

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, February 20, 2019, 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.

Board Members Present: Edward Hemminger, *Chairperson*
Adrian Bellis
Shauncy Maloy
Mary Neale
Douglas Viets

Staff Present:

Ronald L. Brand, Town of Farmington Director of Development and Planning
David Degear, Town of Farmington Water and Sewer Superintendent
Dan Delpriore, Town of Farmington Code Enforcement Officer
Don Giroux, Town of Farmington Highway and Parks Superintendent
Jamie Kincaid, Town of Farmington Fire Marshal
Collin Sowinski, MRB Group D.P.C.

Applicants Present:

Walter S. Baker, DSB Engineers & Architects P.C, 2394 Ridgeway Avenue,
Rochester, N.Y. 14626
Robert J. Cantwell, R.L.A., BME Associates, 10 Lift Bridge Lane East, Fairport, N.Y. 14450
Ryan T. Destro, P.E., Project Engineer, BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450
Jack Melsom, GreenRenewable Inc., 28 Taylor Avenue, P.O. Box 248, Berlin, N.Y. 12022
Timothy Scheg, P.E., Senior Civil Engineer, APD Engineering and Architecture PLLC,
615 Fishers Run, Victor, N.Y. 14564
J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450
Mark Stevens, S. B. Ashley Management Corporation, 700 Powers Building,
16 West Main Street, Rochester, N.Y. 14614
James Swetman, Home Power Systems LLC, 1127 Corporate Drive, Farmington, N.Y. 14425
Rocco and Pat Venezia, 5120 Laura Lane, Canandaigua, N.Y. 14424
Todd Wheeler, Oldcastle Lawn & Garden Inc., 155 State Street, Manchester, N.Y. 14504

Residents Present:

Tim DeLucia, 1452 Mertensia Road, Farmington, N.Y. 14425

Nancy and Jim Falanga, 395 Ellsworth Road, Palmyra, N.Y. 14522

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited, Mr. Hemminger explained the emergency evaluation procedures. He asked everyone to please sign in and requested cell phones and other devices be set on silent mode.

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on February 6, 2019.

2. APPROVAL OF MINUTES OF FEBRUARY 6, 2019

■ A motion was made by MS. NEALE, seconded by MR. MALOY, that the minutes of the February 6, 2019, 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, February 13, 2019.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the Planning Board of the Town of Farmington, 1000 County Road 8, Ontario County, New York, will hold a Public Hearing on the 20th day of February 2019 commencing at 7:00 p.m. for the purpose of considering the application of:

PB #0205-19: JIM SWETMAN, 1127 CORPORATE DRIVE, FARMINGTON, N.Y. 14425: Request a two-lot subdivision approval to create parcel R-6A consisting of 3.413 acres with the existing structure and the remaining lands of the parent parcel, R-6B, will consist of 3.291 acres to remain vacant. The property is located at 1127 Corporate Drive and zone Limited Industrial District.

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

Ed Hemminger, Chairperson, Planning Board

4a. NEW TWO-LOT PRELIMINARY SUBDIVISION

PB #0205-19 New Two-Lot Preliminary Subdivision Application

Name: James Swetman, Home Power Systems LLC,
1127 Corporate Drive, Farmington, N.Y. 14425

Location: 1127 Corporate Drive

Zoning District: Limited Industrial

Request: To create Lot #R-6A consisting of 3.413 acres with the existing structure; Lot #R-6B will consist of 3.291 acres to remain vacant.

4b. NEW PRELIMINARY SITE PLAN

PB #0206-19 New Preliminary Site Plan Application

Name: James Swetman, Home Power Systems LL ,
1127 Corporate Drive, Farmington, N.Y. 14425

Location: 1127 Corporate Drive

Zoning District: Limited Industrial

Request: To construct a one-story 10,000-square-foot building addition.

These applications were reviewed by the Project Review Committee on February 1, 2019.

