot. He said that he will discuss this further during site plan presentation.

Mr. Hemminger asked about the rear setback. Mr. Tomlinson said that they have 130 feet of rear setback and that there would be plenty of room to move the building back (to the west).

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 reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

**FARMINGTON PLANNING BOARD RESOLUTION  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) CLASSIFICATION**

**PB #0801-21**

**APPLICANT: Jim Stathopoulos, c/o G&A Development and Construction Corporation, 101 North Street, Canandaigua, N.Y. 14424**

**ACTION: SEQR Classification—Preliminary Re-Subdivision Plat Approval for a three-lot re-subdivision of land, identified as Tax Map Accounts 28.00-1-19.110 and 29.00-1-20.110, containing a total of 9.976 acres of land located at the south west corner of the intersection of State Routes 96 and 332.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight's public meeting opened a Public Hearing and received testimony upon the above referenced Action; and

**WHEREAS**, the Board has reviewed the criteria in Part 617.5 (c) (23) of the State Environmental Quality Review (SEQR) Regulations for determining the Classification associated with the above referenced Action.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board does hereby Classify the above referenced Action as being a Type II Action under the provisions of Part 617.5 (c) (23) of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law.

**BE IT FURTHER RESOLVED THAT** Type II Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under the State Environmental Conservation Law, Article 8.

**BE IT FURTHER RESOLVED THAT** the Board by Classifying the above referenced Action as being a Type II Action has satisfied the procedural requirements under the State’s SEQR Regulations and directs a copy of this classification be placed in the project file.

The following vote upon the above resolution was recorded in the meeting minutes:

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

Motion carried.

■ A motion was made by MR. VIETS, 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:

**PB #0801-21**

**APPLICANT:** Jim Stathopoulous, c/o G&A Development and Construction Corporation, 101 North Street, Canandaigua, N.Y. 14424

**ACTION:** Preliminary Re-Subdivision Plat Approval for the creation of proposed Lot #R-2, a part of the proposed Preliminary Plat Map prepared for Lots #R-1, #R-2 and #R-3, G&A Development and Construction Corporation, a 44,408.3-square-foot lot.

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

**WHEREAS**, the Board has, under separate resolution, Classified the above referenced Action as being a Type II Action under Part 617.5 of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law; and

**WHEREAS**, the Board has given consideration to the Ontario County Planning Board referral number 147.1-2021, dated July 14, 2021; and

**WHEREAS**, the Board has received testimony at tonight’s Public Hearing upon said Action.

**NOW THEREFORE BE IT RESOLVED** that the Board tables further discussion upon the above referenced Action based upon the Applicant’s need for an Area Variance to be obtained from the Town of Farmington Zoning Board of Appeals, to New York State Town Law § 280-a relating to site access being provided from a private drive.

**BE IT FURTHER RESOLVED** that the Public Hearing upon the proposed re-subdivision of land is hereby continued to the Planning Board’s scheduled meeting on Wednesday, September 1, 2021.

**BE IT FURTHER RESOLVED** that the Board directs the Clerk of the Board to provide a copy of tonight’s Public Hearing record to the Town Zoning Board of Appeals once the Planning Board approves of the draft minutes at their meeting on Wednesday, August 18, 2021.

The following vote upon the above resolution was recorded in the meeting minutes:

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

Motion carried.

**5. NEW PRELIMINARY SITE PLAN**

**PB #0802-21 New Preliminary Site Plan Application**

**Name:** G&A Development and Construction Corporation, c/o Jim Stathopoulos, 101 North Street, Canandaigua, N.Y. 14424

**Location:** West side of State Route 332, south of State Route 96



**Zoning District:** GB General Business, MTOD Major Thoroughfare Overlay District, MSOD Main Street Overlay District

**Request:** Preliminary Site Plan approval to erect a 2,600-square-foot single-story financial institution upon Lot #R-2.

This application was reviewed by the Project Review Committee (PRC) on May 7, 2021; and on July 2, 2021.

Mr. Tomlinson (Marathon Engineering) and Mr. Goldman (Woods Oviatt Gilman LLP) presented this application in the Town Hall.

Mr. Goldman said that the applicant would like to commence the site plan process this evening. He said that they realize that the site plan will not be able to be approved tonight but that they would like to start the process and make the initial presentation.

An aerial photograph of the property was displayed on the screens in the meeting room and for those online, followed by the display of the site plan.

Mr. Goldman said that important consideration of this application is the Town's plan to deal with the extension of Mercier Boulevard to provide an alternate connection from State Route 332 to State Route 96. He said that Mercier Boulevard now serves the Farmington Gardens Apartments and will eventually extend north through the adjacent GLN Farmington Realty property to State Route 332. He said that access to the extension of Mercier Boulevard will be available from the west side of the applicant's property [upon completion of the future extension]. Mr. Goldman said that the applicant is part of this overall scheme and that he is willing to participate. He said that they understand the traffic concerns on State Route 332 and the need to work with everyone to provide the best possible access. Mr. Goldman discussed a possible future traffic signal at the intersection of State Route 96 and Mercier Boulevard and that the extension of Mercier Boulevard will not be meant to be a [traffic] bypass, but will be a means to access other development projects.

