

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, December 1, 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.

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

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Aaron Sweeney
Douglas Viets

Board Member Excused: Timothy DeLucia

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:

Jerry Goldman, Esq., Woods Oviatt Gilman LLP, 700 Crossroads Buildings, 2 State Street,
Rochester, N.Y. 14614
Jim Stathopoulos, G&A Development and Construction Corporation, 101 North Street,
Canandaigua, N.Y. 14424
Matt Tomlinson, CPESC, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614

Applicants Present via Zoom Video Conference:

Alexander H. Amering, P.E., Costich Engineering, 216 Lake Avenue, Rochester, N.Y. 14608
James and Nancy Falanga, 395 Ellsworth Road, Palmyra, N.Y. 14522
Michael Greene, Greene Land Surveying PLLC, 403 E. Miller Street, Newark, N.Y. 14513

Others Present at the Town Hall:

Wayne A. McClure, 5106 Rushmore Road, Palmyra, N.Y. 14522

James R. Schlehr, 5060 Rushmore Road, Palmyra, N.Y. 14522

Others Present via Zoom Video Conference:

Kimberly Brenchley, 5124 Rushmore Road, Palmyra, N.Y. 14522

Others/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 NOVEMBER 17, 2021

■ A motion was made by MR. VIETS, seconded by MR. SWEENEY, that the minutes of the November 17, 2021, meeting be approved.

Motion carried by voice vote. Mr. Bellis abstained due to his absence from the meeting on November 3, 2021.

3. LEGAL NOTICE

The following Legal Notice was published in the *Canandaigua Daily Messenger* newspaper on Wednesday, November 24, 2021:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN the Planning Board of the Town of Farmington will conduct a Public Hearing on the 1st day of December 2021 commencing at 7:00 p.m. in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425 for the purpose of receiving testimony upon and giving consideration to the application of:

PB 1201-21: JOHN P. MORELL, ESQ., EXECUTOR FOR VIVIAN J. MERLIN ESTATE, 224 EAST MAIN STREET, PALMYRA, N.Y. 14522: Preliminary Four-Lot Subdivision Plat approval of Land, identified as Tax Map Account 18.00-2-8.000, containing a total of 35.392 acres of land; and as further to be identified as Subdivision Plan of Land owned by Vivian J. Merlin Estate. The proposed Action involves creating Lot 1 consisting of 1.850 acres with existing house, Lot 2 consisting of 12.258 acres, Lot 3 consisting of 10.652 acres, and Lot 4 consisting of 10.632 acres. Lots 2, 3 and 4 are to

remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued. The property is located at 5143 Rushmore Road and is zoned A-80 Agricultural District.

ALL PARTIES IN INTEREST will be given an opportunity to be heard in respect to such application. Persons may appear in person, or by agent or via Zoom.

Ed Hemminger, Chairman,
Planning Board

Note: Mr. Hemminger opened the Public Hearing on this application at 7:00 p.m. and asked if the applicant or the applicant's land surveyor was in the meeting room or on the Zoom video conference. Having no response from either location, Mr. Hemminger asked those in attendance at the Public Hearing in the meeting room and on the Zoom video conference if there were any objections to the Public Hearing being continued to a later portion of the evening's agenda. There were no objections. Mr. Hemminger then adjourned the Public Hearing at this time and continued on to the next agenda items.

4. CONTINUED FINAL SITE PLAN

PB #1103-21 Continued Final Site Plan Application

Name: Gerstner Medical, 1175 Pittsford–Victor Road, Suite 140,
Victor, N.Y. 14534

Location: 5801 County Road 41

Zoning District: PD Planned Development and MTOD Major Thoroughfare
Overlay District

Request: Final Site Plan approval to erect a 7,500-square-foot two-story medical office and medical equipment sales facility with associated site improvements to include all applicable utility service, landscaping, lighting and parking facilities.

This application was reviewed by the Project Review Committee on June 4, 2021; August 6, 2021; September 3, 2021; October 1, 2021; and November 5, 2021.

On September 15, 2021, the Planning Board approved the State Environmental Quality Review (SEQR) classification for this application (Unlisted Action) and the Preliminary Site Plan with conditions.

On November 17, 2021, the Planning Board approved the architectural elevation renderings for the Preliminary Site Plan and the accompanying Final Subdivision Plat with conditions (PB #1102-21).

Mr. Amering (Costich Engineering) presented this application via Zoom video conference.

He said that the approval of the architectural elevation renderings by the Planning Board two weeks ago allowed the Town staff to sign off on the Preliminary Site Plan drawings and enabled the applicant to submit the Final Site Plan application which is under consideration this evening.

Mr. Amering said that the conditions of approval of the Preliminary Site Plan have been addressed, that he has received the draft Final Site Plan resolution which has been submitted by the Town staff, that he has reviewed the two conditions of Final Site Plan approval, and that he has no issues with them.

Mr. Brand said that one of the conditions of approval on the draft Final Site Plan resolution this evening requires the applicant to amend Final Site Plan Drawing No. CA110 to show a four-inch water line service to the building instead of a 1½-inch water line. Mr. Amering said that he will make this change.

Mr. Brand said that the second condition of Final Site Plan approval requires the applicant to address all comments in the MRB Group engineering comment letter of November 12, 2021. Mr. Amering said that he will address these comments.

Mr. Delpriore said that the Town staff has reviewed the architectural elevation renderings of the new building which were submitted at the previous meeting. He said that the Preliminary Site Plan drawings are ready for signature and that the Town staff is ready to move forward on the Final Site Plan.

