

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD **Wednesday, December 6, 2023 • 7:00 p.m.**

MINUTES—APPROVED

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

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

R = *Attended via remote video conference.*

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

Excused: Timothy DeLucia

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

Attending:
Noam Adi, 5676 State Route 96, Farmington, N.Y. 14425
Robert Brenner, Partner, Canandaigua Development Company LLC, 28 South Main Street,
Canandaigua, N.Y. 14424
Betsy B. Brugg, Woods Oviatt Gilman LLP, 1900 Bausch and Lomb Place,
Rochester, N.Y. 14604
Verna R. Cowley, 1098 County Road 8, Farmington, N.Y. 14425
Ryan T. Destro, P.E., BME Associates, 10 Lift Bridge Lane East, Fairport, N.Y. 14450
Lou DiFrancesco, 6256 Pheasants Crossing, Farmington, N.Y. 14425
Maureen E. Dispenza, 6237 Pheasants Crossing, Farmington, N.Y. 14425—**R**

Ronald C. Harrington, 5776 Collett Road, Farmington, N.Y. 14425

Shauncy Maloy, P.E., Passero Associates, 242 West Main Street, Suite 100,
Rochester, N.Y. 14614

Brian Mahoney, Partner, Canandaigua Development Company LLC, 28 South Main Street,
Canandaigua, N.Y. 14424

Justin Mirando, Development Manager, Whitestone Development Partners LLC,
1170 Pittsford–Victor Road, Suite 260, Pittsford, New York 14534

Sonia Phelan, 5802 Clover Meadow Lane, Farmington, N.Y. 14425

Dulcy A. Power, 5765 Collett Road, Farmington, N.Y. 14425

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 4, 2023.

2. APPROVAL OF MINUTES

Minutes of November 15, 2023:

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the November 15, 2023, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on Wednesday, November 29, 2023:

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington, will conduct a Public Hearing on the 6th day of December 2023, 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 considering the application of:

PB #1201-23 and PB #1202-23: CANANDAIGUA DEVELOPMENT COMPANY LLC. 83 SOUTH MAIN STREET, CANANDAIGUA, N.Y. 14424: An Application for Overall Preliminary Subdivision Plat and Site Plan approvals involving a total of 186 single-family residential lots and three commercial lots, all of which are located on a total of 147.7 acres of land, identified as Tax Map Accounts 29.00-2-14.000 and 29.00-2-13.100; and as further identified as the Paddock Landing Subdivision, owned by Canandaigua Development Company LLC. The proposed Action involves creating a total of 186 residential lots with related site improvements on 136.11 acres of land; and creating three

commercial lots, containing a total of 11.59 acres of land involving a total of 50,000 square feet of commercial buildings and related site improvements. The properties are generally located along the north side of New York State Route 96, east of Fairdale Glenn, south of Collett Road and west of County Road 8. The sites are zoned IZ Incentive Zoning.

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

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

PB #0702-23 Continued Preliminary Three-Lot Re-Subdivision Application

Name: Christopher Kamar, P.E., 615 Fishers Run, Victor, N.Y. 14564, representing the Fowler Family Trust, 6240 Pheasants Crossing, Farmington, N.Y. 14425

Location: 6240 Pheasants Crossing and the adjacent parcel to the south

Zoning District: RS-25 Residential

Request: Preliminary Three-Lot Re-Subdivision Plat approval of land, identified as Tax Map Account 29.13-1-5.100 and 29.13-1-5.200, containing a total of 12.091 acres of land; and as further to be identified as Re-Subdivision Plat Approval Lot #5A and Lot #5B of the Pheasants Crossing Subdivision owned by Fowler Family Trust. The proposed Action involves creating Lot #R-5A consisting of 6.437 acres, Lot #R-5B consisting of 2.212 acres and Lot #R-5C consisting of 3.442 acres all of which are to remain vacant as non-approved building lots requiring site plan approvals before any Building Permits may be issued.

On August 19, 2020, the Planning Board conducted a Public Hearing on the applicant's request for a three-lot re-subdivision of 12.0938 acres of land of Lot #5 of the Pheasants Crossing Subdivision to create Lot #R-5A of 1.541 acres, Lot #R-5B consisting of 4.181 acres and Lot #R-5C of 6.368 acres (PB #0802-20). The Public Hearing was closed. No action was taken. The applicant informed the Planning Board at that time that he would apply to the Zoning Board of Appeals for an area variance for lot width.

On September 16, 2020, the applicant received Preliminary Two-Lot Resubdivision Plat approval (PB #0902-20).

On November 18, 2020, the applicant received Final Two-Lot Re-Subdivision Plat approval (PB #1103-20).

On July 24, 2023, the Farmington Zoning Board of Appeals (ZBA) opened its Public Hearing on the applicant's Area Variance application to have a minimum lot width of 30 feet (when the Town Code requires a minimum lot width of 125 feet) for proposed Lot #R-5C (ZB #0301-23).

The ZBA then approved the following actions on July 24, 2023:

- The ZBA agreed with the declared intent of the Planning Board that the Planning Board be designated as the State Environmental Quality Review (SEQR) Lead Agency for making the required determination of significance on the subdivision application.
- Following the Planning Board's SEQR determination and a determination of significance, the ZBA then requested that the Planning Board to provide a written recommendation to the ZBA concerning the Area Variance application.
- The ZBA continued the Area Variance application to August 28, 2023.

On August 28, 2023, the ZBA continued the Area Variance application to November 27, 2023, because the Planning Board has not yet determined that the application is complete.

On July 19, 2023, the Public Hearing on the applicant's subdivision application was opened by the Planning Board and was continued to August 2, 2023.

On August 2, 2023, the Planning Board designated itself as the Lead Agency under SEQR for making the determination of significance and requested that the applicant provide additional information which the Planning Board deemed necessary for their determining the application complete. The Planning Board then continued the Public Hearing on the subdivision application to the meeting on September 6, 2023.

On September 6, 2023, Mr. Fowler said that the additional information which had been requested by the Planning Board at their August 2nd meeting, had been submitted to the Town staff. Mr. Hemminger and Mr. Delpriore acknowledged receipt of the additional information but said that it had not been received in time for the September 6th meeting for the Town staff to review and for the Board to make a determination if the application was complete. The Planning Board then continued the Public Hearing on the re-subdivision application to the meeting on October 4, 2023.

On October 4, 2023, the Public Hearing was reconvened, testimony was taken from the applicant and from citizens, and the application was continued to the meeting on November 1, 2023). The applicant was requested to submit additional information to the Town Development Office by Wednesday, October 18, 2023, at 12:00 noon to be considered by the Planning Board on November 1, 2023.

On November 1, 2023, the Public Hearing was reconvened, testimony was taken from the applicant, and the application was continued to the meeting this evening (December 6, 2023) at the request of Mr. Fowler. He was requested to submit additional information to the Town Development Office by Wednesday, November 15, 2023, for placement on the agenda this evening (December 6, 2023).

On November 27, 2023, the Zoning Board of Appeals (ZBA) continued its Public Hearing (ZB #0301-23) to Monday, January 22, 2024, to again provide time for the applicant to submit a complete application to the Planning Board for its review and acceptance as being a complete application. Also on November 27, 2023, the ZBA declared its intent to close its Public Hearing upon this Action at its meeting on Monday, January 22, 2024, if the applicant by that did has not provided the Planning Board with the requested additional information, and to deny without prejudice the requested Area Variance on the grounds that the applicant has failed to provide required information for the ZBA to take action upon.

Mr. Hemminger reconvened the Public Hearing this evening on the re-subdivision application.

Neither Mr. Fowler nor his representative attended the meeting this evening.

Mr. Delpriore said that a letter was received via email dated December 5, 2023, from Jared P. Hirt, Esq., of the Evans Fox law firm in Rochester, in which Mr. Hirt said that his firm was retained to represent the legal interests of the Fowler Family Trust with regard to this pending application.

In the letter, Mr. Hirt requested that the application be tabled until a January 2024 meeting to provide sufficient time for him to conference with Town representatives to discuss the status of the pending application and any outstanding items or issues regarding the application.

Mr. Brand said that he spoke with Mr. Hirt and that he [Mr. Hirt] said that he is trying to catch up with everything [regarding this application] and would then like to sit down with Town staff and the Town Attorney to understand the status of the application and then perhaps move the application along.

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

Mr. Hemminger then asked if anyone on the remote video conference wished to comment or ask questions on this application.

Ms. Dispenza (6237 Pheasants Crossing) said that she lives across the road from the property in question and that she read materials which were sent to her from Ms. Mitchell in the Development Office. In light of the letter from Mr. Fowler's new attorney, Ms. Dispenza asked if the board was still going to take action on the draft resolution which had been prepared by the Town staff prior to the meeting and deny without prejudice the

requested Preliminary Re-Subdivision application at the meeting to be held on January 3, 2024. She asked if this point in the draft resolution still holds true.

Based upon the request by Mr. Hirt, Mr. Hemminger said that the board is not going to act upon the draft resolution and will instead continue the application and the Public Hearing to a future meeting as Mr. Hirt has requested.

Ms. Dispenza asked about the environmental review. Mr. Hemminger said that right now the application is not complete and that the board has determined that more information is needed prior to moving forward with the State Environmental Quality Review (SEQR) environmental record.