Mr. Goldman said that the proposed credit union will be a relatively small piece of the [applicant's] overall site plan.

He reviewed the site plan and described the existing plaza, Burger King Restaurant and ALDI Supermarket locations. Mr. Goldman said that a second conceptual building is depicted upon the site plan [as an example of a future building] but that the conceptual building is not part of any application at this time.

He said that the 2,600-square-foot credit union will have drive-through facilities on one side. He said that the use of the lot which will be located between the proposed credit union and the existing Farmington Commons Plaza is unknown at this time, but that the applicant is marketing the site and would like to keep his options relatively open for the development of the remainder of the site. He said that they are providing the private driveway for access to the existing Burger King Restaurant and the credit union.

Mr. Goldman said that three area variance applications will be submitted to the Zoning Board of Appeals (ZBA), as follows:

1. 78.4-foot front setback (when 100 feet is required).
2. 18.6-foot side setback for the drive-through overhang (when 30 feet is required).
3. Variance from Town Law § 280-a which requires an entrance onto a public road. The applicant proposes an entrance onto a private road.

Mr. Tomlinson said that the proposed credit union has been located on the lot to provide the bank-desired vehicle stacking at the Internet Teller Machines (ITMs). He said that no dedicated tellers will be stationed at the ITM windows but that a teller would be available to assist customers if needed. Mr. Tomlinson said that the ITMs are basically glorified Automatic Teller Machines (ATMs). He said that one vehicle stacking position would be lost if the building were to be shifted on the lot to the west [as discussed during the consideration of the Re-Subdivision Plat application earlier in the meeting].

Regarding the side setback Area Variance application, Mr. Tomlinson said that three vehicle teller lanes are planned but that only two ITMs will be initially installed. He said that the third lane would accommodate a third ITM if needed.

Mr. Tomlinson also said that the position of the proposed credit union on the site is based upon the appearance of the building and its alignment with the Burger King Restaurant. He discussed the width of the existing private access driveway (which serves Burger King and ALDI Supermarket). Mr. Tomlinson said that ALDI Supermarket is set back farther west from Burger King, and the selected position of the credit union will provide consistent stepping of the buildings on the plaza property.

He said that this [the positioning of the proposed credit union] seemed to have solved some issues, but raised the issue of requiring an area variance from the ZBA.

Mr. Tomlinson said that low-profile LED lighting is proposed for the credit union and that existing street trees in the road right-of-way will be supplemented to incorporate functional green space between the drive aisles and the pedestrian ways. He said that there will be almost 40 percent of green space on the credit union lot.

Mr. Tomlinson said that his engineering firm worked on the Taco Bell and Microtel Hotel projects (on the east side of State Route 332, opposite the applicant's property) and that he is familiar with the issue of traffic in this area. He said that the applicant will work to satisfy the New York State Department of Transportation (DOT) requirements and the questions from the Town based upon the property which the applicant owns. He said that the DOT will require the installation of a traffic signal at the intersection of State Route 332 and Mercier Boulevard based upon the extent of future development.

Mr. Tomlinson said that he coordinated and presented the applicant's plans, and the plans of the neighboring GLN Realty property, to the DOT which determined that no traffic mitigation is required for this [the credit union] low-intense use. He said that there are some traffic issues and that future development anywhere else on the applicant's plaza property must have an updated traffic study and traffic mitigation [measures].

Mr. Tomlinson acknowledged receipt of the MRB Group engineering comment letter of August 4, 2021. He said that the Town Engineer's comments will be addressed in the normal course of the application.

Mr. Goldman confirmed that the applicant's plans have been reviewed by the DOT and that construction of the credit union will not require [traffic] mitigation. He also said that the Ontario County Planning Board (OCPB) has recommended approval of the subdivision, the site plan and the area variances.

Mr. Goldman said that the applicant wishes to keep his options open for development and redevelopment of the site. He said that they do not know what the future will be, that few had anticipated that banks would not have tellers in their drive-throughs, and that free-standing ATMs are now in use. He said that the application addresses the future as best as it can.

Mr. Goldman said that the application proposes 38.7 percent green space on the credit union lot, and that this will be quality green space in the front of the building along the access road and in the back of the building where there are proposed drive aisles for the ITMs.

Mr. Brand said that the overall sketch plan is required by Town Code for discussion purposes only as is intended for the Planning Board to identify concerns as the site continues to build out. He said that transportation is a major issue and that from his perspective he disagrees with the State DOT's concept of the future extension of the access road from State Route 332 to connect directly with Mercier Boulevard on the adjacent GLN Farmington Realty site. Mr. Brand said that he prefers a more circuitous route to avoid having the private access road become a cut-through from State Route 332 to Mercier Boulevard.