Mr. Brabant confirmed that Mr. Amering and the applicant are working to address the MRB Group engineering comments. Mr. Brabant said that he has no objections to having the Planning Board move forward with consideration of the Final Site Plan this evening.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN**

PB #1103-21

**APPLICANT: Gerstner Medical, 1175 Pittsford–Victor Road, Suite 140,
Pittsford, N.Y. 14534**

**ACTION: Final Site Plan approval with conditions for the construction of
a 7,500-square-foot two-story medical equipment office and**

sales building with associated site improvements, located on a proposed parcel of land along the east side of Quentonshire Drive.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received and reviewed a revised set of drawings, 11/19/2021, prepared by Costich Engineers for the above referenced Action; and

WHEREAS, the Planning Board has opened the proposed Action at tonight's meeting for discussion and consideration; and

WHEREAS, the Planning Board has under separate resolution made a determination of non-significance upon the above referenced Action; and

WHEREAS, the Planning Board has given consideration to the County Planning Board's Referral Number 164-2021, prepared for the August 11, 2021, meeting which was canceled by the County due to a lack of a quorum to conduct said meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to approve the revised drawings prepared by Costich Engineering, Project #8401, Sheets Numbered GA001, GA002, VA100, CA100, CA110, CA120, LA100, EA100, CA500, CA501-504, originally dated July 15, 2021, then having a revised date of 10/14/2021, and further having a second revision date after 11/19/2021 entitled "Gerstner Medical, Quentonshire Drive, Final Site Development Plans," with the following conditions:

1. Drawing No. CA110 is to be amended to show a four (4) inch water line service to the building instead of the 1½-inch line.
2. All comments contained in the MRB Group Letter, dated November 12, 202, are to be addressed in writing and accepted by the Town Engineers prior to signing the Final Site Plan Drawings.

BE IT FURTHER RESOLVED that the Planning Board requires the Preliminary Building Elevation Drawing prepared by Hanlon Architects to be submitted which has a title that reads . . . "Final Building Elevation Gerstner Medical, Quentonshire Drive, Farmington, New York." This drawing is to have a signature line for the Planning Board Chairperson to sign and a reference note to this file number.

BE IT FINALLY RESOLVED that this Final Site Plan approval, with the Conditions listed above herein, is valid for a period of 180 days during which revised drawings are to be submitted for signing.

Mr. Hemminger acknowledged Mr. Amering's previous comment that he received the draft Final Site Plan resolution prior to the meeting and that he [Mr. Amering] has no issues with the two conditions of Final Site Plan approval.

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

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

Motion carried.

5. CONTINUED PRELIMINARY SITE PLAN

PB #0802-21 Continued 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; July 2, 2021; August 6, 2021; September 3, 2021 (brief PRC discussion); October 1, 2021; and November 5, 2021.

On August 4, 2021, the Planning Board classified this application as an Unlisted Action under the State Environmental Quality Review (SEQR) regulations and established the SEQR 30-day review period from August 5, 2021, to September 3, 2021.

On August 4, 2021, the consideration of the Preliminary Site Plan was continued to September 15, 2021.

On August 18, 2021, the board recalled Resolution #0802-21 (August 4, 2021) regarding the SEQR classification of the Preliminary Site Plan as an Unlisted Action and reclassified the Preliminary Site Plan as a SEQR Type II Action.

On September 15, 2021, consideration of the Preliminary Site Plan was continued to the meeting on October 6, 2021.

On October 6, 2021, consideration of the Preliminary Site Plan was continued to the meeting on November 3, 2021.

On November 3, 2021, consideration of the Preliminary Site Plan was continued to an unspecified date, which was later established as December 1, 2021 (the meeting this evening).

Mr. Hemminger resumed the discussion on this application.

Mr. Tomlinson (Marathon Engineering) and Mr. Stathopoulos (G&A Development and Construction Corporation) presented this application in the meeting room. Mr. Goldman (Woods Oviatt Gilman LLP) also attended in the meeting room.

Mr. Tomlinson said that a number of conditions from the several previous tabling resolutions have been addressed. He also again brought the display of architectural materials to the meeting which had been presented by Timothy Niemiec (Senior Architectural Designer, LaMacchia Group) at the meeting on November 3, 2021.

Mr. Tomlinson displayed the Preliminary Site Plan drawing on the video screen. He discussed the addition of a fence which essentially will be located right on the property line between the applicant's property and the adjacent Burger King Restaurant. Mr. Tomlinson said that plants and grasses will be installed along this border and that a four-foot-high aluminum fence (which will resemble wrought iron) will be installed along the southern property line.

To address several comments which were received at the previous presentation, Mr. Tomlinson said that some additional landscaping with seasonal plantings will be installed at the entrances and that trees will be planted along the north property line. He said that he will work with Mr. Brabant and Mr. Sowinski of MRB Group on the final drainage plan for the Stormwater Pollution Prevention Plan (SWPPP) and that amended elevation renderings will be provided with the Preliminary Site Plan when it is submitted for signatures.

Mr. Tomlinson said that he has received the draft Preliminary Site Plan resolution, that he has reviewed the conditions of approval, and that he is comfortable with moving forward.

Mr. Tomlinson said that two core sample locations on the shared access service road were selected with the agreement of the Town Highway Department. The bores have been performed and the report will be submitted with the Preliminary Site Plan drawings. Mr. Tomlinson said that there are four to six inches of asphalt, six to eight inches of crushed stone, and four to six inches of gravel and sand below it. He said that that they are confident that the core sample will be sufficient for vehicular traffic. He also said that the applicant may resurface at a minimum a portion of the shared access service road depending on its condition after the work on the curbing. He also said that some milling may be done depending upon the condition of the service road.