Mr. Delpriore and Mr. Bellis discussed several future meeting dates for the continued application and Public Hearing. Following discussion, it was the consensus of the board and the Town staff that the application and the Public Hearing will be continued to the meeting to be held on Wednesday, February 7, 2024, and that the applicant must provide material to the Town staff by 12:00 noon on Wednesday, January 24, 2024, to be considered at the meeting on February 7th.

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:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ADJOURNMENT AND CONTINUATION OF THE PUBLIC HEARING UPON THE
PROPOSED THREE-LOT PRELIMINARY RE-SUBDIVISION PLAT FOR THE
FOWLER FAMILY TRUST**

PB #0702-23

**APPLICANT: Fowler Family Trust, 6176 Hunters Drive,
Farmington, N.Y. 14425**

**ACTION: Adjournment and Continuation of the Public Hearing upon
the proposed Three-Lot Preliminary Re-Subdivision Plat for
the Fowler Family Trust**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight continued the Public Hearing on this application which has continued from the Board's meetings held on Wednesday, July 19, 2023,; August 2, 2023; September 6, 2023; October 4, 2023; and again on Wednesday, November 1, 2023, to allow the Applicant time to provide information requested from the Board; and

WHEREAS, the requested information is contained in the Board's adopted August 2, 2023, meeting minutes, page 6; and,

WHEREAS, the Board is the designated Lead Agency under SEQR, for making the required determination of significance upon the proposed Preliminary Re-Subdivision of Lots #R5A and #R5B of the Fowler Family Trust (Applications PB #0702-23 and ZBA #0301-23); and

WHEREAS, the above referenced adopted Board minutes cite the Applicant was directed to submit information referenced to Chapter 144-12, of the Farmington Town Code to the Town Code Enforcement Officer by August 16, 2023, to allow Town staff and the Board time to review the information requested prior to the continued Public Hearing on Wednesday, September 6, 2023; and

WHEREAS, the Applicant failed to provide the information previously requested; and

WHEREAS, the Board in its Continuation Resolution (PB #0702-23, September 6, 2023) directed the Applicant to submit the requested information to the Town Development Office not later than noon on Wednesday, September 20, 2023, to allow Town staff and the Board time to review the information requested prior to the continued public hearing on Wednesday, October 4, 2023; and

WHEREAS, the Applicant failed to provide the information previously requested; and

WHEREAS, the Board in its Continuation Resolution (PB #0702-23, October 4, 2023) directed the Applicant to submit the requested information to the Town Development Office not later than noon on Wednesday, October 19, 2023; and

WHEREAS, the Planning Board received a letter dated October 13, 2023, from Christopher V. Kamar, P.E., Senior Principal of Engineering, APD Engineering/Architecture, requesting the continuation of the November 1, 2023, Public Hearing before the Planning Board; and

WHEREAS, the Planning Board, on Wednesday, November 1, 2023, honored this request for additional time to enable all procedures to be complied with and continued their Public Hearing to Wednesday, December 6, 2023; and

WHEREAS, the Board in its Continuation Resolution (PB #0702-23, November 1, 2023) directed the Applicant to submit the requested information to the Town Development Office not later than noon on Wednesday, November 15, 2023; and

WHEREAS, the Town Code Enforcement Officer on Wednesday, November 15, 2023, notified the Board that the Applicant failed to provide information requested; and

WHEREAS, the Town Code Enforcement Officer in a letter dated November 16, 2023, to the Applicant and copied to the Board, the Zoning Board of Appeals, the Town Director of Planning and Development, the Town Attorney and the Applicant's Engineer, provided notice that the Applicant had once again failed to meet an agreed-to deadline for submission of information required by the Planning Board; and

WHEREAS, the Town Code Enforcement Officer, in said letter also notified the Applicant that there will be a continued Public Hearing tonight before the Board and further noting that the Applicant’s attendance at this scheduled continued Public Hearing is required; and

WHEREAS, the Board has tonight has received testimony that is entered into the public record for this Action; and

WHEREAS, on December 5, 2023, the Board received a letter via email from Jared P. Hirt, Esq., of Evans Fox Attorneys LLP of Rochester, New York, informing the Board that he was recently retained to represent the legal interests of the Fowler Family Trust with regard to the pending application as identified above; and

WHEREAS, in the letter Mr. Hirt requested that consideration of the pending application be continued until a January 2024 meeting of the Board to provide sufficient time for him to conference with Town representatives to discuss the status of the pending application and any outstanding items or issues regarding the same.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to table further deliberations upon the above referenced Action and adjourns the Public Hearing to be continued on Wednesday, February 7, 2024, starting at 7:00 p.m., to again provide time for the Applicant to submit a complete Application to the Planning Board, for its review and acceptance as being a complete Application; and

BE IT FURTHER RESOLVED that the Applicant is directed to submit the requested information to the Town Code Enforcement Officer, on or before noon on Wednesday, January 24, 2024, to provide time for the Board and staff reviews prior to the continued Public Hearing on February 7, 2024; and

BE IT FINALLY RESOLVED that the Board having made this decision does hereby instruct the Clerk of the Board to provided notice hereof to the Town Zoning Board of Appeals, the Applicant, the Applicant’s Engineer, the Applicant’s Attorney, the Town Code Enforcement Officer, the Attorney to the Town, and the Town Director of Planning and Development.

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. NEW PUBLIC HEARING: OVERALL PRELIMINARY 189-LOT SUBDIVISION

PB #1201-23 Overall Preliminary 189-Lot Subdivision Application

Name: Canandaigua Development Company LLC, 83 South Main Street, Canandaigua, N.Y. 14424

Location: North side of State Route 96, south side of Collett Road, east of Fairdale Glen

Zoning District: IZ Incentive Zoning

Request: Overall Preliminary Subdivision Plat and Site Plan approvals involving a total of 186 single-family residential lots and three commercial lots, all of which are located on a total of 147.7 acres of land, identified as Tax Map Accounts 29.00-2-14.000 and 29.00-2-13.100; and as further identified as the Paddock Landing Subdivision, owned by Canandaigua Development Company LLC. The proposed Action involves creating a total of 186 residential lots with related site improvements on approximately 136.11 acres of land; and creating three commercial lots, containing a total of approximately 11.59 acres of land involving a total of 50,000 square feet of commercial buildings and related site improvements. The properties are generally located along the north side of New York State Route 96, east of Fairdale Glenn, south of Collett Road and west of County Road 8. The sites are zoned IZ Incentive Zoning.

On June 2, 2022, the original application for this subdivision was discussed by the Project Review Committee which proposed 216 single-family for-sale residential lots, and General Business and Limited Industrial uses along State Route 96.

On May 4, 2023, the current revised application for 186 single-family for-sale residential lots, and General Business and Limited Industrial uses along State Route 96, was discussed by the Project Review Committee.

On May 9, 2023, the Town Board established a new State Environmental Quality Review (SEQR) 30-day coordinated review period from May 9, 2023, to June 9, 2023.

On May 17, 2023, the Planning Board determined that the revised application contained substantial changes in the design of the concept plan.

Mr. Destro of BME Associates, and Mr. Brenner and Mr. Mahoney of the Canandaigua Development Company, attended the meeting this evening.

Prior to the meeting, Mr. Destro submitted the following Letter of Intent, a portion of which appears below. He began his presentation this evening by reviewing the main points of this Letter of Intent:

This proposal is for the development of the ±147.7-acre Paddock Landing property (formerly known as the Power Property—Route 96), which is located along the north side of NYS Route 96 and the south side of Collett Road. The subject property is located to the east of the Fairdale Glen Townhomes and to the west of County Road 8. This proposal includes 186 single-family, for-sale residential lots and a maximum of 50,000 S.F. of commercial/general business/limited industrial space along the NYS Route 96 corridor.

On June 29, 2023, the Town Board approved a resolution (#257-2023) to rezone the Paddock Landing property to Incentive Zoning and allow for the proposed development as described above. The Town Board Resolution, which is enclosed for reference, details the project amenities/benefits offered to the Town of Farmington by the applicant, as well as the requested incentives. The enclosed Town Board Resolution also includes the bulk lot standards, maximum buildout of the project components, and the allowable uses within the non-residential portion of the project, along NYS Route 96. The enclosed Overall Preliminary Site & Subdivision plans are in conformance with the conditions of the Town Board Incentive Zoning Resolution. It is anticipated that the residential portion of the project will be constructed in three (3) phases, while the commercial/GB/LI phasing of the project will be determined by prospective users and demand.

Paddock Landing is designed to be served via two (2) public roads to be dedicated to the Town of Farmington off NYS Route 96. A Traffic Impact Study (TIS) was prepared for this project and submitted to the NYSDOT for review in January 2023. On March 20, 2023, the NYSDOT issued a letter based on their review of the TIS. The NYSDOT confirmed in their letter that they agree that two (2) driveways are appropriate to serve the development and that they are in agreement with the driveway locations. An internal pedestrian concrete sidewalk network serving the development is also proposed to connect to NYS Route 96 at the southern limits of the property with the first phase of the residential development and Collett Road at the northern limits of the property with the final phase of the residential development.