Mr. Brand said that he strongly urges the applicant to avoid any future plans which would result in funneling traffic through the front parking area of the [Farmington Commons] plaza. He said that this [traffic] is a major issue right now, that motorists do not adhere to common sense with speed [within the plaza], and that this will continue even with a driveway adjustment along the western portion of the plaza which is adjacent to the GLN Realty property. Mr. Brand said that thought must be given about the space between the credit union and the plaza regarding a realignment of the traffic pattern which will be more important than trying to squeeze in another commercial building in this area.

Mr. Brand said that this [the overall site layout] is currently everyone's best guess and that the idea is to place this issue in the record and provide the applicant with the Town's

concerns. He said that you [the Planning Board] as planners have an obligation to take this into consideration.

Mr. Brand said that the SEQR classification for this application [Preliminary Site Plan] is an Unlisted Action because the credit union does not exceed the 4,000-square-foot building threshold and because the application deals only with one acre of site disturbance. He said that he is recommending that a SEQR 30-day coordinated review be established to provide the opportunity for the identified Involved and Interested Agencies to comment on the application. He said that water service in this particular area of the Town must be addressed, and that from his perspective taking the 30-day period to gather information is well worth it. Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening to declare the application a SEQR Unlisted Action, to identify the Involved and Interested Agencies, and to establish the 30-day coordinated review period to begin tomorrow (Thursday, August 5, 2021).

The identified SEQR Involved Agencies are:

New York State Department of Environmental Conservation  
New York State Department of Transportation, Region 4 Office  
New York State Department of Transportation, Ontario County Office  
New York State Department of Health  
Canandaigua–Farmington Water District and Town of Farmington Sewer District

The identified SEQR Interested Agencies are:

Ontario County Department of Planning  
Town of Farmington Conservation Board  
MRB Group D.P.C. (Town of Farmington Engineers)  
Town of Farmington Code Enforcement Officer  
Town of Farmington Construction Inspector  
Town of Farmington Highway Superintendent

Mr. Brand said that the draft resolution also continues the Preliminary Site Plan to the Planning Board meeting on Wednesday, September 15, 2021.

Mr. Tomlinson said that the applicant seeks a recommendation from the Planning Board to the ZBA on the area variances.

Mr. Delpriore said that the applicant's plan to direct traffic coming off State Route 96 around the back of the existing Farmington Commons Plaza is an issue which must be addressed sooner than later. He said that motorists are not cautious, that there will be vehicle stacking issues, and that hopefully comments on this will be received from the Involved and Interested Agencies during the 30-day SEQR review period.

Mr. Delpriore referred to the OCPB comments. He said that the OCPB recommended approval but also said that the ZBA should consider the minimum variances which would

be necessary for the reasonable use of the lot. He said that the applicant should take another look at the credit union to avoid some of the variances. Mr. Delpriore said that the OCPB did not have a problem with the Town Law § 280-a variance.

Mr. Giroux also expressed concern about the straight private access road alignment which will serve the credit union and which now serves the Burger King Restaurant and ALDI Supermarket, and which provides connection to the plaza. He said that traffic calming [measures] will be required to avoid having an easy shoot from Mercier Boulevard to State Route 332. Mr. Giroux said that he would like to look at ways for traffic to move through the site with the installation of traffic calming [measures]. He said that he foresees this becoming a bypass and a cut-through for traffic [from State Route 332 to State Route 96] and that traffic calming should be considered to deter the sweeping through.

Mr. Tomlinson said that they looked at the State Route 96 entrance in the overall plan, that they considered extending the existing Farmington Commons Plaza parking area farther to the west and creating a T-intersection at the rear [of the plaza]. He said that this entrance [off State Route 96] is intended to be part of the overall arrangement and that the applicant is aware of the concern and will consider if these traffic improvements can be achieved earlier [in the process]. He said these measures were considered within the limited area to slow down the on-site traffic.

Mr. Brabant said that most of the MRB Group engineering comments were requests for additional general information about the application. He said that it seems that some of the engineering comments will not be addressed until after the area variance applications have been decided. Mr. Brabant said that the applicant's responses on water and sanitary sewer issues will be forthcoming, and that landscaping falls within the purview of the Planning Board.

Mr. Brabant referred to Engineering Comments #25 and #26 regarding photometric analysis for the existing light poles directly adjacent to the property line. He said that exterior lighting must meet the illumination and uniformity requirements of § 165.64.1 of the Town Code. He also said that the credit union will have specific security lighting requirements. Mr. Tomlinson said that bank security lighting is also required by various New York State safety acts.

Mr. Brabant asked if there will be a dumpster on the property. Mr. Tomlinson said no, and that refuse totes will be used. Mr. Brabant asked where the totes will be stored. Mr. Tomlinson said that they will be stored inside the building, that it is his understanding that two totes will be used, and that he will provide additional details at the next presentation.

Mr. Brabant asked about heating-ventilating-air conditioning (HVAC) units. Mr. Tomlinson said that he believes that the HVAC units will be mounted on the roof, but that he also will clarify this at the next presentation.