Mr. Brand extended thanks to Mr. Stathopoulos for inspecting the existing conditions [of the Farmington Commons Plaza] and working with the Town staff on proposed solutions which were discussed by Mr. Stathopoulos and the Town staff at a recent on-site meeting. Mr. Brand referred to the recent correspondence from Mr. Stathopoulos to Mr. Delpriore

which summarized the repair and maintenance issues to be completed in advance of winter weather (*see* Planning Board minutes, November 17, 2021, pp. 22–23 and pp. 28–34).

Mr. Brand also thanked Mr. Stathopoulos for the plan to address the sidewalk connection to State Route 96 and for the plans to install stop signs to serve as traffic calming measures on the plaza property. Mr. Tomlinson said that these stop controls will be installed at two intersections to avoid the installation of speed bumps [which could be damaged during winter snowplowing].

Mr. Delpriore referred to the on-site meeting with Mr. Stathopoulos at which the overall property and the shared access service road were discussed. He also reminded board members of the photographs which Mr. Stathopoulos submitted at the meeting on November 17, 2021. Mr. Delpriore said that Mr. Stathopoulos has a good plan [to address the repair and maintenance issues] and that the Town staff is confident about moving forward with approval of the Preliminary Site Plan with conditions this evening.

Mr. Giroux said that he also was pleased that stop signs will be installed on the plaza property [as traffic calming measures].

Mr. Brabant referred to the MRB Group engineering letter of November 2, 2021, which includes preliminary, final site plan, general and SWPPP comments. He said that all comments have been addressed on the revised plans.

Mr. Bellis said that he is pleased with the plans and extended thanks to Mr. Stathopoulos [for addressing the concerns of the board members regarding the repairs and maintenance to the existing plaza].

Mr. Hemminger said that the board will request that the list of the plaza repair and maintenance issues which were submitted by Mr. Stathopoulos (*see* Planning Board minutes, November 17, 2021, pp. 22–23) will be added to Final Site Plan resolution as conditions of approval prior to the issuing of a Certificate of Occupancy of the credit union building. Mr. Hemminger said that he wanted to let Mr. Stathopoulos and Mr. Tomlinson know this now to provide them with enough time to address the identified repair and maintenance issues.

Mr. Brabant included this in Engineering Comment #1 in the MRB Group letter of November 2, 2021, i.e.,

“The Overall Concept Plan should be updated to reflect that the proposed work within the existing plaza and its intersection with NYS Route 96 is to be completed as part of this project.”

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
PRELIMINARY SITE PLAN APPLICATION**

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, Lot #R-2, to develop a 2,600-square-foot single-story financial building and related site improvements

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight continued its deliberations upon the above referenced Action; and

WHEREAS, the Board has received testimony at tonight's continued public meeting upon the above referenced Application; and

WHEREAS, the Board's review has, in part, been based upon the following: (1) the November 11, 2021, letter from Matt Tomlinson, CPESC, Marathon Engineering, with attachments; (2) the set of drawings issued on November 12, 2021, by Marathon Engineering, for a proposed financial institution at the Farmington Commons Plaza, 6081 NYS Route 96 & 1290 NYS Route 332 consisting of 12 pages; and (3) sheets 1 of 4 [color photos of simulated building elevations of a "New Financial Institution," prepared by LaMacchia Group, address unknown] and 2 of 4 [a floor plan for a New Building, identified as a "New Financial Institution," Farmington, New York, prepared by LaMacchia Group, address unknown].

NOW THEREFORE BE IT RESOLVED that the Board does hereby move to approve the preliminary site plan drawings with the following conditions:

1. Drawing C1.0 (Layout Plan) is to be amended to identify the location for the four-foot-high visual barrier, either natural or manmade, that is to be installed along the south property line between the proposed credit union building to be constructed (Lot #R-2) and the adjacent Burger King Restaurant Site (Lot #R-3).
2. The sheet containing the set of color photos of simulated building elevations is to have information added as to who prepared this sheet that includes the LaMacchia Group address, the Planning Board File #PB 0802-21, and a signature line for the Planning Board Chairperson. This rendering is also to be stamped Preliminary.
3. The floor plan drawing for a New Building, identified as a "New Financial Institution," Farmington, New York is to have information added as to who prepared these plans that includes the LaMacchia Group address, the Planning Board File

#PB 0802-21, and a signature line for the Planning Board Chairperson. This rendering is also to be stamped Preliminary.

- 4. Preliminary Site Plan Approval does not include Sign Site Plan Approval.
- 5. All comments contained in the MRB Group’s November 2, 2021, letter to the Town’s Director of Planning and Development, that have not been addressed or shown on the revised drawing are to be made prior to the Town Engineer’s signing the set of Preliminary drawings.

BE IT FURTHER RESOLVED that once all of the above amendments have been made to the above referenced sets of drawings, the visual photo simulation of the building elevations, and the building’s proposed floor plan that are under review as part of this application, then this material shall be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted then all Town signatures shall be affixed to the drawings and the visual renderings of the building.

BE IT FURTHER RESOLVED that one set each of the signed preliminary drawings is to be provided to the Town Development Office; the Town Highway Superintendent; the Acting Town Water and Sewer Superintendent; and the Town Engineer.

BE IT FURTHER RESOLVED that once all signatures have been made to the set of preliminary drawings then the applicant may submit an application for final site plan approval that will be scheduled for a future planning board meeting.

BE IT FINALLY RESOLVED that the Board directs the Clerk of the Board to provide a copy of this resolution to the Applicant; the Applicant’s Engineers; and the Applicant’s Attorney.