Public utilities consisting of sanitary sewers, storm sewers and watermain will serve the proposed overall development. An internal public gravity sanitary sewer system has been designed to convey the sanitary flows to an on-site public sanitary pump station to be dedicated to the Town of Farmington. A public sanitary forcemain will then convey the sanitary flows off-site to the west along NYS Route 96 for a connection into the existing Town

of Farmington gravity sanitary sewer system. A public storm sewer system will convey runoff from the proposed development to onsite stormwater management facilities which have been designed to meet the NYSDEC Stormwater Management Design Manual guidelines for water quality volume and water quantity volume. Finally, the proposed development will be served by public water via two (2) connections to the existing public watermain located along NYS Route 96 and one (1) future connection to the existing public watermain located along Collett Road, as part of the final phase of the residential development.

Additional site amenities proposed to serve the development include street trees and lighting at the intersections per the MTOD guidelines and Town of Farmington development standards.

On June 29, 2023, the Farmington Town Board approved Resolution #256-2023 which granted a SEQR Negative Declaration for the rezoning action.

We look forward to reviewing the application at the Planning Board’s December 6, 2023 meeting and to initiate the SEQR Coordinated Review process for the overall preliminary site plan and subdivision actions, as this project represents a Type 1 Action. Please contact our office if you require any additional information, or if you have any questions.

—*Ryan T. Destro, P.E., BME Associates*
November 9, 2023

Mr. Hemminger opened the Public Hearing on this applicaton.

Mr. Destro reviewed the subdivision and site plan drawing which were displayed in the meeting room and on the remote video conference.

He then discussed the following lot requirements per the Town Board Incentive Zoning Resolution #257-2023, as follows:

	<u>Single-Family Use (Lots 1–186)</u>	<u>LI/GB Uses (Parcels A, B, and C)</u>
Min. Lot Size:	13,600 square feet	25,000 square feet
Min. Lot Width:	80 feet (at setback)	100 feet
Min. Lot Depth:	170 feet	250 feet
Setbacks:		
Front:	35 feet	50 feet (access road)
	N/A	70 feet (Route 96)
Rear:	30 feet	30 feet
Side:	12.5 feet	30 feet
Max. Building Coverage:	30%	35%
Max. Building Height:	35 feet	50 feet
Max. # of Stories	2½ stories	3 stories

Utility Services Provided:

Sanitary: Town of Farmington
 Water: Town of Farmington
 Storm: Onsite Stormwater Management Facility
 Gas: RG&E
 Electric: RG&E

Open Space/Conservation Easement Area Provided:

A = 5.59 acres
 B = 7.28 acres
 C = 3.00 acres
 D = 21.69 acres
Total = 37.56 acres

Mr. Destro said that a right-of-way access to property to the west will be provided if needed in the future, and that a right-of-way will extend to the eastern property limits if the property to the east is to be developed in the future.

He said that single-family homes are anticipated to be completed in three phases and that the Preliminary Site Plan shows how the area along State Route 96 could be developed, based upon prospective users and the market demand. He said that details of the development of the commercial area will be provided when specific tenants are identified.

Mr. Destro said that the entrance driveways to the commercial areas will be off two commercial driveways and that the driveways will be in the rear of the structures in response to a previous comment from the Planning Board.

He discussed pedestrian connectivity and said that sidewalks will be constructed on one side of all the roads in the subdivision. Mr. Destro also said that sidewalks to Fairdale Glen will be constructed by the Town per the Incentive Zoning agreement.

Additional amenities include street trees as required by the Incentive Zoning agreement. Mr. Destro said that lot numbers on the drawings have changed from the original concept plan but that the scheme as identified in the Incentive Zoning application maintains the tree layout and lighting at intersections.

Mr. Destro said that State and Federal wetlands are located on the property and that two public access roads will cross the State wetland. He said that the wetlands have been delineated by BME Associates and that the New York State Department of Environmental Conservation (DEC) and the U.S. Army Corps of Engineers have verified the delineations. Mr. Destro said that an application for a wetland crossing permit has been submitted to the DEC.

Mr. Destro said that a Traffic Impact Study was completed by Passero Associates in January 2023 and that Matthew C. Oravec, P.E., Regional Traffic Engineer of the New York State Department of Transportation (DOT), issued a comment letter on March 20, 2023,

which has been submitted in the application package to the Town. Mr. Destro said that the DOT comments agreed with the proposed driveway quantity and locations, and that the residential portion of this development “. . . will not create a significant impact to the NYSDOT highway system and that no mitigation will be required. . . .” (see DOT comment letter in the application package).

Mr. Destro said that two connections to the public water mains will be via State Route 96 and that one connection to the water main to the north along Collett Road will be part of the final phase. He also described the operation of the sanitary sewer which will be via gravity to a pump station on the lowest portion of the property from which a force main will convey to the existing Town gravity station. Mr. Destro said that the pump station could also serve other properties to the east and to the west if those property owners choose to connect to the sanitary sewer system.

He also said that the stormwater management facilities have been designed to meet DEC guidelines for water quality and quantity, and that two bioretention areas are planned. Mr. Destro said that post-development peak stormwater runoff rates have been designed to be lower than the existing rates.

In summary, Mr. Destro said that the plan is in conformance with the Town Board Incentive Zoning resolution, that this is a SEQR Type I Action, and that the Planning Board will consider a resolution this evening to declare itself as the Lead Agency for making the SEQR declaration and to begin the 30-day public review and comment period.

Mr. Brand said that the 30-day period will begin tomorrow (December 7, 2023) and that for the first time the application materials will be distributed to the Involved and Interested Agencies digitally and in paper form if requested by an agency. If there are no objections from the Involved and Interested Agencies, Mr. Brand said that the Planning Board may be able to declare itself as the SEQR Lead Agency for making the environmental determination at the meeting on January 17, 2024.

Mr. Delpriore said that the board will have all Town staff comments on this application at the meeting on January 17th.

Mr. Ford said that he will be concerned with the Town-dedicated road and sidewalks.

Mr. Brabant said that MRB Group will have engineering comments on this application as soon as possible. Mr. Hemminger requested that he keep a good eye on the northern retention ponds in response to residents’ concerns to be sure that the stormwater runoff can be reduced [from the existing volume].

Mr. Hemminger asked if anyone in the meeting room wished to comment or ask questions on this application.

Mr. Adi (5676 State Route 96) asked about a target date for this development. Mr. Destro said tonight is the first step in the process and that they expect to break ground in 2024.

Mr. Hemminger said that the Planning Board must make sure that the stormwater facility design is correct before the board can move forward.

Ms. Cowley (1098 County Road 8) asked about the approval of this development by the Town Board. She said that a year ago [the applicant] proposed more than 200 homes. Mr. Hemminger said that the Town Board has approved the Incentive Zoning application which establishes the concept. He said that the role of the Planning Board is to make sure that the plan will work. Mr. Hemminger also confirmed that the current application proposes a reduction of 30 single-family home lots from 216 lots to 186 lots.

Ms. Cowley asked about the environmental review. Mr. Hemminger said that the environmental review will begin in January following the completion of the 30-day SEQR public review and comment period. He said that the board will handle the environmental record first, followed by consideration of the subdivision and then the site plan.

Ms. Cowley said that she received a letter from the Town regarding the meeting this evening, but that she did not receive a letter from the Town [during the earlier stages of the application.] Mr. Hemminger said that the discussion in the earlier stages was on the concept of the project and that the Town generally does not send letters [to neighboring property owners] on concept plans. He said that the Town now has a formal application and that notifications to nearby property owners is made when formal proposals are received.

Ms. Cowley said that several of her neighbors are concerned about flooding because they get a lot of water. Mr. Hemminger said that stormwater and drainage is also a concern of the board and that the board is looking for drainage issues to be alleviated by the northeast retention pond. He said that the board will ask for a larger pond if it is determined [by the Town engineer] that the applicant's proposed retention pond is not large enough. Mr. Hemminger said that it is a concern of the board that the development will not make matters worse and if possible make things better.

Mr. Hemminger then asked if anyone on the remote video conference wished to comment or ask questions on this application. There were no comments or questions from those on the remote video conference.

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

■ A motion was made by MR. VIETS, 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
PADDOCK LANDING INCENTIVE ZONING PROJECT
SEQR DECLARATION OF INTENT TO BE LEAD AGENCY
30-DAY COORDINATED REVIEW PERIOD ESTABLISHED
PUBLIC HEARING CONTINUED**

PB #1201-23 Overall Preliminary Subdivision Plat
PB #1202-23 Overall Preliminary Site Plan
APPLICANT: Canandaigua Development Company LLC, 28 South Main Street, Canandaigua, N.Y. 14424

ACTION: SEQOR Declaration of Intent to be Lead Agency; 30-day Coordinated Review Period Established; Public Hearing Continuation

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received applications for Overall Preliminary Subdivision Plat and Overall Preliminary Site Plan approvals for development of approximately 148 acres of land located along the north side of State Route 96, generally east of the intersection of State Route 96 and Hook Road and west of the intersection of State Route 96 and County Road 8, and extending north to a small portion of access to Collett Road near the railroad crossing; and

WHEREAS, said applications are submitted in accordance with the provisions contained in Chapter 165 of the Farmington Town Code, Town Board Resolution #257 of 2023, and Local Law No. 2 of 2023, for the project known as Paddock Landing Incentive Zoning Project; and

WHEREAS, the Board has tonight opened the Public Hearing on these two (2) applications and received testimony from the public; and

WHEREAS, the Board understands the need to first complete the environmental record upon this Action; and

WHEREAS, the Board further understands the need to adjourn tonight’s Public Hearing and to continue it to a specific date and time to enable the completion of the environmental record upon this Action; and

WHEREAS, the Board further understands that the Action is subject to a 30-day public review period, a coordinated review with other Involved and Interested Agencies and the need to have a Lead Agency established for completing the environmental record and for making a determination of significance upon said Actions.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby classifies the proposed Actions to be Type I Actions as further defined in 6NYCRR Part 617.4 (b) of article 8 of the New York State Environmental Conservation Law (ECL).