Mr. DeLucia asked why the credit union could not be shifted back (to the west) to eliminate the front setback variance. He said that relocating the building to the west should not impact vehicle stacking. Mr. Tomlinson said that shifting the building 22 feet further back (west) would eliminate one vehicle stacking position. He said that the applicant's architect will attend the next presentation to have further discussion on this.

Mr. Tomlinson said that the position of the building on the lot takes into consideration the presentation [of the building] from the private access road and from State Route 332, and that it is in step with adjacent structures. He said that the position of the building [where they have placed it] will not stick out and that it will fit within the street scape.

Mr. DeLucia said that he would like to see the building shifted farther back (west) from State Route 332. He said that the relocation would not change the position of the ITMs.

Mr. Viets submitted questions for the applicant in writing prior to the meeting. He said that most of these questions concern the internal flow of traffic. Mr. Viets said that another issue is being created when motorists drive through the center lane of the parking area of the existing Farmington Commons Plaza when other motorists are trying to park. He said that he has concerns about access to the site by larger vehicles (i.e., tractor trailers for deliveries, etc.), about where they would off-load, and about snow storage and stormwater detention for the existing Burger King Restaurant and future structures.

Mr. Viets asked if all 26 parking spaces are really needed. Mr. Tomlinson said that there will be credit union staff [on the premises] and that the credit union will require approximately 20 to 30 parking spaces. Mr. Viets asked if land-banked parking spaces could be considered.

Mr. Viets said that the existing private access road (which runs parallel to State Route 332) is falling apart and is not being maintained, possibly because of poor drainage. He said that he would like to see curbs and road gutters installed along the private access road to avoid future maintenance issues, and that this must be addressed as part of the credit union application. He said that this should not wait until further development on the applicant's property is proposed.

Mr. Viets said that landscaping must meet the Major Thoroughfare Overlay District (MTOD) requirements. He also suggested that the applicant consider architectural changes to avoid the area variances.

Mr. Hemminger requested that the Town staff make sure that Mr. Viets's written comments are provided to the applicant.

Mr. Bellis said that he also would like to see the credit union shifted farther back (west) on the lot. He expressed concern about snow storage, garbage pick-up, vehicle stacking and the narrow driveway up front.

Mr. Bellis asked if a freestanding commercial speech sign is proposed. Mr. Tomlinson said that it is his understanding that only a building-mounted sign will be installed. He said that he will clarify this at the next presentation.

Mr. DeLucia asked about the green infrastructure measures which are proposed in the back (western portion) of the lot. Mr. Tomlinson explained that the bioretention area will deal with the increased impervious surfaces which will be created by the construction of the building.

Mr. Hemminger said that he would not approve the front setback area variance if he were still on the ZBA. He said that there is room on the lot to relocate the building back (to the west) to avoid the variance.

Mr. Hemminger said that he has serious concerns about the private access road. He said that it is not a good private access road. He said that it is a terrible private access road, and that he has driven on it thousands of times. Mr. Hemminger expressed concern about pushing traffic around the back [of the existing Farmington Commons Plaza]. He said that the back of the plaza is ugly and is not aesthetically pleasing.

Mr. Hemminger said that he understands the concept of a fast-food restaurant in the corner [of the property between the credit union and the plaza] but that there is not a lot of room, and that it [a fast-food restaurant] does not seem reasonable to him. He said that he understands the concept that the developer wants to wring every use out of the property, but that a fast-food restaurant may not be a good planning decision.

Mr. Goldman said that a fast-food restaurant may not be one of the future uses on the property.

Mr. Hemminger said that the applicant has some work to do on the concept. He said that he does not like the layout and that he thinks that at some point in the future the State DOT will consider an extension of the median in State Route 332 to force right-hand (southbound) turns only out of the current Burger King/ALDI Supermarket driveway and right-hand (northbound) turns only out of the Dunkin' Donuts/Taco Bell/Microtel Hotel driveway on the opposite side of the State Route 332. Mr. Hemminger said that he did not have statistics on traffic accidents in this area but that eventually serious accidents would occur in this area.

Mr. Giroux said that he recently directed traffic around a serious accident on State Route 332. Mr. Hemminger said that it is only a matter of time before someone is killed.

Mr. Brand discussed three additional concerns:

1. How will the Planning Board address the requirement in the Town Code which requires a physical separation between pedestrian and vehicle movements within a plaza setting?

2. The redesign of the entrance into the plaza site off from State Route 96 should not wait until the applicant proposes an additional project on the site and should be addressed with the current credit union application.
3. The applicant must consider the requirements of the Main Street Overlay District (MSOD) for the State Route 96 road frontage, i.e., street lights, benches, other aesthetic features, etc.

Mr. Hemminger said that the Planning Board expects that the applicant will address the MSOD requirements now that this new application for this site has been submitted. He requested that the applicant review the MSOD requirements for street lights, benches and other aesthetic amenities.