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

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

Motion carried.

6. NEW FINAL THREE-LOT SUBDIVISION

PB #1203-21 New Final Three-Lot Re-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:** Final 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 Final 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; July 2, 2021; August 6, 2021; September 3, 2021 (brief PRC discussion); October 1, 2021; and November 5, 2021.

The Public Hearing on this application was opened on August 4, 2021; continued to September 1, 2021; to October 6, 2021; and to November 3, 2021.

On August 4, 2021, the Planning Board classified this application as a Type II Action under the State Environmental Quality Review (SEQR) regulations.

On November 3, 2021, Public Hearing was closed and the Planning Board approved the Preliminary Re-Subdivision Plat with conditions (PB #0801-21).

Mr. Tomlinson (Marathon Engineering) and Mr. Stathopoulos (G&A Development and Construction Corporation) presented this application in the meeting room. Mr. Goldman (Woods Oviatt Gilman LLP) also attended in the meeting room.

Mr. Brand and Mr. Delpriore had no specific comments on this application this evening. Mr. Delpriore said that all previous Town staff issues have been addressed.

Mr. Sweeney said that he would like to reiterate the comments of Mr. Hemminger earlier this evening and that he [Mr. Sweeney] would like the repair and maintenance work on the existing plaza to be completed prior to the issuing of a Certificate of Occupancy for the new credit union building.

Mr. Stathopoulos said that he met with a contractor on the site prior to the Thanksgiving holiday and that he expects to receive the price estimate [for this work] in the next week. Mr. Stathopoulos also said that he has contacted Waste Management regarding the removal

of a dumpster and that he [Mr. Stathopoulos] will remove it if Waste Management does not remove it by the end of this week.

Mr. Stathopoulos also said that a Request for Proposals has been issued for the work on the back of the plaza. The existing glass vision areas in the back will be removed and replaced with studs, insulation and EIFS to match the rest of the plaza. The only item which will remain is the door exit. The doors themselves will have the glass removed and replaced with an opaque panel. They will also be marked with “EXIT ONLY” so that all who pass by will know that there will be no access to the store from the back of the plaza.

Mr. Hemminger asked Mr. Tomlinson if he agreed with the conditions of approval on the draft Final Re-Subdivision resolution. Mr. Tomlinson said that he is all okay with the conditions of approval.

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

■ A motion was made by MR. SWEENEY, 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
FINAL RE-SUBDIVISION PLAT APPLICATION, LOTS #R-1, #R-2 AND #R-3,
G&A DEVELOPMENT & CONSTRUCTION CORPORATION—APPROVAL WITH
CONDITIONS**

PB #1203-21

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

ACTION: Final Re-Subdivision Plat Approval, creating the three (3) Lots referenced above herein

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has tonight opened the public meeting on this application and received testimony thereon; and

WHEREAS, the Board’s review has been based upon the drawing prepared by Marathon Engineering, identified as drawing SV-1.0, dated 11/16/21, Job No. 0443-21 and entitled “Final Re-Subdivision Plat Map, Lots R-1, R-2 & R-3, G&A Dev. & Construction Corp.”

NOW THEREFORE BE IT RESOLVED that the Board does hereby move to approve the final plat map with the following conditions:

1. The mylar for the final plat map is to be submitted to the Town Development Office for review and acceptance by the Town Code Enforcement Officer. Once accepted then Town Signatures will be affixed to the mylar.
2. Three (3) paper prints of the signed final plat map are to be provided to the Town Development Office for distribution to those signing the mylar.
3. Once the Planning Board Chairperson’s signature has been affixed to the mylar the applicant has 62 days to file the mylar and two paper prints in the Office of the Ontario County Clerk.
4. Final Re-Subdivision Plat Approval is valid for a period of 180 days from today and shall expire unless the mylar has been signed by the Planning Board Chairperson.

BE IT FURTHER RESOLVED that the Board directs the Clerk of the Board to provide a copy of this resolution to the Applicant, the Applicant’s Engineers, and the Applicant’s Attorney.

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

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

Motion carried.

7. NEW PUBLIC HEARING: PRELIMINARY FOUR-LOT SUBDIVISION

**PB #1201-21 New Public Hearing:
Preliminary Four-Lot Subdivision Application**

Name: John P. Morell, Esq., Executor of the Estate of Vivian J. Merlin,
224 East Main Street, Palmyra, N.Y. 14522

Location: 5143 Rushmore Road

Zoning District: A-80 Agricultural District

Request: Preliminary Four-Lot Subdivision Plat approval of Land,
identified as Tax Map Account 18.00-2-8.000, containing a total
of 35.392 acres of land; and as further to be identified as Subdivis-
ion Plan of Land owned by Vivian J. Merlin Estate. The proposed

Action involves creating Lot #1 consisting of 1.850 acres with an existing house, Lot #2 consisting of 12.258 acres, Lot #3 consisting of 10.652 acres, and Lot #4 consisting of 10.632 acres. Lots #2, #3 and #4 are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued. The property is located at 5143 Rushmore Road and is zoned A-80 Agricultural District.

Note: Having been informed by Mr. Delpriore that Mr. Greene (the applicant's surveyor) had now joined the meeting via the Zoom video conference, Mr. Hemminger reopened the Public Hearing on this application which had been continued from earlier in the evening.

Mr. Greene (Greene Land Surveying PLLC) presented this application via Zoom video conference.

He said that the property owner wishes to make the best use of the property by creating three new lots [Lot #2, Lot #3 and Lot #4] for the possible construction of new homes. He said that a fourth lot [Lot #1] will be created for the existing home on the property.