BE IT FURTHER RESOLVED that the Board determines the proposed Actions, as classified under the ECL, are subject to a public review and comment period and a coordinated review with Involved and Interested Agencies requiring a Lead Agency to be established.

BE IT FURTHER RESOLVED that the Board does hereby declare its intent to be designated the Lead Agency for these Actions at the continued Public Hearing on these Actions.

BE IT FURTHER RESOLVED that the Board does hereby establish a public review and comment period upon this Action; and a 30-day coordinated review period, under the provisions of 6NYCRR Part 617, with Involved and Interested agencies commencing on Thursday, December 7, 2023, and ending at noon on Friday, January 12, 2024.

BE IT FURTHER RESOLVED that the Board does hereby instruct the Director of Planning and Development to prepare packets for mailing tomorrow, December 7, 2023, to the Involved and Interested agencies, and to file a packet with the Town Clerk’s Office for public review and comments.

BE IT FURTHER RESOLVED that the Board does hereby adjourn tonight’s Public Hearings and continues said Public Hearings to Wednesday evening, January 17, 2024, commencing at 7:00 p.m., in the Main Meeting Room, at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

BE IT FURTHER RESOLVED that the Board at the meeting on Wednesday evening, January 17, 2024, intends to designate itself as the Lead Agency for these Actions.

BE IT FURTHER RESOLVED that copies of this resolution are to be included with the Project Notification Review Letter Packets.

BE IT FINALLY RESOLVED that the Board does hereby direct that copies of this resolution are to be provided to the Farmington Town Clerk; the Farmington Town Highway and Parks Superintendent; the Working Supervisor of the Farmington Town Water and Sewer Department; the Town Code Enforcement Officer; the Town Engineers, MRB Group, D.P.C., Attn: Lance S. Brabant, Director of Planning Services; the Town Director of Planning and Development; the Applicant; and the Applicant’s Engineers.

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	Ay

Motion carried.

Following the vote, Mr. Hemminger said that the board will begin the environmental record following the 30-day public review and comment period

6. NEW PUBLIC HEARING: OVERALL PRELIMINARY 189-LOT SUBDIVISION

PB #1201-23 Overall Preliminary 189-Lot Subdivision Application

Name: Canandaigua Development Company LLC, 83 South Main Street, Canandaigua, N.Y. 14424

Location: North side of State Route 96, south side of Collett Road, east of Fairdale Glen

Zoning District: IZ Incentive Zoning

Request: Overall Preliminary Site Plan approval to erect a total of 186 single-family residences with related site improvements and erecting three commercial buildings involving a total of 50,000 square feet of building space with related site improvements.

Mr. Hemminger opened the Public Hearing on this application concurrently with the accompanying subdivision application. *See* the discussion and Planning Board action above.

7. NEW FINAL SITE PLAN

PB #1203-23 New Final Site Plan Application

Name: Christopher Ossont, 1811 Division Street, Palmyra, N.Y. 14522

Location: East side of County Road 28 just south of Maxwell Road

Zoning District: A-80 Agricultural District

Request: Final Site Plan approval to erect a two-story single-family residence approximately 3,600 square feet with attached garage, including site improvements to the grading and utilities.

On November 1, 2023, the Planning Board approved the Preliminary Site Plan with conditions for this project (PB #1101-23) and the State Environmental Quality Review (SEQR) classification (Type II action).

Mr. Delpriore said that the applicant reached out [to the Development Office] today and may not be able to attend the meeting in person or via remote video conference. Mr. Delpriore said that the applicant confirmed that he received the draft approval resolution, that he had no issues with the draft conditions of approval, and that he asked if the board could move forward if he could not attend as this is a final approval.

At this point in the meeting, neither the applicant nor a representative was in attendance either in person or via remote video conference.

Prior to the meeting, Mr. Ossont submitted to the Town the Ontario County Highway Work Permit #11-8-23 which had been issued for driveway work within the County road right-of-way.

Mr. Brand confirmed the receipt of the County Highway Work Permit. He said that the draft resolution which has been prepared for the board’s consideration for Final Site Plan approval includes Condition #3 regarding the requirement for this permit as a condition of approval.

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
FINAL SITE PLAN APPROVAL**

PB #1203-23

APPLICANT: Christopher Ossont, 100 County Road 28, Palmyra, N.Y. 14522

ACTION: Final Site Plan Approval Lot #1 Foley Subdivision, East Side of County Road 28

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

WHEREAS, the Board has, under separate resolution, classified the proposed Action as being a Type II Action under the provisions of article 8 of the New York State Environmental Conservation Law, NYCRR Parts 617.4 and 617.5; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby approve the proposed Action with the following conditions:

1. Final Site Plan Approval is based upon Drawing No. 23-6721 prepared by Green Land Surveying, PLLC, identified as job No. 23-6721, having a revised date November 8, 2023, and entitled “Final Site Plan of Land, Being Lot 1 of the “Foley Subdivision” prepared for Christopher Ossont.”

- 2. Final Site Plan Approval is conditioned upon the Applicant’s compliance with all conditions of Preliminary Site Plan Approval, PB #1101-23, dated November 1, 2023.
- 3. Final Site Plan Approval is conditioned upon the Applicant obtaining a County Highway Work Permit from the Ontario County Department of Public Works (DPW) and filing a copy thereof with the Town Development Office before any Town Building Permits shall be issued. Any conditions of approval from the County DPW, including any referenced site design details, shall be noted on the Final Site Plan drawing.
- 4. Final Site Plan Approval shall be valid for a period of 180 days from today and shall automatically expire unless the above referenced drawing has been signed and filed in the Town Development Office.

BE IT FURTHER RESOLVED that a copy of this resolution is to be provided to Christopher Day, P.E., Ontario County Department of Public Works.

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

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

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

Motion carried.

8. OTHER BOARD ACTIONS

**A. Whitestone Development Partners LLC Incentive Zoning Project—
Planning Board Report and Recommendation to the Town Board:**

On November 9, 2023, Mr. Brand submitted a memorandum to Edward Hemminger, chairperson of the Planning Board, regarding the rezoning of land from Planned Development (PD) and Major Thoroughfare Overlay District (MTOD) to Incentive Zoning (IZ) for the proposed Whitestone Incentive Zoning Project (*see* Planning Board minutes of November 15, 2023, pp. 2–6, for this report).

The memorandum was discussed at the Planning Board meeting on November 15, 2023.

At the Planning Board meeting on November 15, 2023, it was the consensus of the board with no objections to hold over the Planning Board report and recommendation on this project until the meeting this evening (December 6, 2023).

On November 30, 2023, Mr. Brand submitted to the Planning Board the following draft revised Planning Board Report and Recommendation for the board's consideration this evening:

Report and Recommendation

Rezoning of land from PD Planned Development and MTOD Major Thoroughfare Overlay District to IZ Incentive Zoning and MTOD, for the proposed Whitestone Incentive Zoning Project.

The Town Planning Board, in response to the Town Board's request (Resolution No. 392 of 2023), has completed its review of the proposed rezoning of approximately 65 acres of land located south of County Road 41 and east of State Route 332. This site is currently zoned PD Planned Development and MTOD Major Thoroughfare Overlay District providing for the formerly proposed Glacier Lakes Water Park Planned Development Project. The request now before the Town Board is to change the zoning of this site from the restrictive PD designation to IZ Incentive Zoning and MTOD for the proposed Whitestone Incentive Zoning Project.

The Planning Board has received from the Town Board the packet of information provided by the applicant, dated October 19, 2023. The Planning Board has also received a presentation from the applicant's engineer and legal counsel, at the Planning Board's November 1, 2023, meeting. In addition, the Planning Board has reviewed the October 5, 2023, Town Project Review Committee (PRC) meeting minutes where this project was introduced to Town, County and State development staff members. The Planning Board has reviewed a draft report and recommendation from the Town's Director of Planning and Development. Finally, tonight after public discussion, the Planning Board took action to adopt the attached Resolution which authorizes me to submit our report and recommendation on the requested rezoning of land.

Recommendation: The Planning Board recommends the Town Board take formal action to consider rezoning Tax Map Accounts No. 41.07-1-28.1 and No. 41.07-1-28.23, changing the zoning district designation from PD Planned Development and MTOD Major Thoroughfare Overlay District to IZ Incentive Zoning and MTOD for the Whitestone Incentive Zoning Project.

Report: The Planning Board’s recommendation is based upon the following major findings.