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 reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

**FARMINGTON PLANNING BOARD RESOLUTION  
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) CLASSIFICATION**

**PB #0802-21**

**APPLICANT: Jim Stathopoulos, c/o G&A Development and Construction Corporation, 101 North Street, Canandaigua, N.Y. 14424**

**ACTION: SEQR Classification—Preliminary Site Plan Approval for a 2,600-square-foot single-story financial institution to be located upon proposed Lot #R-2 of the proposed Preliminary Plat Map prepared for Lots #R-1, #R-2 and #R-3, G&A Development and Construction Corporation (Farmington Commons)**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight's public meeting opened discussion and received comments upon the above referenced Action; and

**WHEREAS**, the Board has reviewed Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law.

**NOW THEREFORE BE IT RESOLVED** that the Board does hereby classify the above referenced Action as being an Unlisted Action under the above referenced Parts of 617 of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law.



The following vote upon the above resolution was recorded in the meeting minutes:

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

Motion carried.

■ 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:

**FARMINGTON PLANNING BOARD RESOLUTION  
CONTINUATION**

**PB #0802-21**

**APPLICANT: Jim Stathopoulos, c/o G&A Development and Construction Corporation, 101 North Street, Canandaigua, N.Y. 14424**

**ACTION: Preliminary Site Plan Approval for a 2,600-square-foot single-story financial institution to be located upon proposed Lot #R-2 of the proposed Preliminary Plat Map prepared for Lots #R-1, #R-2 and #R-3, G&A Development and Construction Corporation (Farmington Commons)**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight’s public meeting opened discussion and received comments upon the above referenced Action; and

**WHEREAS**, the Board has, under separate resolution, Classified the above referenced Action as being an Unlisted Action under Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law.

**NOW THEREFORE BE IT RESOLVED** that the Board determines that the classified Unlisted Action is required to complete a coordinated 30-day review with Involved and Interested agencies and the public which is to commence on Thursday, August 5, 2021, and end at noon on Wednesday, September 8, 2021.

**BE IT FURTHER RESOLVED** that the Board directs the Town Director of Planning and Development to prepare a Project Notification Review Letter (PNRL), a PNRL Response Form, a list of Involved and Interested Agencies and to send packets of the proposed site plan application to these agencies.

**BE IT FURTHER RESOLVED** that one set of said packets is to be provided to the Farmington Town Clerk for public review and comment purposes during the above referenced 30-day period.

**BE IT FURTHER RESOLVED** that the Applicant’s Engineers, Marathon Engineering, is to provide the Town with a total of nine (9) sets of the packets, on or before noon on Thursday, August 5, 2021, to enable the posting of the packets.

**BE IT FURTHER RESOLVED** that the Board does hereby declare its intent to be designated lead agency for this coordinated review, at its meeting on Wednesday, September 15, 2021.

**BE IT FINALLY RESOLVED** that the Board does hereby table any further deliberation upon the Action and continues said deliberation to its Wednesday, September 15, 2021, meeting.

The following vote upon the above resolution was recorded in the meeting minutes:

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

Motion carried.

**6. NEW PRELIMINARY SITE PLAN**

**PB #0803-21 New Preliminary Site Plan Application**

**Name:** Paul Gillette (A Safe Place Storage), 6025 Denny Drive, Farmington, N.Y. 14425

**Location:** North side of Denny Drive, south of Collett Road

**Zoning District:** LI Limited Industrial

**Request:** Preliminary Site Plan approval to erect seven new single-story storage buildings of various sizes ranging from 3,000 square feet to 17,835 square feet, totaling approximately 57,035 square feet.

This application was reviewed by the Project Review Committee (PRC) on July 2, 2021.

Neither the applicant nor the applicant’s engineer were in attendance at the meeting.

Mr. Delpriore said that the applicant and his engineer received the draft State Environmental Quality Review (SEQR) and Preliminary Site Plan resolutions and that they will attend the Project Review Committee meeting on Friday, August 6, 2021, to resolve several issues and discuss the draft conditions of Preliminary Site Plan approval.

Mr. Brabant said that it must be determined if the applicant requires area variances from the Zoning Board of Appeals and if he is willing to pursue an area variance application prior to the consideration of the Preliminary Site Plan application by the Planning Board.

Mr. Delpriore recommended that the Planning Board continue this application to the meeting on September 15, 2021, to provide time for the applicant and his engineer to resolve their outstanding issues at the Project Review Committee meetings on August 6, 2021, and on September 3, 2021.

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 reading of the following resolution be waived and that the resolution be approved as submitted by the Town staff:

**FARMINGTON PLANNING BOARD RESOLUTION  
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 for six (6) single-story mini-warehouse storage buildings, one (1) 17,835-square-foot climate-controlled self-storage building and related site improvements on a 5.5-acre site that is located along the south side of Collett Road, the east side of Commercial Drive and the north side of Denny Drive.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight's public meeting opened discussion and received comments upon the above referenced Action; and

**WHEREAS**, the Board has given consideration to the Ontario County Planning Board referral comments (Referral Number 148-2021) that the proposed Action is classified as a Class 1 Action and has only made comments.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board does hereby continue the consideration of this application to Wednesday, September 15, 2021.