Mr. Greene said that an existing ditch and pond are located on proposed Lot #3. Mr. Brand said that the Town staff recommended that the lot line between proposed Lot #3 and proposed Lot #4 be adjusted to avoid having the ditch and the pond on both lots. Mr. Greene said that this adjustment has been made. Mr. Brand acknowledged receipt of the revised subdivision plat which was submitted as a digital file by Mr. Greene prior to the meeting.

Mr. Brand also said that he spoke with Mr. Greene regarding an increase in the depth of proposed Lot #1. Mr. Greene said that he has no problem making this adjustment.

Mr. Brand said that proposed Lots #2, #3 and #4 will be created as non-buildable lots at this time and will require site plan approval by the Planning Board prior to future development. Mr. Greene said that this is noted on the subdivision plat. Mr. Brand said that he wanted to be sure that everyone is aware that the Planning Board is not approving the development of the lots this evening. He said that site plan approval is the second step in the process which will involve the Planning Board's consideration of driveways, septic fields, drainage and related development issues. Mr. Brand said that this evening's application concerns only the subdivision of the property.

Mr. Greene said that the property owner has not been approached by anyone at this time [regarding the sale of the lots]. He said that the property owner will market the lots and let each future owner handle it [the site plan approval process] at that time.

Mr. Brand said that it is possible that one or more of the lots could be purchased by a farmer and become farmland.

He said that two resolutions have been provided for the board's consideration this evening, i.e., the State Environmental Quality Review (SEQR) classification of the application as a Type II Action, and approval of the Preliminary Subdivision Plat with conditions.

Mr. Delpriore said that two of the proposed lots [Lot #2 and Lot #3] have road frontage of 240 feet with widths of 300 feet in other portions of the lots. He said that these dimensions comply with the Town Code and that the lots are noted as non-approved building lots requiring site plan approval by the Planning Board.

Mr. Hemminger asked if anyone in the meeting room wished to speak for or against this application or to ask questions.

Mr. McClure (5106 Rushmore Road) said that he lives right across the road from this property, and that this property is located in the agricultural district of the Town. He asked about the future sale of the lots and if it [the property] would become a bedroom community. Mr. Hemminger said that the property owner could sell the lots if the required lot sizes are maintained. Mr. Delpriore said that only the existing home is located on the property at this time and that the property owner proposes the creation of three non-buildable lots which would require separate site plan approval by the Planning Board.

Mr. McClure asked how many houses could be built on the lots. Mr. Brand said that the minimum lot size requirement in the A-80 Zoning District is 80,000 square feet (roughly two acres). He said that this provides the potential of having five homes on a 10-acre parcel of land but that this does not take into consideration the site plan concerns of road frontage, drainage, rights-of-way and other development issues [which could restrict the number of homes which could be built on a specific sized parcel].

Mr. Delpriore said that right now the applicant is at the minimum road frontage length (240 feet) which is required by the Town Code. He said that there will be a number of other hurdles for the applicant [if future site plans for development do not meet the Town Code and would require variances from the Zoning Board of Appeals] and that the public will have additional opportunities to speak on this [if a subsequent application does not comply with the Town Code]. Mr. Delpriore said that right now the application is for the creation of three new lots from the 35-acre parcel [with the existing home to remain on a separate lot].

Mr. Brand said that he did not want the discussion to be misinterpreted. He said that theoretically there could be five homes on a 10-acre parcel but other issues such as the topography of the land must be considered. Mr. Brand said that it will be difficult to stabilize and construct a road, and that the lengths of driveways could be an issue. Mr. Brand said that he is not saying that it cannot be done [having five homes on 10 acres] but that it would not be automatic.

Mr. Schlehr (5060 Rushmore Road) asked about the possibility of townhouses being built on the property. Mr. Hemminger said that multifamily housing units do not fit into this area. Mr. Schlehr asked about the agricultural zoning of the property and if agricultural

zoning opens the property up to anything. Mr. Hemminger said no, and that there are specific guidelines [regarding development in the agricultural district].

Mr. Hemminger then asked if anyone on the Zoom video conference wished to speak for or against this application, or to ask questions.

Ms. Brenchley (5124 Rushmore Road) said that she lives across the road from all of the lots and asked if consideration has been given to the effect of having even three new homes which she said would be a sharp increase in population density for this road. She asked how this fits with the Comprehensive Plan of Farmington. She said that her understanding is that the area north of the Thruway would not be as developed as the area south of the Thruway. She said that this is an agricultural road and that with the amount of population currently on the road, three homes is a dramatic change for the road. She asked how this [application] fits into the larger plan for Farmington.

Mr. Brand said that the zoning regulations in the A-80 agricultural district are restrictive by the requirement of a minimum lot size of 80,000 square feet, and by additional regulations such as those regarding septic systems. He said that the possibility of three homes along the road—in his professional opinion—does not warrant a major impact upon the traffic. Mr. Brand said that the number of trips from a residential single-family home are significantly less than those from apartments, townhouses or other types of activities.

Mr. Brand said that the Comprehensive Plan seeks to protect the rural agricultural areas. He said that a number of discussions have been held with the Town Agricultural Advisory Committee regarding this issue and that, to date, the Committee is happy with keeping the A-80 Zoning District regulations in place. He said that the Town staff defers to the experts on the Agricultural Advisory Committee and that the Town has no plans to change any of the zoning in the A-80 Zoning District at this time.