1. The Planning Board finds that development of these two large parcels of land will best be achieved by following the incentive zoning process which requires an Overall Preliminary Subdivision Plan and Site Plan be approved by the Planning Board and filed with the Town Clerk prior to amending the Town’s Official Zoning Map.
2. The Planning Board further finds that there is a need to amend the current PD Planned Development District zoning for these two (2) parcels based upon the limited ability to develop these parcels as part of a former water park site (Glacier Lakes Water Park Planned Development Site).
3. The Planning Board further finds that a phasing plan should be prepared for the proposed Whitestone Incentive Zoning Project. Such phasing plan would serve to establish conditions for the incentive rezoning relating to the development of this overall site as a truly coordinated project. Such conditions could include establishing percentages for each type of the mixed uses (e.g., Commercial, Limited Industrial and Residential) to be met before approving any additional phases of just one type of development for this project.
4. The Planning Board further finds the overall concept design for the proposed mixed-use development proposes controlled site access along portions of State Route 332 and County Road 41, consistent with the stated intent of the MTOD regulations set forth in §165-34, MTOD Major Thoroughfare Overlay District Regulations, a part of Chapter 165 of the Town Code.
5. The Planning Board further finds the proposed development provides for several zoning amenities for enhancing multi-modal transportation improvements within the Town that are consistent with the purposes and conditions set forth in §165-34.1, IZ Incentive Zoning District Regulations, a part of Chapter 165 of the Town Code.
6. The Planning Board further finds the proposed zoning incentive being requested, a reduction in the driveway spacing along two proposed Town Roads located within the overall project site, appears at the current time to be compatible with the intent of the MTOD regulations.

7. The Planning Board further finds the applicant's ten-page cover letter, dated October 17, 2023, provides a detailed assessment of the associated concept design being consistent with the Town's ongoing planning program, including several references to specific goals and objectives contained in the "2021 Edition of the Town of Farmington Comprehensive Plan."
8. The Planning Board further finds the proposed concept plan provides meaningful open space and proposed landscape areas located along the Route 332 frontage, the major gateway corridor to Ontario County and the Finger Lakes region.
9. The Planning Board further finds the proposed concept plan complements the planned transportation improvements delineated on the Town's "Official Route 332 & Route 96 Highway Corridor Map," by limiting driveway access along State Route 332 and proposing a new signalized intersection in a location shown on the Official Map.
10. The Planning Board further finds the proposed concept plan provides rental dwelling units that supplement the continuing strong demand that exists within this defined community center area of the Town; and within subarea 2 of the County, which is identified in the report entitled "Housing Needs Assessment, Ontario County, 2023."
11. The Planning Board finally finds that the proposed incentive zoning regulations provides a meaningful opportunity for the Town to receive a cash contribution made to the Beaver Creek Sanitary Force Main Sewer Project for financing this major capital improvement project.

Based upon these findings, the Planning Board concludes that the proposed concept plan for the proposed integrated development of these two sites not only compliments established goals and objectives of the Town, County and State, but protects, to the greatest extent practical, the character of adjacent developed sites. The Planning Board appreciates the opportunity to provide this report and to make our recommendation known to the Town Board and the public early in the consideration of the proposed Whitestone Incentive Zoning Project and related rezoning action.

Mr. Mirando, Development Manager of Whitestone Development Partners; Mr. Maloy of Passero Associates; and Ms. Brugg of Woods Oviatt Gilman attended in the meeting room.

Ms. Brugg said that the application was modified following the receipt of good feedback from the board at the previous meeting. She described the maximization of the value of the commercial frontage and how the placement of the easement to the south was “tweaked.”

Ms. Brugg then discussed the phasing plan of the development which was displayed on a drawing in the meeting and on the remote video conference, as follows:

Phase 1 (2024–2026):

10 apartment buildings (100 units)
Clubhouse
Lot #2 (self storage)
Lot #3 (possible hotel)
Lot #4 (possible qrs.)
Two stormwater ponds
Dedicated road connecting State Route 332 to County Road 41
Left-turn lane in State Route 332
Frontage sidewalk on State Route 332 and County Road 41 (dedicated)
Water main connection from State Route 332 to County Road 41
Sanitary sewer connection on County Road 41

Phase 2 (2026–2027)

11 apartment buildings (110 units)
Lot #5 (office/commercial building)
Lot #6 (possible coffee shop/qrs)
Dedicated road to Quentonshire Drive
Village green
Third pond sidewalk south to Farmbrook rive
Connect water main to stub in Quentonshire Drive
4-way stoplight and crosswalks

Phase 3 (2028)

9 apartment buildings (90 units)

Ms. Brugg said that the commercial uses could be built sooner depending upon acquisition of tenants and leases.

Mr. Brand said that the only change to the draft recommendation is the applicant’s agreement to contribute a cash contribution of \$100,000 as an Incentive Zoning amenity to the Town toward the sanitary sewer project on Beaver Creek Road (*see* Item #11 in the report above). He said that it does not appear that New York State will assist the Town with funding of this project and he is thankful to the applicant for agreeing to make this happen.

Mr. Brand also said that the dedicated road connection from State Route 332 to County Road 41, which is to be constructed in Phase 1, will help to alleviate the

traffic congestion at the State Route 332/County Road 41 intersection and will be a great relief and will bring improved safety to motorists turning into the service station at the intersection.

Mr. Hemminger said that Mr. Brand's draft of the Planning Board report and recommendation on this application was well done.

Mr. Delpriore, Mr. Ford and Mr. Brabant had no comments on this application at this time.

Mr. Viets also said that he had no comments at this time but that he will have questions at the time of site plan review.

Mr. Bellis asked about the residential driveways off the Town-dedicated road. Mr. Brand said that there will be no driveways which require motorists to back onto the Town-dedicated road. Ms. Brugg said that there will be no individual [apartment] driveways.

Mr. Bellis said that he was not sure with this project and that he is not a fan of it yet.

Mr. Sweeney requested that the applicant consider the proposed four-story hotel. He requested that the applicant's engineer discuss with the Town fire marshal the height of the fire department's current ladder truck and the ability of the fire department to respond to structures of the height of four stories. Mr. Sweeney said that he would like the fire department to weigh in on the issue of fire protection.

Mr. Sweeney also asked about the number of parking spaces. Mr. Delpriore said that the applicant has not requested this [a reduction in the number of required parking spaces].

Mr. Sweeney again requested that the applicant consult with the fire department if a hotel will be planned.

Mr. Bellis asked about the installation of a signalized intersection at the intersection of State Route 332 and Savalla Boulevard. Mr. Brand said that the New York State Department of Transportation (DOT) did not require the applicant of the Hathaway's Corners residential development [on the west side of State Route 332] to install a traffic signal at this intersection but that the DOT will require an updated traffic study when commercial uses are proposed at Hathaway's Corners. He said that the DOT has determined that State Route 332 is adequate for residential development in this area but that the State may require a right-turn lane or other road improvements when commercial development is proposed. He said that the developer of Hathaway's Corners understands this obligation and that perhaps both developers can make this happen in a very effective way.

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

■ A motion was made by MR. VIETS 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
PLANNING BOARD REPORT AND RECOMMENDATION
WHITESTONE INCENTIVE ZONING PROPOSAL**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from the Farmington Town Board (hereinafter referred to as Town Board) dated October 24, 2023, for a report and recommendation upon a proposed rezoning of land located along the east side of State Route 332 and the south side of County Road 41 from PD Planned Development and MTOD Major Thoroughfare Overlay District to IZ Incentive Zoning and MTOD for the Whitestone Incentive Zoning Project; and

WHEREAS, the Planning Board has also received and reviewed the packet of information related to the proposed rezoning, from the Applicants, Whitestone Development Partners, dated October 17, 2023; and

WHEREAS, the Planning Board has also received a presentation on the proposed rezoning and project at its meeting on Wednesday, November 1, 2023; and

WHEREAS, the Planning Board has also reviewed the Town Project Review Committee (PRC) Meeting minutes where this Incentive Zoning project was discussed.; and

WHEREAS, under the provisions of Chapter 165, Article IV District Regulations, Section 34.1 I. of the Farmington Town Code, the Planning Board is to render a report and recommendation to the Town Board whether to honor the requested rezoning.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this project and the above referenced documents, does hereby recommend that the Town Board take formal action to consider the request for the above referenced rezoning of land.

BE IT FURTHER RESOLVED that the Planning Board, after discussing the draft report and recommendation to the Town Board, dated December 6, 2023, accepts said draft document and directs the Planning Board Chairperson to sign it and to submit it to the Town Board for its consideration at their December 12, 2023, meeting.

BE IT FINALLY RESOLVED that the Planning Board hereby directs the Clerk of the Planning Board to provide copies of this resolution and the above referenced report and recommendation dated December 6, 2023, to the Applicant, the Applicant’s Engineer, the Applicant’s legal counsel and to Town PRC Staff.

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

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

Motion carried.

B. Comprehensive Plan Review: 2023 Update Report to Town Operations Committee:

Mr. Brand said that he is working with the Town Operations Committee to prepare a report on the status of the implementation actions in the *2021 Edition of the Town of Farmington Comprehensive Plan*, and specifically the Plan Maintenance Record which was most recently amended by the Town Board on March 14, 2023.

Prior to the meeting, he submitted the following report to the Planning Board for consideration this evening:

TO: Farmington Planning Board

FROM: Ronald Brand, Director of Planning and Development

DATE: December 4, 2023

RE: Planning Board Report to Town Operations Committee on the 2024-025 Implementation Actions to the *2021 Edition, Town of Farmington Comprehensive Plan*.