Mr. Hemminger opened the Public Hearing on PB #0205-19 (Two-Lot Preliminary Sub-division). He concurrently began the discussion on the accompanying Site Plan applica-tion (PB #0206-19).

Mr. Swedrock (BME Associates) presented this application. Mr. Swetman also attended.

Mr. Swedrock provided the following information on these applications:

- The existing Home Power Systems building will be located on proposed Lot #R-6A consisting of 3.413 acres. Proposed Lot #R-6B, to consist of 3.291 acres, is being created for future development and will remain vacant until such time as it is sold. Mr. Swedrock said that a note will be added to the Site Plan that any development on proposed Lot #R-6B will require a formal Site Plan review.
- The proposed building addition of 10,000 square feet will be composed of only warehouse space to support the current facility. The parking requirements for the

additional 10,000 square feet of warehouse space is one space per 3,000 square feet, requiring an additional four parking spaces, bringing the required parking to 33 spaces. The proposed improvements include an additional 15-space employee parking lot, bringing the total parking to a total of 44 spaces. The additional parking spaces proposed are based upon the facility's anticipated parking needs for customers and employees.

- No noticeable change to the existing traffic patterns is anticipated with the proposed addition of warehouse space. The showroom/office areas of the facility will remain consistent after the improvements are completed.
- The water service and other utilities for the building expansion will be plumbed and extended internally. No new connections to the existing utilities are necessary.
- One new light pole is proposed in the parking lot. Wall packs will be installed along the exterior expansion consistent with the existing building-mounted light fixtures. All lighting fixtures will be dark sky compliant.
- The facility currently contains a small stormwater detention pond along the Corporate Drive right of way. The stormwater pond collects runoff from the existing pavement areas and the northern half of the existing building. The proposed improvements have been designed to continue to collect and convey the majority of the pavement and the northern half of the building to the stormwater facility, maintaining existing drainage patterns. The proposed disturbance is approximately 0.8 acre. Since this is less than one acre, per GP-0-15-002, the preparation of a Stormwater Pollution Prevention Plan (SWPPP) is not required. However, the basic erosion control plan has been prepared for the improvements and submitted with the application.

Mr. Swedrock said that building elevation renderings will be provided with the Final Site Plan application. He said that building materials will be the same as the existing structure for consistency.

Mr. Swedrock said that he attended the February Project Review Committee meeting at which the project was discussed with Town staff. He acknowledged receipt of the MRB Group engineering comment letter and said that written responses have been provided.

Mr. Brand said that resolutions have been prepared for board consideration this evening concerning the State Environmental Quality Review (SEQR) determination and for approval of the Preliminary Re-Subdivision Plat and Preliminary Site Plan with conditions.

Mr. Kincaid requested that measurements be provided on the Site Plan to assure that there will be adequate turnaround space for emergency vehicles in the area where tractor trailer trucks may be parked and where the dumpster will be located. Mr. Swetman said that a tractor trailer truck makes deliveries only about once a month. He said that smaller

trucks are in that area more often. Mr. Kincaid requested that a width measurement be provided.

Mr. Degear said that he is glad that the company is doing well and is expanding. He said that the company is a good asset for the Town.

Mr. Sowinski acknowledged receipt of Mr. Swedrock's responses to the MRB Group engineering comment letter. Mr. Sowinski said that the engineering comments of interest are primarily stormwater related. He said that all stormwater runoff from the existing and newly developed areas must be directed to the existing pond, which is to be improved to assure compliance with general stormwater regulations. He said that the discharge rates are not to exceed the current off-site discharge rates.

Mr. Delpriore said that several trees will be removed in the area of the new parking lot. He requested that the board give consideration to the landscape plan as the project moves forward. Mr. Hemminger said that the board will require a full landscape plan at the Final Site Plan stage.

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

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

Motion carried by voice vote. The Public Hearing was closed.

Board deliberations:

Mr. Viets requested that the lighting fixtures and their heights be shown on the building elevations which are to be submitted with the Final Site Plan application.