The following vote upon the above resolution was recorded in the meeting minutes:

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

Motion carried.

**7. PLANNING BOARD ACTION ITEMS**

**A. Concept Plan—Fowler Four-Lot Re-Subdivision (Pheasants Crossing):**

**Name:** Jim Fowler, 6176 Hunters Drive, Farmington, N.Y. 14425

**Location:** 6240 Pheasants Crossing

**Zoning District:** RS-25 Residential

**Request:** Four-Lot Re-Subdivision

On August 19, 2020, the Planning Board opened a Public Hearing on the applicant’s previous Preliminary Three-Lot Re-Subdivision Plat application (PB #0802-20). It was noted at that meeting the applicant would require approval of an area variance for proposed Lot #5C from the Zoning Board of Appeals or would have to revise the Re-Subdivision Plat to identify only two proposed re-subdivided lots with each proposed lot meeting the minimum lot width for the RS-25 Zoning District (i.e., 125 feet of frontage), thereby avoiding the need for an area variance.

The Public Hearing on PB #0802-20 was closed on August 19, 2020.

Following the meeting on August 19, 2020, the applicant submitted a revised Re-Subdivision Plat to identify only two proposed re-subdivided lots.

A Public Hearing was conducted on the revised Re-Subdivision Plat on September 16, 2020 (PB #0902-20). Testimony was received and the Public Hearing was closed at that meeting.

On November 18, 2021, the Planning Board approved the Final Re-Subdivision application to create two non-buildable lots (Lot #R5-A and Lot #R5-B) from Lot #5 of the Pheasants Crossing Subdivision. Mr. Delpriore said this evening that the subdivision plat had never been filed in the Ontario County Clerk’s Office.

Mr. Kamar (APD Engineering/Architecture) and Mr. Fowler were present in the Town Hall and presented the concept plan this evening to subdivide the 12.090-acre Lot #5 into four lots, as follows:

Lot #5	5.939 acres (25-foot flag lot)
Lot #5-A	0.574 acres (125 feet x 200 feet)
Lot #5-B	0.574 acres (125 feet x 200 feet)
Lort #5-C	5.002 acres (25-foot flag lot)

Mr. Kamar said that Mr. Fowler would like to retain one of the lots and to sell three of the lots to interested buyers. Mr. Kamar said that they requested to appear before the Planning Board this evening to receive feedback on this proposal.

He said that this subdivision of Lot #5 may require an area variance from the Zoning Board of Appeals. He also said that he would like to know the Town Code definition of a flag lot, and the required width of a flag lot.

Mr. Brand said that the issue is how to develop these lots within the existing topography of the area and to identify the ability for a connection to the sanitary sewer. He said that the back (west) portion of the property drops off and that there is a concern from the Water and Sewer Department.

Mr. Brand said that the issue of traversing the slope and stabilizing the area will require a detailed review.

He also said that the Town of Victor currently has a controversial rezoning application which involves increasing the density of an adjacent parcel of land. He said that he was not sure if Mr. Fowler is aware of this and that a Public Hearing in the Town of Victor is coming up. Mr. Brand said that Mud Creek is the municipal boundary and that the applicant will have to consider the Victor rezoning application if his intent is to create the proposed four lots.

Mr. Brand said that clearly the activity here is how to subdivide the applicant's property in such a way that he can obtain Building Permits for the lots. He said that there are environmental issues to overcome and that the thrust is that the applicant must work out the logistics with access to the lots.

Mr. Delpriore said that Zoning Officer John Weidenborner issued the following zoning determination on this concept plan:

Lot Width as defined states: "The distance between the side lot lines measured along the front building line of the lot as determined by the prescribed front yard requirement; provided, however, that width between side lot lines at their foremost points (where they intersect with the front lot line) shall not be less than 80% of the required lot width, except in the case of lots on the

turning circle of a cul-de-sac, where the eighty-percent requirement shall not apply.”

RS-25 required lot width is 125 feet, thus 80% of that is 100 feet, so minimum road frontage allowed in that district is 100 feet.

1. Lots 5 and 5-C do not appear to meet the minimum required lot width.
2. It appears the plan may be to sell these lots for single-family residential use. I would recommend having site plans for each lot submitted and approved with subdivision approval to verify each lot can support this use if subdivision is approved.

—*John Weidenborner, Farmington Zoning Officer*

Fire Marshal/Code Enforcement Officer August Gordner issued the following determination on this concept plan:

I have determined this subdivision will not comply with Town regulations. This subdivision creates a flag lot and also only meets the minimum requirements. In addition, Lot 5 and Lot 5-C do not meet frontage requirements and additionally would pose safety concerns with firefighting duties in the event of an emergency.

—*August Gordner Fire Marshal/Code Enforcement Officer*

Mr. Delpriore said that he concurs with the determinations of Mr. Weidenborner and Mr. Gordner. If the applicant disagrees with these determinations, Mr. Delpriore said that the applicant may challenge the determinations by appeal to the ZBA.

Mr. Hemminger suggested that the applicant discuss this further with the Development Office staff, or appeal the determinations to the ZBA.