John Robortella, Clerk of the Planning Board, following the Planning Board meeting on November 15, 2023, emailed each member a copy of this past year’s (2023) report and adopting resolution. Attached is the draft update to the 2023-year report to the Town Operations Committee regarding the 2024-2025 implementation actions identified in the adopted *2021 Edition of the Town of Farmington Comprehensive Plan*.

The adopted 2021 Edition of the *Town of Farmington Comprehensive Plan*, Chapter 5, Page 8 of 11, identifies that the Town Board’s Operations Committee, with

assistance from the Town Planning Board, will prepare a report to be received by the Town Board. The report provides a summary of the implementation actions underway and identifies those to be undertaken during the coming year. Each year's report, once accepted by the Town Board, will become an amendment to the current 2021 Edition of *The Town of Farmington Comprehensive Plan* and will be noted in Appendix No. 6 of the document.

The following draft report is presented for discussion by the Town Planning Board at their December 6, 2023, meeting. Following this discussion, the Town Planning Board may or may not want additional time to continue its review of this draft. The Planning Board is requested to adopt a resolution to the Town Operations Committee (TOC) conveying the report and setting forth any concerns. The TOC will then consider incorporating any changes received from the Planning Board and any additional information that may be received by Town Staff before submitting the 2024 Plan Implementation Report to the Town Board in January 2024.

A. High Priority Actions (2024–2025)*

*Please refer to Appendix No. 6 of the adopted *2021 Edition of the Town of Farmington Comprehensive Plan* for previous implementation Reports and Recommendations (2022–2023).

- **Adopt the Town of Farmington Sidewalk Trail Master Plan Map.**
Town Staff, Town Engineers, Town Planning Board and Town Board

This map was adopted by the Town Board in September 2021 and is to be updated every two years thereafter. The Town, in October 2022, submitted an application to the Genesee Transportation Council (GTC) for grant funding under the Unified Planning Work Projects and awaits word on this application.

The UPWP Grant Application was not funded citing the pending TAP 2021-2022 Sidewalk/Trail Connection Project, Phase 1 of the Town's Sidewalk/Trail Connection Master Plan was still on-going project which should be completed prior to approving a Phase 2 application. The Town, in 2024, will complete the Phase 1 Project and in the fall will be submitting an application for funding Phase 2 of the Plan.

- **Prepare Transportation Alternatives Program (TAP) Grants for funding assistance to implement the completion of the sidewalk, trail connections and bike lanes shown on the adopted Town of Farmington Sidewalk Trail Master Plan Map.**

Town Staff, Town Engineers, Town Planning Board and Town Board

In September 2021, the Town submitted a TAP Grant Application for construction of sidewalks, trail connections and bike lanes identified as Phase

1. On June 21, 2022, the Commissioner of the NYSDOT notified the Town of an award of \$1,769,000.00 federal highway funds to be matched with \$445,000.00 of Town funds. Total Phase 1 Project costs are \$2,214,000.00, TAP Project Identification Number (PIN) 4761.41. In June 2022, a Capital Project Fund was established by the Town Board in the total amount of \$300,000.00. The 2023 Town Budget provided an additional \$150,000.00 be added to the Sidewalk/Trail Capital Project Fund. These funds have been allocated as the Town's share of the 2021-2022 TAP Grant Project. The Town Board has, in the 2024 Budget, allocated \$150,000.00 to this Capital Project Fund which presently is not allocated for the construction of any specific sidewalks, trail connections and bike lanes.

In June 2023, the Town Board approved an incentive zoning project, Power Incentive Zoning Project, with the condition that an amenity totaling \$304,770.00 to be paid to the Town for sidewalk/trail connections. There is to be a total of five (5) payments of \$ 60,954.00 each to the Town, for the Town's Sidewalk/Trail/Bike Lane Capital Project. These payments are to be made on or before December 31, 2024, 2025, 2026, 2027 and 2028. At the end of this period a total amount of this amenity paid to the Town will be \$304,770.00.

In addition, if desired, the Town Board agrees to pay the Applicant for the Power Incentive Zoning Project, pass-through costs for installing the sidewalk connection along the north side of State Route 96, between Fairdale Glen Townhomes site and the west property line for Parcel "A" of the incentive zoning project now know as "The Paddock Landing Incentive Zoning Project," using the same contractor that the applicants use for constructing sidewalks between the first section of the residential portion of the project and the west property line for the above-described Parcel "A."

- **Complete site improvements at Beaver Creek Park.**
Contractors, Town Parks Department, Town Engineers
Spring 2023 (no organized league plays on fields until Spring 2024)

The Town Board, at the end of September 2023, determined the project to be substantially complete.

- **Complete Streets construction improvements to the Canandaigua–Farmington Town Line Road (between State Route 332 and New Michigan Road).**
Town Boards of Canandaigua and Farmington, Town Highway Departments, Canandaigua–Farmington Water District.

The project is substantially complete except for one remaining section of sidewalk, located west of Stony Way and between Maplewood Drive. The delay allows the fill material installed in this area in the fall of 2023, to

settle over the winter months to stabilize the base for extending this last remaining section of sidewalk in the Spring, 2024.

- **Construction of a new Brickyard Road Water Tank and installation of new water main through the northern portion of the Town of Canandaigua into the Town of Farmington.**
Canandaigua–Farmington Water District
January 2022–July 2023

Bids for this capital project were opened and then were rejected by the Town of Canandaigua Town Board, on Monday, February 7, 2022, when the Board did not approve the 202-B funding authorization needed to move the project forward. In an email received this fall from the Canandaigua Town Supervisor, the Canandaigua Town Board has agreed that this project is needed to support their recently completed “Uptown” future development plans and revised bid documents have been prepared.

This project is currently out to bid and it is anticipated to be awarded sometime in early 2024. The Town awaits receiving word on their application for additional federal funds which is under consideration in both the House of Congress and Senate. Work on this project is expended to commence in 2024 and be completed by the end of 2025.

- **Construction of the Beaver Creek Sewer Line from Pump Station 1 to the Interceptor Sewer.**
Farmington Town Board, Farmington Water and Sewer Department, Town Engineers

In September 2022 and 2023, the Town submitted grant applications to the New York State Environmental Facilities Corporation (EFC), under the State’s Water Infrastructure Improvement Act (WIIA). The Town awaits notification from EFC on their 2023 grant application.

- **Construction of a parallel sewer line along Mertensia Road to convey additional wastewater from the Southwest Quadrant to the Interceptor Sewer.**
Farmington Town Board, Farmington Water and Sewer Department, Town Engineers

In September 2022 and 2023, the Town submitted grant applications to the New York State Environmental Facilities Corporation (EFC), under the State’s Water Infrastructure Improvement Act (WIIA). The Town awaits notification from EFC on this grant application.

- **Maintain a Town Sewer District and Establish an Official District Map.**
Farmington Town Board, Farmington Water and Sewer Departments, Town Engineers and Town Staff

Updating the Town's GIS Property file by the Town Engineers includes adding new parcels located within the Town's Sewer Service Areas. The Town's GIS data base, (and further research into the original district formation and mapping), is underway and will be used in creating, adopting, and maintaining an Official Sewer District Map. The formal adoption process began in the Fall of 2023 and is expected to be complete by the end of 2024.

- **Adopt a Town Water District Official Map.**
Town Board, Town Water and Sewer, Town Engineers and Town Staff

The Town Water District Official Map was last adopted in 2015. Updating the Town's GIS Property files, by the Town Engineers, includes adding new parcels located within the Town's Water District and extensions thereto. The Town's GIS data base and new water district extension mapping and new water district mapping will be used in creating, adopting, and maintaining an Official Water District Map. The formal adoption process is underway and is currently scheduled to be adopted in the fall of 2024.

- **Amend Chapters of the Town Code.**
Town Board, Town Code Advisory Committee, Town Staff

Local Law No. 2 of 2022, adopted in January 2022, made several amendments to Chapter 165 (Zoning Law) which included definitions, district regulations, powers and duties of the Planning Board and amendments to the section on site development plans. Local Law No. 3 of 2022, adopted in March 2022, made further amendments to Chapter 165 definitions and creating criteria for issuing a special use permit for Agricultural/Construction Equipment Repairs and Painting Operations. Local Law No. 4 of 2022, adopted in May 2022, established criteria for erecting and maintaining Commercial Speech Signs/Accessory Structures and additional criteria for mini warehouse development. Local Law No. 6 of 2022 approved the rezoning of a parcel of land, from GB General Business to GI General Industrial, located along the south side of Loomis Road, between State Route 332 and Plastermill Road and directed the amendment to the Town's Official Zoning Map.

In 2023, the Town Board adopted nine (9) local laws involving amendments to the Town Code. These include: local law 2 of 2023, Power Incentive Zoning Project; local law 3 of 2023, Chapter 38, Records Management & Public Access; local law 4 of 2023, Chapter 9, Article II, Agricultural Advisory Committee Duties & Responsibilities; local law 5 of 2023, Chap-

ter 9, Article III, Environmental Conservation Board, Duties and Responsibilities; local law 6 of 2023, Chapter 9, Article IV, Recreation Advisory Board, Duties & Responsibilities; local law 7 of 2023, Chapter 9, Article V, Planning Board, Duties & Responsibilities; local law 8 of 2023, Chapter 9, Article VI, Zoning Board of Appeals, Duties & Responsibilities; local law 9 of 2023, Redfield Grove Incentive Zoning Project, Amendment Phase III Portion; and local law 10 of 2023, Chapter 126 Amendments, Individual On-Site Wastewater Treatment Systems. Still pending before the Town Board is the Farmington Market Center Incentive Zoning Project, which may or may not be acted upon in 2023.