Mr. Hemminger said that in all his years on the Planning Board and the Zoning Board of Appeals that he has honestly never heard of anyone bringing up the topic of changing the A-80 zoning to something larger for the agricultural lots. He said that everything north of the Thruway and east of County Road 8 does not have public sanitary sewers and therefore have restrictive issues regarding how big the lots have to be per dwelling. Mr. Hemminger said that the Town has “pushed” the higher density development to the southwest quadrant of the Town. He said that the expectation is that there could be a total of three additional dwellings [on this property] and as located in the A-80 district they must be single-family homes on minimum lot sizes of 80,000 square feet.

Mr. Brabant said that the application before the board this evening is a subdivision of land only, and is not a site plan for development. If a future property owner were to submit a site plan application, he said that the Planning Board would have to conduct an environmental review which would include considerations of traffic, visual impact, possibly coordination [with other agencies] and drainage. He said that these would have to be weighed out regarding a future site plan application, and that this evening’s discussion [of future site development] is all hypothetical.

Mr. Hemminger said that the application before the board this evening is classified as a Type II Action under the State Environmental Quality Review (SEQR) regulations. He said that if a dwelling were to be proposed [in the future] then the environmental review would become more detailed in an entirely different process. He said that the application this evening is only for the subdivision of the property, i.e., drawing lines on a map for this specific application.

Mr. McClure said that this is a first step and that if the lines are there [on a map] the property owner may want to sell the lots. He said that the next stage is to start building and that is what they [the neighbors] are concerned about.

Mr. Greene said that the two lots which are closest to the existing house will be wide enough to have the minimum setback of 300 feet. He said that any future new homes will be quite a bit back off the road and that the separation of homes should be quite adequate when they are completed.

Mr. Brand said that he does not want overstate the opportunity which this presents for an existing farm operation to acquire lands for a farming operation. He said that this [subdivision] does not necessarily mean that the construction of new homes is the only thing that can happen on any one of the lots.

Mr. McClure said that it is reasonable to assume that this [building new homes on the lots] is what they are going to do there. He said that the people who are in there now [farming the land] are the Sheldons and that have no interest in buying the land. He said that he rents his property to them, as well, and that they [the Sheldons] do not want to buy his property.

Mr. Hemminger said that Mr. Brand is making a comment regarding the future opportunities for this property.

Mr. Hemminger asked if there were additional comments from those in the meeting or from those on the Zoom video conference. There were no additional comments from those in the meeting room or from those on the Zoom video conference.

Mr. Sweeney said that he served on the recent Comprehensive Plan Update Committee and that he would like to express interest in seeing this property remain as farmland. He said that this [farmland] is something that he would like to keep. Mr. Hemminger said that the Planning Board will consider whatever an applicant submits.

Mr. Hemminger said that the subdivision application this evening is a first step and the board may begin the site plan process if [the property owner] sells off the lots [and if prospective buyers submit site plan applications].

There were no further 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 this application (PB #1201-21) was closed.

Board deliberations:

■ A motion was made by MR. BELLIS, seconded by MR. SWEENEY, 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
SEQR CLASSIFICATION—TYPE II**

PB #1201-21

**APPLICANT: John P. Morell Esq., Executor for Vivian J. Merlin Estate,
Converse & Morell, 224 East Main Street, Suite 2,
Palmyra, N.Y. 14522**

**ACTION: SEQR Classification—Preliminary Plat Approval for a four-
(4-) lot subdivision of land, identified as Tax Map Account
#18.00-2-8.000, containing a total of 35.392 acres of land**

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

WHEREAS, the Board has reviewed the criteria in Part 617.5 (c) (23) and (34) 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) and (34) 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 Article 8 of the New York State Environmental Conservation Law (the State's SEQR Regulations).

BE IT FINALLY 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 on the above resolution was recorded in the meeting minutes:

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

Motion carried.

■ 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
PRELIMINARY SUBDIVISION PLAT APPLICATION—APPROVAL WITH CONDITIONS**

PB #1201-21

**APPLICANT: John P. Morell Esq., Executor for Vivian J. Merlin Estate,
Converse & Morell, 224 East Main Street, Suite 2,
Palmyra, N.Y. 14522**

**ACTION: Preliminary Subdivision Plat Approval for a four (4) lot
subdivision of land, identified as Tax Map Account #18.00-2-
8.000, containing a total of 35.392 acres of land.**

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

WHEREAS, the Board has, under separate resolution, classified the proposed Action as being a Type II Action under the provisions of Part 617.5 (c) (23) and (34) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Board has given consideration to the Ontario County Planning Board's referral (#218-2021, dated November 10, 2021) which resulted in no recommendation to deny or approve single family residential subdivisions under five lots; and

WHEREAS, the Board's review has been based in part upon the drawing prepared by Greene Land Surveying, PLLC, identified as Job No. 21-6033, dated October 19, 2021 and entitled "Preliminary Subdivision Plan of Land Owned by Vivian J. Merlin Estate;" and

WHEREAS, the Board understands that the proposed Action involves the subdivision of land identified above herein and it would only be creating a total of four (4) lots with three (3) lots (Lots #2, #3 and #4) to be identified as Not Approved Building Lots.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby grant Preliminary Plat Approval of the above referenced drawing with the following conditions:

1. Proposed Lot #1 is to be amended to provide a minimum of two-hundred-fifty (250) feet in lot depth measured from the right-of-way line for Rushmore Road as specified in §165-18. E. (2) of the Farmington Town Code.
2. Once the Preliminary Plat Map has been amended then one (1) paper copy is to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted then an additional three (3) paper prints are to be provided for Town signatures. One signed copy will be returned to the applicant’s engineers and surveyors, one copy provided to the Town Highway Superintendent and one to the Town Engineer.
3. Once Preliminary Plat Maps have been signed then the Town will accept an application for Final Subdivision Plat Approval which will be placed on a future Planning Board Agenda.
4. Preliminary Plat Approval is valid for a period of 180 days from today and shall automatically expire unless the amended Preliminary Plat Maps have been signed by all involved.