Mr. Brabant said that the Town was concerned with the proximity of flood-zone areas when the applicant's previous subdivision applications were considered. If this subdivision is approved, he suggested that an easement buffer to the Town be required between Mud Creek and the applicant's property line.

Mr. Hemminger said that this site has a number of elevation issues.

Mr. Bellis said that the application must comply with the Town Code.

Mr. Viets said that there a number of issues which the applicant must overcome.

Mr. DeLucia said that the concept plan must comply with the Town Code and that the plan does not comply as presented this evening.

Mr. Hemminger said that a Town Code-compliant application must be presented to the Planning Board. He requested that the applicant work with the Town staff to prepare a plan which meets the Town Code, or make an appeal to the ZBA to overrule the code officers' determinations.

Mr. Hemminger also suggested that additional information be provided to the Planning Board—such as the placement of the four homes on the lots—to give the board some idea of how the homes will fit into the overall picture of the subdivision. He said that right now all four lots are unbuildable because no details have been provided. He encouraged the applicant to work with the Town staff to prepare a complete application.

Mr. Fowler said that his attorney spoke with the Town Attorney to seek clarification, and that the only way that the Town Attorney would speak with his [Mr. Fowler's] attorney was if the Town staff instructed the Town Attorney to speak with his attorney.

Mr. Hemminger said that discussions by the attorneys are not necessary at this point. He said that the code officers have provided determinations based upon the Town Code and that the only option at this point is for the determinations to be changed or for the applicant to appeal the determinations to the ZBA.

Mr. Brabant said that the ZBA is the only board which can overturn a determination by the Code Enforcement Officer.

Mr. Hemminger said that this procedure has been in place for many years. He again requested that the applicant meet with the Town staff to prepare a Town Code-compliant application, or appeal to the ZBA to overturn the determinations. Mr. Hemminger said that this [overturning a zoning determination] does not happen very often but that it could happen with the right preparation and the right facts.

There were no additional comments or questions on this concept plan this evening.

**B. Establishment of Letter of Credit—Creekwood Townhouse Project, Redfern Drive**

Mr. Brabant said that plans were received today from the Town Construction Inspector to confirm a Letter of Credit for the Creekwood Townhouse Project on Redfern Drive. Mr. Brabant said that the plans will be forwarded to the Town

staff and to the applicant to modify the Letter of Credit estimate for Planning Board action at the next meeting (August 18, 2021).

### **C. Discussion on Solar Legislation Amendment**

Mr. Brand said that the Delaware River Solar (DRS) Article 78 Proceeding (Ontario County Supreme Court Index #126079-2019) has been reassigned from Justice Charles A. Schiano Jr. to Justice Craig J. Doran who has scheduled a conference with the attorneys on September 8, 2021, at 10:30 a.m. The case was originally assigned to Justice Doran in 2019 but then had been reassigned to Justice Schiano in 2020. The case was filed on September 6, 2019. To date, 541 exhibits and communications have been filed with the court.

Mr. Brand said that the Town Board, at its meeting on Tuesday, August 10, 2021, is expected to continue the moratorium on solar projects in the Town for another six months or until such time as the Town Board determines that the moratorium does not need to exist due to new solar legislation. He said that the Ontario County Planning Board was not able to make a recommendation on the moratorium extension at its most recent meeting because of the lack of a quorum, and that the Town Board is free to act upon this measure under the New York State General Municipal Law because 30 days have expired since the County referral and there is no known County opposition to it.

He also said that the Town's Special Legal Counsel for the DRS project met with the DRS finance attorneys to discuss the company's three proposed amendments to the approved project Decommissioning Plan. Mr. Brand said that the Town's counsel had no objections to the amendments. The Town Board will act upon the amended Decommissioning Plan upon completion of the draft document by the attorneys and the Town staff.

## **8. OPEN DISCUSSION**

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

Mr. Brand discussed the status of the 2021–2022 Transportation Alternatives Program (TAP) and Congestion Mitigation and Air Quality (CMAQ) Improvement Program grants, and the Town's Sidewalk/Trail Master Plan. The application was presented at a public information meeting which was held at the Town Hall on August 3, 2021.

The TAP–CMAQ Program, is a Federal Highway Administration Program which provides reimbursement of up to 75 percent of project-related costs for non motorized transportation improvements, with the remaining 25 percent to be provided by the Town. The Program's goals and objectives are focused toward improving nondriver access to jobs, education, services, public transit and community amenities by providing non-motorized



alternatives; increasing the number of trips taken by pedestrians and/or bicyclists, and improving bicycle and pedestrian safety programs.

There are a total of 15 proposed subareas located within the “Community Center.” Items within these subareas will include the types of non-motorized connections being planned, the total lengths of these connections within each subarea, the need for easements or the ability to place the connections within public rights-of-way.

A draft map entitled “Town of Farmington Comprehensive Plan 2021, Sidewalk/Trail Master Plan” has been prepared and is available at the Town Hall and on the Town website.