- **Accept and Implement the State Route 332 and Route 96 Sub-Area Study Action Items.**

Town Planning Board and Town Board

In May 2022, the Genesee Transportation Council (GTC) accepted the above referenced study, a 2020–2021 Unified Planning Work Program (UPWP) project. The study identified the need to connect missing sections of sidewalks within the identified Community Center Area, to make an additional trail connection, and to seek a solution for completing the Town’s Sidewalk/Trail, Bike Master Plan. This study continues to be used by the Town Board and Planning Board for requiring streetscape improvements along the Route 96 Main Street Corridor.

- **Prepare and Publish the Update to the Town of Farmington Open Space Inventory.**

Town Board, Town Planning Board, Town Conservation Board and Town Staff

The Town Environmental Conservation Board (ECB) continues work on updating the 2013 Town of Farmington Open Space Inventory. The ECB is targeting submitting their report, for Town Staff review, prior to December 31, 2023. The report will then be submitted to the Town Board, in early 2024 for its formal adoption and filing with the State Commissioner of Environmental Conservation and posting on the Town’s website.

- **Update the Town of Farmington Parks & Recreation Master Plan—2018 Edition.**

Town Board, Town Planning Board, Town Conservation Board and Town Staff

Work on updating this master plan began in December, 2023, with the creation of a Parks & Recreation Master Plan—Residents Survey which will be released for public input in early 2024. Upon completion of the survey, an advisory committee will be established by the Town Board and a proposal received from the Town Engineers to prepare the Plan Update

document. A draft document is anticipated for public review in the fall of 2024.

High Priority Action Items (2024–2025)

- **Prepare and publish the Update to the Town of Farmington Water Service Master Plan.**

Town Board, Town Water Department, Town Engineers and Town Staff

This master plan update is scheduled to begin in the fall of 2024, following the update to the Water District Map in 2024, and scheduled for completion of a draft document in early 2025.

- **Evaluate the creation of a Town-wide Drainage District.**

Town Board, Town Planning Board, Town Agricultural Advisory Committee and Town Staff

Ontario County Planning Department last fall submitted a grant application, as part of the State's Consolidated Funding Application (CFA) Process, for funding a portion of the Inter-Municipal Drainage Divide Study of the Black Brook & Black Creek Drainage Divides (an on-going grant application within the Ontario County's All Hazard Mitigation Plan – 2018). Currently, neither the County nor the Town have received notice on the CFA's funding of this grant application. This project will again be submitted to the Federal Emergency Management Agency (FEMA) for funding assistance under the Ontario County All Hazard Mitigation Plan - 2024. This project will be scheduled once grant funding assistance has been provided by FEMA.

During 2024, the Town will continue to implement the following on-going Actions identified above:

1. Adopt the Town of Farmington Sidewalk/Trail Master Plan Map Update.
2. Prepare a 2025 GTC UPWP Grant for the preparation of the Town of Farmington Sidewalk/ Trail/Bike Lane Transportation Plan.
3. Complete work on the 2012-2022 Transportation Alternatives Program (TAP) Project Phase 1–PIN 4761.41. Sidewalk/Trail Connection Master Plan.
4. Complete the installation of sidewalk along the north side of the Canandaigua–Farmington Town Line Road, between Stony Way and Maplewood Drive.

5. Rebid and award a contract for the construction of the Brickyard Road Water Tank and Water Transmission Line.
6. Complete the residents survey for the 2024 Edition of the Town of Farmington Parks & Recreation Master Plan.
7. Appoint a Steering Committee and begin Update to the *Town of Farmington Parks and Recreation Master Plan—2018 Edition*.
8. Receive WIIA Grant for Beaver Creek Road Sewer Project, start construction.
9. Receive WIIA Grant for Mertensia Road Sewer Project, start construction.
10. Update and adopt Sewer Master Plan Map.
11. Update and adopt Water Master Plan Map.
12. Amend Chapter 74 of the Town Code, Construction Codes Uniform.
13. Amend portions of Chapters 144 (Land Subdivision) and 165 (Zoning Law) of the Town Code.
14. Receive and adopt the 2024 Edition of the *Town of Farmington Open Space Index*.
15. Prepare the update to the Town of Farmington Water District Master Plan.
16. Seek Federal Disaster Mitigation Funds from the Federal Emergency Management Agency (FEMA) for initiating the Inter-Municipal Drainage District Study and Mapping, an identified priority project in the Ontario County All Hazards Mitigation Plan - 2024.
17. Seek Federal Disaster Mitigation Funds from the Federal Emergency Management Agency (FEMA) for improvements to the Farmington Volunteer Fire Department's Station 2 Capital Improvement Project, a part of the Ontario County All Hazards Mitigation Plan—2024.

B. Report and Recommendation to Town Operations Committee on the 2021 Edition of the *Town of Farmington Comprehensive Plan Implementation Actions for 2024–2025*:

On behalf of the Planning Board, Mr. Hemminger acknowledged receipt of the draft report.

Mr. Sweeney asked about the various dates which appear in the draft report. He asked if they are dates at which the projects are to be completed. Mr. Brand said that the dates provide a range of when a project will begin and of those projects of priority which have been listed in sequence in the first five years of the implementation schedule. He said that the dates also provide a history for the next 10-year update to maintain the credibility of the planning program.

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

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the draft 2024–2025 Report, dated December 6, 2023, on the above implementation actions be approved as part of the on-going maintenance of the 2021 Edition of the *Town of Farmington Comprehensive Plan* as submitted by the Town staff. Be it further resolved, that upon Town Board receipt of this report, it become a formal amendment to Appendix No. 6 of the adopted 2021 Edition of the *Town of Farmington Comprehensive Plan*.

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

Motion carried.

C. Review of 2024 Planning Board Submittal Dates and Meeting Dates:

Mr. Delpriore presented the 2024 schedule of project application submittal dates, letter of credit release submittal dates, Ontario County Planning Board submittal dates, Town Project Review Committee meeting dates, and Town Planning Board meeting dates.

Mr. Bellis asked about the Planning Board meeting which has been scheduled for Thursday, January 2, 2015. Mr. Delpriore said that the Town staff recommended that this meeting be held on a Thursday to avoid conflicts with other meeting dates and to have a light agenda to enable the Planning Board to discuss and readopt its Rules for Procedure for 2025 at the beginning of the new calendar year.

■ **CONSENSUS:** It was the consensus of the Planning Board members present that the 2024 Planning Board Submittal Dates and Meeting Dates be accepted as presented by Mr. Delpriore.

See p. 41 of the minutes for the complete schedule.

D. Correspondence Regarding Monarch Manor Subdivision Landscaping:

Mr. Brand discussed the receipt of a letter on December 1, 2023, from Walter F. Baker of D.S.B. Engineers & Architects regarding the planting of White Spruce vs. White Pine trees on the homeowners' association berm in Phase 2 of the Monarch Manor Subdivision.

Mr. Brand said that the Town staff reviewed the overall concept plan for Monarch Manor subdivision regarding the species of trees to be planted and found that there were other omissions which had not be fulfilled in Phase 1 of the subdivision and which are still missing in Phase 2. He said that this issue will be discussed with Mr. Baker at tomorrow's (December 7, 2023) Project Review Committee meeting.

Mr. Brand said that the Town staff will recommend to the Town Board that no further Letter of Credit releases should be approved for this subdivision until next spring when the trees and other vegetation can be planted.

Mr. Hemminger agreed that holding off the approval of further Letter of Credit releases will provide time for the staff to work on several other issues in the sub-division, as well.

Mr. Brand also acknowledged receipt of a second letter from Mr. Baker dated December 2, 2023, in which Mr. Baker said that the Phase 2 berm was approved for 98 evergreen trees with a variety of three types: one-third Blue Spruce, one-third Norway Spruce and one-third White Pines. He said that the Blue Spruce and Norway Spruce were planted as approved but that White Spruce trees were planted instead of the required White Pines.

Earlier today (December 6, 2023), Mr. Brand and Mr. Delpriore issued the following memo regarding the Monarch Manor Incentive Zoning Concept Plan, copies of which were provided to the Town staff, the developer Anthony DiPrima of A&D Real Estate Development Corporation LLC; the builder Joseph Sortino of Sortino Home Properties LLC; and Mr. Baker of D.S.B. Engineers & Architects:

TO: Farmington Planning Board and Town Board

FROM: Ron Brand, Director of Planning and Development
Daniel Delpriore, Town Code Enforcement Officer

DATE: December 6, 2023

RE: Monarch Manor—Incentive Zoning Concept Plan

Town Board resolution No. 98 of 2015 identifies the zoning amenities for this project which include those shown on the drawing entitled "Incentive Zoning Concept Plan," dated 2/19/15; Drawing Number 1

of 2, prepared by D.S.B. Engineers & Architects, P.C., for the Monarch Manor Project. The “Incentive Zoning Concept Plan” identifies, among other items, plantings within each of the five (5) sections.