He also requested that the applicant consider the planting of additional trees to replace those which are to be removed in the parking lot area.

Ms. Neale agreed that a landscape plan is needed. She asked if there would be a problem with planting new trees in the parking lot area which could affect the access of emergency vehicles. Mr. Swedrock said that most of the trees would be located around the stormwater pond.

Mr. Bellis said that he was glad to see that the company is expanding in the Town.

Mr. Maloy said that he would like to review the MRB Group engineering comment letter. He asked about the impact of the additional impervious surfaces upon the existing stormwater detention pond. Mr. Swedrock said that the total new disturbance is .08 acre, that drainage calculations have been provided to MRB Group, and that he will continue to

Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
CRITERIA FOR DETERMINING SIGNIFICANCE**

PB #0205-19

**APPLICANT: Home Power Systems LLC, c/o James Swetman,
1127 Corporate Drive, Farmington, N.Y. 14425**

**ACTION: Preliminary Re-Subdivision Plat Approval of Lot #6,
Centerpointe Park North, to create Lot #R-6A consisting of
3.413 acres with an existing structure and Lot #R-6B consisting
of 3.291 acres to remain vacant**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), based upon review of the Criteria contained in §617.2 (a) of Part 617 of NYCRR, Article 8, New York State Environmental Conservation Law, has found the above referenced Actions to be Unlisted Actions; and

WHEREAS, the Planning Board has reviewed the completed Part 2 of the Short Environmental Assessment Form (EAF); and

WHEREAS, the Planning Board has reviewed the completed Part 3 of the Short EAF; and

WHEREAS, the Planning Board is the only involved agency, as defined under the SEQR Regulations and, therefore, is designated the Lead Agency for this action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept the findings contained in Parts 2 and 3 of the Short EAF and directs the Planning Board Chairperson to sign and date the Short EAF Part 3.

BE IT FURTHER RESOLVED that the Planning Board reasonably concludes the following impacts are expected to result from the proposed Actions, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the sites is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the action;
- (x) there will not be created a material demand for other actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation, the Board determines that the proposed action WILL NOT result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED that the Board directs that copies of this determination be filed as provided for under the SEQR Regulations.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	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 Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
HOME POWER SYSTEMS LLC
PRELIMINARY RE-SUBDIVISION PLAT APPROVAL**

PB #0205-19

**APPLICANT: Home Power Systems LLC, c/o James Swetman,
1127 Corporate Drive, Farmington, N.Y. 14425**

**ACTION: Preliminary Re-Subdivision Plat Approval of Lot #6,
Centerpointe Park North, to create Lot #R-6A consisting of
3.413 acres with an existing structure and Lot #R-6B consisting
of 3.291 acres to remain vacant**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an application from Home Power Systems for the re-subdivision of Lot #6, Centerpointe Park North Subdivision, containing a total of 6.703 acres of land, identified as Tax Map Account #029-1-84.111, to create Lot #R-6A consisting of 3.413 acres with an existing structure and Lot #R-6B consisting of 3.291 acres to remain vacant; and

WHEREAS, the Planning Board has determined the proposed Action is identified as an Unlisted Action under Part 617, of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as the SEQR Regulations); and

WHEREAS, the Planning Board has completed its review under SEQR making a determination of non-significance upon this Action; and

WHEREAS, the Planning Board has made, under separate resolution, a determination of non-significance upon said action, thereby satisfying the procedural requirements under the SEQR Regulations; and

WHEREAS, the Planning Board has received testimony at tonight's Public Hearing regarding the proposed preliminary re-subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Preliminary Re-Subdivision Plat approval of Lot #6, Centerpointe Park North Subdivision Plat, to create Lot #R-6A consisting of 3.413 acres with an existing structure and Lot #R-6B consisting of 3.291 acres to remain vacant, with the following conditions:

1. The drawing prepared by BME Associates, for Project No. 2621, Drawing No. 2, is to be retitled . . . "Preliminary Resubdivison Plat Lot #6, Centerpointe Park North Subdivision Plat, Creating Lot #R-6A and Lot #R-6B."
2. A drainage easement to Lot R-6A is to be shown on Lot R-6B overtop the existing stormwater pond outlet pipe.
3. Please add a note to this drawing that reads . . . "Development of Lot R-6B will require site plan approval from the Town Planning Board prior to the issuance of any Building Permits."
4. Once all conditions of Preliminary Re-Subdivision Plat Approval have been made on the drawing, then five (5) paper copies are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review, acceptance and then signing by those listed on the drawing.
5. One paper copy of the signed Preliminary Re-Subdivision Plat Map is to be returned to the Applicant's Engineers, BME Associates. If additional copies of the signed preliminary plat map are required then the Applicant is to provide the additional number at time of signing.
6. One copy of the signed Preliminary Plat Map is to be provided to each of the following: Town Highway Superintendent, Town Water and Sewer Superintendent, Town Engineers, Town Development Office and the Applicant.
7. Preliminary Re-Subdivision Plat Approval is valid for a period of 180 days from today. Failure to have the Preliminary Re-Subdivision Plat drawings signed within this time period will result in the need for a new application for Preliminary Re-Subdivision Plat Approval.
8. Once the Preliminary Re-Subdivision Plat drawings have been signed, then the Applicant may submit Final Re-Subdivision Plat Maps and make application for Final Re-Subdivision Plat Approval to the Planning Board.

Mr. Hemminger asked Mr. Swedrock if he received this resolution in draft format prior to the meeting, if he understood the resolution and if he agreed with the conditions. Mr. Swedrock said that he received the resolution in draft format prior to the meeting, that he understood the resolution and that he agreed with the conditions.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	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 Town staff:

**FARMINGTON PLANNING BOARD RESOLUTION
SEQR RESOLUTION—UNLISTED ACTION**

PB #0206-19

**APPLICANT: Home Power Systems LLC, c/o James Swetman,
1127 Corporate Drive, Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Amendment Approval of Lot #R-6A,
Centerpointe Park North, consisting of 3.413 acres with an
existing structure and related site improvements.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) based upon its review of Sections 617.4. (b) (6) and 617.5 of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law, does not find the proposed Action listed as either a Type I or Type II Action.

NOW, THEREFORE, BE IT RESOLVED that the Board determines the proposed Action is an Unlisted Action.

BE IT FURTHER RESOLVED that the Board has reviewed the Part 2 and 3 of the Short Environmental Assessment Form and finds the analysis of anticipated impacts to be accurate and complete.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye

- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the sites is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the action;
- (x) there will not be created a material demand for other actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation, the Board determines that the proposed action WILL NOT result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED that the Board directs that copies of this determination be filed as provided for under the SEQR Regulations.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger then asked the clerk to read aloud the conditions of approval from the following complete resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
HOME POWER SYSTEMS LLC
PRELIMINARY SITE PLAN AMENDMENT**

PB #0206-19

**APPLICANT: Home Power Systems LLC, c/o James Swetman,
1127 Corporate Drive, Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Amendment of Lot #R-6A consisting of
3.413 acres with an existing structure and related site
improvements.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Plan-ning Board), has received an application from Home Power Systems for Preliminary Site Plan Amendment of Lot #R-6A, Centerpointe Park North Subdivision, identified as Tax Map Account #029-1-84.111, consisting of 3.413 acres with an existing structure and related site improvements; and

WHEREAS, the Planning Board has determined the proposed Action is identified as an Unlisted Action under Part 617, of Article 8 of the New York State Environmental Con-servation Law (hereinafter referred to as the SEQR Regulations); and

WHEREAS, the Planning Board has completed its review under SEQR making a deter-mination of non-significance upon this Action; and

WHEREAS, the Planning Board has made, under separate resolution, a determination of non-significance upon said action, thereby satisfying the procedural requirements under the SEQR Regulations; and