If approved, the grant award will fund the construction of 17,000 lineal feet of sidewalks and the construction of a 350-foot pedestrian bridge on County Road 41 over Beaver Creek. The total estimate of the grant application is \$1,996,800. The TAP-CMAQ is a matching grant. The Federal share would be 75 percent (\$1,497,600). The Town share would be 25 percent (\$499,200).

Mr. Brand reviewed the following deadlines to be followed during the grant preparation period:

**Wednesday, July 14, 2021**

Mr. Brand participated in the New York State Department of Transportation webinar for the 2021–2022 TAP-CMAQ grants. The Town will receive additional bonus points for participating in this presentation.

**Tuesday, August 3, 2021, 6:30 p.m.**

Public Information Meeting on grant application details and deadlines.

**Tuesday, August 17, 2021, 5:00 p.m.**

The preliminary grant application is due for review to the DOT Region 4 Office in Henrietta, N.Y. The grant application will receive bonus points in the scoring for completion of the preliminary grant application.

**Wednesday, September 29, 2021, 5:00 p.m.**

The final grant application is to be submitted electronically. Mr. Brand said that he intends to submit this by at least Tuesday, September 28th, to avoid any last-minute amendments or unexpected problems with filing the application documents.

**October–December 2021**

Applications will be reviewed and ranked in Albany, N.Y.

**Early February 2022**

Grant award announcements.

**Summer 2022**

Contracts signed by awarded municipalities and the State DOT.

**Summer/Fall 2022**

Solicitation of engineering and inspection services for awarding of contracts.

**Winter 2022/Spring 2023**

Design contracts approved by the State DOT, formal construction bidding occurs, awards are made for construction.

**Spring/Summer/Fall 2023**

Sidewalk construction projects begin.

**Spring 2024**

Sidewalk project work completed; grant close-out.

Mr. Brand said that the Town is working with Ontario County to obtain a blanket easement agreement for sidewalk construction along and within the right-of-way for County Road 41. Other easements will be requested from private property owners.

He also said that Bergmann Associates will conduct the final information meeting on the State Route 332 and Route 96 Sub-Area Study for Ontario County and the Towns of Canandaigua and Farmington on August 17, 2021, at 6:30 p.m., at the Farmington Town Hall with both in-person and Zoom video conference formats.

***Code Enforcement Officer:***

Mr. Delpriore said that a number of applications have been continued to upcoming Planning Board agendas in September. He also asked for comments on the availability of applications and materials on the Development Office shared computer drive.

***Highway and Parks Superintendent:***

Mr. Giroux provided a summary of the road maintenance and paving work which is now in progress. He said that the highway staff is also continuing to work on the Canandaigua–Farmington Town Line Road improvement project.

***Town Engineer:***

Mr. Brabant said that the Sidewalk/Trail Master Plan has been completed. This plan depicts the connections of existing and proposed sidewalks and trails to provide pedestrian-friendly neighborhoods. Mr. Brabant also said that MRB Group is working with the

Town to provide the required materials for the TAP/CMAQ preliminary grant application materials by the August 17, 2021, deadline.

***Board Members' Comments:***

Mr. Hemminger said that Mr. Maloy will be leaving the Planning Board and that the board members interviewed two residents who are interested in an appointment to the board. Mr. Hemminger said that the board reached a unanimous decision this evening and that he will report the results of the interview to Supervisor Ingalsbe tomorrow morning (August 5, 2021).

Mr. Bellis said that vehicle parking is a problem at A Safe Place mini storage facility on Denny Drive and Commercial Drive. Mr. Delpriore said that the owner of the business will attend the Project Review Committee meeting on Friday, August 6, 2021, at which the parking of trucks and vehicles on the road will be discussed. Mr. Brand said when the last lot in this subdivision is sold, it was previously agreed-to that the road would be continued, that sidewalks would be extended, and that a hammerhead turnaround would be constructed at the south property line.

**9. PUBLIC COMMENTS**

None.

**10. TRAINING OPPORTUNITIES**

**■ 2021 Municipal Bootcamp:**

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

Remaining sessions in 2021:

***Thursday, September 23, 2021, 6:00 p.m. to 7:00 p.m.***

Session 8: From Big to Small

***Thursday, October 28, 2021, 6:00 p.m. to 7:00 p.m.***

Session 9: Well, Aren't You Special?

**Thursday, December 23, 2021, 6:00 p.m. to 7:00 p.m.**

Session 10: All the Right Forms in All the Right Places

**Questions to:**

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

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

**Registration link:**

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

■ **New York Planning Federation 2021 Summer Programming**

“The Essentials of Planning and Zoning”

“Meeting Process and Communication”

“Clean Energy”

“Planning Past, Present & Future”

Each session lasts about an hour. Watch at your convenience for training credit hours.

To enroll: [nypf@nypf.org](mailto:nypf@nypf.org) to receive a link to watch any program in the NYPF library. Include your municipality and position.

■ **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>

**11. 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 8:55 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, August 18, 2021, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

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

Respectfully submitted,

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

L.S.