Today, at the Town Supervisor’s request, I conducted a site visit of Sections 1 and 2 of Monarch Manor and make the following report.

Brimstone:

1. Along the west side of Brimstone, between Town Line Road and Monarch Drive, there is a row of five (5) pine trees missing. These trees start at the east end of the berm along the north side of the Canandaigua/Farmington Town Line Road and extend to the front building line of the dwelling units under construction at the southwest corner of Brimstone and Monarch Drive.
2. The same number of pine trees should be installed at this time along the east side of Brimstone, between Town Line Road and Monarch Drive, to allow both sides of this entranceway to grow at the same rate. These trees would be within the right-of-way for Brimstone.
3. At the southwest corner of Brimstone and Monarch Drive, there is a street tree missing.
4. To date, street trees have been planted on each of the lots, fronting along Monarch Drive, that have been constructed.
5. There are no trees located in the rear yard portions of any of the lots along either side of Monarch Drive in Section 2. There are a total of ten (10) tree plantings shown along the west side of Monarch Drive in Section 2 that have no trees at this time.
6. At the east end of Monarch Drive there are no sidewalk sections which would connect the sidewalk from Town Line Road that has been installed along the east side of Brimstone to the sidewalk installed along the north side of Monarch Drive. This crosswalk site improvement was discussed at a recent PRC meeting, and it was agreed that the crosswalk would be installed within section 4 at some point in time. In the meantime, the two slabs of concrete will be installed by the Town Highway Department to comply with the Americans With Disabilities Act regulations and then re-

moved when the permanent crosswalk is installed in Section 4. No temporary sidewalk striping will be required as there will be no traffic crossing this temporary pedestrian crossing.

Monarch Drive (Section 1):

1. There are no street trees along the south side of the Monarch Drive entrance from New Michigan Road. The Concept Plan identifies three (3) trees along this entranceway.
2. There are four (4) trees missing from the rear yards of those dwelling units located along the west side of Swallowtail Drive in Section 1.
3. Near the pedestrian bridge crossing of Beaver Creek there are two (2) trees missing.
4. The landscaping on the southeast side of the concrete sidewalk between Monarch Drive and the pedestrian bridge, next to the dwelling unit, is missing and should mirror that installed on the northwest side of the sidewalk.
5. There are a total of six (6) trees missing from the rear yards of those dwellings located along the north side of Monarch Drive in Section 1.
6. There has been no landscaping around the stormwater facility located in Section 1, or Section 4 of the Project.

Welcome to Farmington Sign (north east corner of Canandaigua–Farmington Town Line Road and New Michigan Road):

The landscaped rockwall with Welcome to the Town of Farmington—Monarch Manor Sign is missing to pine trees, one on each end of the rockwalls.

Also, at the Town Supervisor's request, Dan Delpriore, the Town Code Enforcement Officer, has inspected these locations and has found the descriptions to be accurate at this time.

Based upon these findings, both the Town Code Enforcement Officer and I recommend these identified missing items be installed, on or before May 31, 2024, and prior to the final release of funds from the existing Letter of Credit for Section 2, Monarch Manor.

**E. Redfield Grove Incentive Zoning Project, Section 2:
Letter of Credit Release #8 (Final):**

Mr. Hemminger requested that action upon Letter of Credit Release #8 (Final) for Section 2 of the Redfield Grove Incentive Zoning Project in the amount of \$19,610.08 be held over until January to verify that all required landscaping has been completed. He said that it has come to his attention as late as yesterday that there were questions regarding the completion of the landscaping work, and since this would be a final release of funds, holding this over will provide more time for the Town staff to verify that the landscaping has been completed as required.

There were no objections to Mr. Hemminger's request. No action was taken on this Letter of Credit release this evening.

9. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand provided the following information:

- The Town Board is expected to take action on December 12, 2023, on the adoption of Local Law #10 regarding onsite wastewater treatment systems. He said that the draft has been reviewed by the Ontario County Soil and Water Conservation District following which amendments were made.
- The owner of the Farmington Market Center on State Route 96 has expressed concern about the deadline of an Incentive Zoning amenity to the Town of a contribution of \$100,000 to the Beaver Creek Sanitary Sewer Project. Mr. Brand said that the applicant asked if the contribution would still be required if New York State were to fund the project. Mr. Brand said that even if New York State were to provide funding, the Town would still have to contribute 75 percent of the cost, and that costs continue to rise as the project is delayed. He said that he hopes that the applicant will understand this and that the Farmington Market Center Incentive Zoning project can move forward.
- Cost estimates will soon be received for the Transportation Alternatives Program (TAP) grant for funding assistance to implement the completion of Phase 1 of the sidewalk, trail connections and bike lanes project. On June 21, 2022, the commissioner of the New York State Department of Transportation notified the Town of an award of \$1,769,000 of Federal highway funds to be matched with \$445,000 of Town funds. Mr. Brand said that the Town may have to prioritize the approved work if bids exceed the estimated costs which were calculated prior to the inflation rate, concrete delivery delays, and trucking delays. He said that the current grant award does not provide for additional funds but that new grant awards have a clause to over additional funds due to inflation.

- A revised site plan is expected to be submitted for the Union Crossing project on the Blackwood Industrial Park site at the intersection of County Road 8 and County Road 41. The Final Site Plan for the development of a portion of the property was approved by the Planning Board on July 6, 2022 (PB #0507-21; *see* also PB #0507-21, May 19, 2021). Mr. Brand said that the developer has a new client.

Code Enforcement Officer:

Mr. Delpriore said that there are no applications scheduled for the next Planning Board meeting on December 20, 2023, and that the meeting could be cancelled. Mr. Hemminger agreed; the meeting of the Planning Board on December 20th has been cancelled.

Mr. Delpriore said that the agenda for the meeting to be held on January 3, 2024, will be light and suggested that the board use this meeting for readoption of the Planning Board Rules of Procedure. Mr. Hemminger requested that the clerk send the 2023 Rules of Procedure to board member for review.

Mr. Delpriore also said that there continues to be a steady stream of new projects for the meetings in January and February and that the agenda for tomorrow's Project Review Committee meeting (December 7, 2023) is light due to the bid opening for the new water tank project that morning.

Highway and Parks Superintendent:

Mr. Ford said that the Highway Department seeks to fill a mechanic's position.

Town Engineer:

Mr. Hemminger requested that Mr. Brabant and MRB Group keep an eye on the storm-water management plans for the Paddock Landing project due to the concerns of the board and the nearby residents of drainage issues in this area of the Town.

10. PUBLIC COMMENTS

None.

11. TRAINING OPPORTUNITIES

■ **New York Planning Federation Recorded Webinars:**

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

■ **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>

■ **4th Thursday 2023 Monthly Municipal Boot Camp Program
Presented by MRB Group, and Hancock and Estabrook**

<https://register.gotowebinar.com/register/5013248983683015766>

Thursday, December 14, 2023, 6 p.m. to 7 p.m.: Case Studies: Good and Bad of 2022

12. ADJOURNMENT

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held on Wednesday, January 3, 2024, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and this meeting will also be available via remote video conference.

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

Respectfully submitted,

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

2024 Farmington Submittal and Meeting Dates

	A	B	C	D	E
1	Project Application Submittal	LOC Release Submittal	County Meeting Submittal	PRC Date	Planning Board
2	Deadline 12:00 pm	Deadline 12:00 pm	Deadline 12:00 pm		Meeting 7:00 p.m.
3		December 28, 2023		January 4, 2024	January 3, 2024
4	December 7, 2023	January 12, 2024	December 27, 2023		January 17, 2024
5		February 2, 2024		February 1, 2024	February 7, 2024
6	January 11, 2024	February 16, 2024	January 31, 2024		February 21, 2024
7		March 1, 2024		March 7, 2024	March 6, 2024
8	February 8, 2024	March 15, 2024	February 28, 2024		March 20, 2024
9		March 29, 2024		April 4, 2024	April 3, 2024
10	March 14, 2024	April 12, 2024	March 27, 2024		April 17, 2024
11		April 26, 2024		May 2, 2024	May 1, 2024
12	April 11, 2024	May 10, 2024	April 24, 2024		May 15, 2024
13		May 31, 2024		June 6, 2024	June 5, 2024
14	May 9, 2024	June 14, 2024	May 29, 2024		June 19, 2024
15				July 11, 2024	
16	June 13, 2024	July 12, 2024	June 26, 2024		July 17, 2024
17		August 2, 2024		August 1, 2024	August 7, 2024
18	July 11, 2024	August 16, 2024	July 31, 2024		August 21, 2024
19		August 30, 2024		September 5, 2024	September 4, 2024
20	August 8, 2024	September 13, 2024	August 28, 2024		September 18, 2024
21		September 27, 2024		October 3, 2024	October 2, 2024
22	September 12, 2024	October 11, 2024	September 25, 2024		October 16, 2024
23		November 1, 2024		November 7, 2024	November 6, 2024
24	October 10, 2024	November 15, 2024	October 30, 2024		November 20, 2024
25		November 29, 2024		December 5, 2024	December 4, 2024
26	November 14, 2024	December 13, 2024	November 27, 2024		December 18, 2024
27		December 27, 2024		January 9, 2025	THURSDAY Jan 2, 2025
28	December 12, 2024	January 10, 2025	December 26, 2024		January 15, 2025