Mr. Hemminger asked Mr. Greene if he agreed with the conditions of approval. Mr. Greene said that he is okay with the conditions—no worries.

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

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

Motion carried.

8. NEW FINAL TWO-LOT SUBDIVISION PLAT

PB #1202-21 New Final Two-Lot Subdivision Application

Name: James and Nancy Falanga, 395 Ellsworth Road, Palmyra, N.Y. 14522

Location: North side of Fox Road, west of Yellow Mills Road

Zoning District: A-80 Agricultural District

Request: Final Two-Lot Subdivision Plat approval of land identified as Tax Map Account 10.00-1-70.000 containing a total of 95.7 acres of land, and as afurrther to be identified as Subdivision Plan of Land owned by James J. and Nancy A. Falangaa for Lot #1 and Lot #2. The proposed Action involves creating Lot #1 consisting of 89.371 acres and Lot #2 consisting of 6.329 acres. Both lots are to remain vacant as non-approved building lots requiring site plan approvala before any Building Permits may be issued.

On October 20, 2021, the Planning Board approved the State Environmental Quality Review (SEQR) classification for this subdivision (Type II Action) and the Preliminary Two-Lot Subdivision application with conditions (PB #1001-21).

Mr. Greene (Greene Land Surveying) presented this application via Zoom video conference. James and Nancy Falanga were on the Zoom video conference.

Mr. Greene said that one additional edit will be made to the subdivision plat regarding the delineation on the final plat map of the mapped Flood Zones A and C, as shown on the Flood Insurance Rate Map, Community #361299, Panel #0010B, having an effective date of September 30, 1983. He said that he will send this right in.

Mr. Brand and Mr. Delpriore had no comments on this application and said that they are ready to proceed.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL TWO-LOT SUBDIVISION PLAT, JAMES AND NANCY FALANGA
APPROVAL WITH CONDITIONS**

PB #1202-21

**APPLICANTS: James and Nancy Falanga, 395 Ellsworth Road,
Palmyra, N.Y. 14522**

**ACTION: Final Two-Lot Subdivision Plat approval with conditions, Lots
#1 and #2, James and Nancy Falanga Subdivision, located
along the north side of Fox Road and the west side of Yellow
Mills Road**

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

WHEREAS, the above referenced Action involves a two-lot subdivision plat of Tax Map Account #10.00-1-70.000 containing a total of 95.7 acres of land, creating proposed Lot #1, to contain a total of 89.371 acres of land and proposed Lot #2, to contain a total of 6.329 acres of land; and

WHEREAS, the Board's review is based in part upon the drawing prepared by Greene Land Surveying, PLLC, identified as Job No. 21-5965, having a revised date 10/18/21 and entitled "Final Two Lot Plat, Lots #1 and #2, James J. & Nancy A. Falanga Subdivision;" and

WHEREAS, both lots are at this time classified as Non-Approved Building Lots requiring site plan approvals before any Building Permits may be issued for site development; and

WHEREAS, the Board has received testimony at tonight's public meeting upon the proposed Action.

NOW THEREFORE BE IT RESOLVED that the Board does hereby grant Final Subdivision Plat Approval of the above referenced Action with the following conditions:

1. The Zone C Area of Minimal Flooding is to be shown on those portions of both of the proposed lots being created.
2. The mapped Flood Zones A and C, as shown on the Flood Insurance Rate Map, Community #361299, Panel #0010B, having an Effective Date of September 30, 1983, are to be delineated on the Final Plat Map.
3. Once the above conditions of Final Plat Approval have been provided on a revised mylar, having a revised date, then the mylar is to be submitted to the Town Development Office for review and acceptance by the Town Code Enforcement Officer. Once accepted, then signatures will be affixed to the mylar.
4. The applicant has 62 days from the date of signing of the mylar by the Planning Board Chairperson to file said mylar and two paper prints in the Office of the Ontario County Clerk.
5. Final Subdivision Plat approval is valid for a period of 180 days from today requiring signature by the Planning Board Chairperson on the mylar drawing within said specified period of time.

BE IT FURTHER RESOLVED that this Tax Map Account has been receiving an Agricultural Land Use Exemption, which at the time of future proposed site development of either lot, may be subject to roll-back penalty(ies) provided for under the New York State Agriculture and Markets Law and/or the New York State Real Property Law.

BE IT FINALLY RESOLVED that a copy of this resolution be placed in the Project File and a copy provided to the Applicants and the Applicants' Surveyor.

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

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

Motion carried.

9. PLANNING BOARD ACTION ITEMS

A. SEQR Training:

Mr. Hemminger said that the SEQR training will be conducted at the next meeting of the Planning Board on December 15, 2021.

B. Recall and Amendment of PB #0502-21:

PB #0502-21 Special Use Permit Application

Name: Joseph Prestigiacommo, 312 Smith Street, Rochester, N.Y. 14608

Location: 6108 Loomis Road

Zoning District: GB General Business and MTOD Major Thoroughfare Overlay District

Request: Recall and amendment of the Special Use Permit to allow the existing Finger Lakes Hotel to be run as alternative long- and short-term housing according to Chapter 165-73 of the Town of Farmington Codes. The property is located at 6108 Loomis Road and zoned GB General Business and MTOD Major Thoroughfare Overlay District.

The Special Use Permit for this application was approved by the Planning Board on May 5, 2021.