WHEREAS, the Planning Board has received testimony at tonight’s Public Meeting re-garding the proposed preliminary re-subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Preliminary Site Plan Amendment Approval for Lot #R-6A of the Centerpointe Park North Subdivision Plat, with the following conditions:

1. Preliminary Site Plan Amendment Approval is based upon the drawings prepared by BME Associates, for Project No. 2621, Drawings No. 03–07, dated January 2019, entitled “Preliminary Site Plan,” as are further amended herein.
2. The Applicant’s Engineer is to address in writing responses to the MRB Group, D.P.C., February 12, 2019, letter to the Director of Planning and Development, comments #3 through #19. All necessary revisions to the Preliminary Site Plan drawings are to be made prior to submission of drawings for signatures.
3. Please add a note to this drawing number 03 that reads . . . “Development of Lot R-6B will require separate site plan approval from the Town Planning Board prior to the issuance of any Building Permits.”
4. Once all conditions of Preliminary Site Plan Amendment Approval have been made on the drawing, then five (5) paper copies are to be submitted to the Town Code Enforcement Officer, within 180 days, for his review, acceptance and then signing by those listed on the drawing.
5. One paper copy of the signed Preliminary Site Plan Amendment Approval Map is to be returned to the Applicant’s Engineers, BME Associates. If additional copies of the signed preliminary drawings are required then the Applicant is to provide the additional number at time of signing.
6. One copy of the signed Preliminary Site Plan Amendment Approval Map is to be provided to each of the following: Town Highway Superintendent, Town Water and Sewer Superintendent, Town Engineers, Town Development Office and the Applicant.
7. Preliminary Site Plan Amendment Approval is valid for a period of 180 days from today. Failure to have the revised Preliminary drawings signed within this time period will result in the need for a new application for Preliminary Site Plan Amendment Approval.
8. Once the Preliminary drawings have been signed, then the Applicant may submit Final Site Plan Amendment Approval Maps and make application for Final Site Plan Amendment Approval to the Planning Board.

Mr. Hemminger asked Mr. Swedrock if he understood the resolution and agreed with the conditions. Mr. Swedrock said that he understood the resolution and agreed with the conditions.

Adrian Bellis

Aye

Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

5a. NEW FINAL SUBDIVISION PLAT AND FINAL SITE PLAN

PB #0103-19 New Final Subdivision Plat and Final Site Plan Application

Name: A&D Real Estate Development Corporation, c/o Anthony DiPrima, 7 Beauclaire Lane, Fairport, N.Y. 14450

Location: Auburn Meadows Incentive Zoning Project, Section 7S: Along both sides of Marion Way Extension and Jasper Drive Extension

Zoning District: IZ Incentive Zoning

Request: Final Subdivision Plat approval of 12.429 acres of land divided into 28 lots and Final Site Plan approval for Lots #701–728 to be located in Section 7S of the Auburn Meadows Subdivision Tract

5b. NEW FINAL SUBDIVISION PLAT AND FINAL SITE PLAN

PB #0104-19 New Final Subdivision Plat and Final Site Plan Application

Name: A&D Real Estate Development Corporation, c/o Anthony DiPrima, 7 Beauclaire Lane, Fairport, N.Y. 14450

Location: Auburn Meadows Incentive Zoning Project, Section 8S: Along both sides of Ackerman Way, north of the Canandaigua–Farmington Town Line Road, north of Marion Way and south of Ivory Drive

Request: Final Subdivision Plat approval of 13.526 acres of land divided into 31 lots and Final Site Plan approval for Lots #801–831) to be located in Section 8S of the Auburn Meadows Subdivision Tract

Mr. Hemminger concurrently opened the discussion on PB #0103-19 and PB #0104-19.

The Town Board approved the Auburn Meadows Incentive Zoning application on June 8, 2004 (Town Board Resolution #178 of 2004).