Mr. Brand said that the applicant’s financial institution has discovered a typographical in Condition #2 of the Special Use Permit approval resolution of May 5, 2021. The total number of lodging units was shown as 84 on the resolution. The correct number is 89 lodging units.

Mr. Delpriore also confirmed that this was a typographical error which was discovered by the applicant's financial institution.

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

■ A motion was made by MR. BELLIS, seconded by MR. SWEENEY, 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
RECALL AND AMEND RESOLUTION PB #0502-21 OF MAY 5, 2021**

PB #0502-21

**APPLICANT: Joseph Prestigiaco, 312 Smith Street,
Rochester, N.Y. 14608**

**ACTION: Special Use Permit to operate the Hill Top Housing
Project (PB #0502-21) on portions of the former Finger
Lakes Hotel and Banquet Facility site, located at 6108
Loomis Road.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight's meeting been informed by the Town Zoning Inspector John Weidenborner, of an error contained in the Board's May 5, 2021, resolution granting a Special Use Permit with conditions to operate the above referenced Action; and

WHEREAS, the error is within Condition #2 where it cites a total of 84 lodging units when it should have read 89 lodging units.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby move to amend Condition #2 granting the Special Use Permit Approval by changing the entire wording to read as follows:

2. The Project shall consist of seven (7) separate buildings, containing a total of 89 lodging units, a separate Office/Maintenance area located within the former hotel office portion of the site, an in-ground swimming pool and related on-site parking for a total of 92 parking spaces to be used for both short- and long-term housing.

BE IT FINALLY RESOLVED THAT this is the only amendment authorized by the Planning Board to be made to the resolution adopted on May 5, 2021, for File #PB 0502-21.

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

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

10. OPEN DISCUSSION

Director of Development and Planning Report:

Mr. Brand reported on the following topics:

- The Town Board will hold the first of two required Public Hearings on the Comprehensive Plan Update on Tuesday, December 14, 2021, at 7:00 p.m. at the Town Hall and via Zoom video conference. Following the Public Hearing, amendments to the Plan (if any) will be made and the Plan will be referred to the Ontario County Planning Board for review and comments at its meeting in January 2022.
- The second draft of the amendments to the Farmington Solar Photovoltaic (PV) Town Code, as well as amendments to other sections of the code, was posted on the Town website today and was sent to members of the Solar Committee, Town boards and staff. The Committee will meet on Monday, December 6, 2021, at 6:30 p.m. at the Town Hall and via Zoom video conference to review the draft, following which the draft may be submitted to the Town Board for review and subsequent referral to the Ontario County Planning Board.
- Several new applications are expected to be discussed at the Project Review Committee meeting on Friday, December 3, 2021, including an application for a 21,000-square-foot plaza building at Auburn Junction (west side of State Route 332 opposite Fallbrook Drive) and an Incentive Zoning application for the Farmington Market Center (Tops Supermarket Plaza) on the southeast corner of State Route 96 and Mertensia Road.
- The Ontario County Industrial Development Agency (IDA) is looking for industrial building locations in the Town of Farmington. Mr. Brand said that he discussed the proposed Loomis Road Industrial Park for consideration as an IDA recommendation to potential developers.

Code Enforcement Officer:

Mr. Delpriore said that there will be no applications for consideration on the Planning Board agenda on December 15, 2021. He suggested that the board take advantage of the opportunity at this meeting to complete the SEQOR training.

Highway and Parks Superintendent:

Mr. Giroux said that the drop inlet has been installed at the intersection of State Route 332 and Canandaigua–Farmington Town Line Road. He said that the Highway Department is working on brush removal at 420 Hook Road and additional drainage work throughout the Town.

Town Engineer:

Mr. Brabant acknowledged the efforts of the Town staff to complete the draft of the Solar Photovoltaic (PV) Town Code which is now under review by the Solar Committee.

Board Members' Comments:

Mr. Hemminger said that the board's SEQR training will be held at the next Planning Board meeting on December 15, 2021. He also said that the board will review the 2021 Rules of Procedure and the 2020 MTOD Site Design Guidelines at the meeting in preparation for readoption of both of these documents at the meeting on January 5, 2022.

Mr. Bellis asked about the progress at the Meyer's RV construction site on State Route 96 at Mertensia Road. Mr. Delpriore said that the sidewalk along Mertensia Road has been installed and that RG&E began the installation of the electrical transformer today (December 1, 2021). He said that upon completion of the transformer installation, RG&E will run the electrical lines from the transformer to the streetlights, following which the lines will be energized and the streetlights will be illuminated.

Mr. Bellis asked about the progress at the Auto Wash on State Route 96 at Mertensia Road. Mr. Delpriore said that he has requested that the Planning Board Chairperson attend the next meeting of the Project Review Committee on Friday, December 3, 2021, at which the installation of the sidewalks and other issues will be discussed with the applicant.

Mr. Bellis asked about the status of the Final Subdivision Plat application for Section 2 of the Monarch Manor Subdivision, the sixth 90-day extension of which expired on November 29, 2021. Mr. Brand said that the drawings were submitted by the applicant and have been reviewed by the Town staff, that the New York State Department of Health and the New York State Environmental Conservation Board letters have been received, and that the drawings have been signed. He said that the next steps for the developer are the approval and filing of a Letter of Credit and the scheduling of a Pre-Construction Meeting.

Mr. Sweeney said that he did not see any road milling piles at the American Equipment location at 6112 Collett Road.

11. PUBLIC COMMENTS

None.

12. 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 session in 2021:

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** 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>

13. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:50 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, December 15, 2021, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and via Zoom video conference.

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

Respectfully submitted,

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