The Planning Board approved the Auburn Meadows Incentive Zoning Subdivision Tract Overall Plan Map, Sections 1–9, on August 5, 2015.

Applications PB #0103-19 and PB #0104-19 were reviewed by the Project Review Committee on January 4, 2019; and February 1, 2019.

Mr. Baker presented these applications.

He said that the sequence of construction of the sections of the Auburn Meadows Subdivision did not follow numerical order due to the locations of the sections. He said that Section 9, which is located off Canandaigua–Farmington Town Line Road, was approved by the Planning Board last year and is now under construction.

Mr. Baker acknowledged receipt of the MRB Group engineering comment letter. He said that the comments are generally technical in nature, that he has no issues with them, and that they will be addressed. Mr. Baker said that these applications were discussed with the Project Review Committee and that the requested changes regarding the sidewalk locations, the protection and reconstruction of a segment of the Auburn Trail and other items were made on the plans.

Mr. Brand said that resolutions have been prepared for the board's consideration this evening for approval of Section 7S and Section 8S with conditions.

He said that a segment of the Auburn Trail which is located within Section 8S of the subdivision will have to be temporarily closed to the public during the installation of a drainage pipe and the completion of earthwork around the stormwater management pond which is also located in this section. Mr. Brand said that the applicant's contractor will be responsible for restoration of the Trail segment.

Mr. Brand said that the Auburn Trail is scheduled to be completed and opened to the public by May 15, 2019. Mr. Baker said that he did not believe that the contractor would be working in this area before summer. He said that that contractor will coordinate the work in the vicinity of the Auburn Trail with the Code Enforcement Officer and the Highway and Parks Superintendent, and that the scheduling and coordination of this work would be discussed at the Pre-Construction Meeting with the Town staff.

Mr. Hemminger asked how many phases of construction remain in the Auburn Meadows Subdivision. Mr. Baker said that there are approximately 50 lots in the remaining Sections 7N and 8N out of a total of 469 lots in the subdivision.

Clerk's Note: Following the meeting, the Water and Sewer Department submitted the following comments on PB #0103-19 (Section 7S) and PB #0104-19 (Section 8S):

1. *Sanitary sewer % of grade on Jasper Drive should be corrected on the utility print.*

2. *Catch basin size and elevations should be called out.*
3. *Storm crossings at catch basins: The length and diameter should be called out.*
4. *Geneco Saddle detail should be updated.*
5. *Manhole cover detail should be updated.*
6. *There shall be no K copper water services.*
7. *The sanitary main material should be changed to SDR35.*
8. *Details should be made legible.*

There were no further comments or questions on these applications this evening.

Mr. Hemminger asked Mr. Baker if he received the draft approval resolutions prior to the meeting, if he understood the resolutions and if he agreed with the conditions of approval. Mr. Baker acknowledged receipt of the draft resolutions prior to the meeting. He said that he understood the resolutions and that he agreed with the conditions.

■ 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 Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SUBDIVISION PLAT AND FINAL SITE PLAN APPROVALS—SECTION 7S
AUBURN MEADOWS SUBDIVISION TRACT**

PB #0103-19

APPLICANT: A&D Real Estate Development Corporation, c/o Anthony DiPrima, 7 Beauclaire Lane, Fairport, N.Y. 14450

ACTION: Auburn Meadows Subdivision Tract, Section 7S, Final Subdivision Plat and Final Site Plan Approvals, 28 lots (Lots #701–#728) located along both sides of Marion Way and Jasper Drive

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a set of Final Subdivision Plat and Final Site Plan drawings prepared by D.S.B. Engineers and Architects, last dated 2/11/19, identified as Project No. 03-11020, entitled “Final Plat Sections 7S and 8S Auburn Meadows Subdivision, Lots #901–#940, comprised of a total of nine (9) drawings; and

WHEREAS, the Planning Board has previously made a determination of non-significance upon the proposed overall subdivision plat for the Auburn Meadows Incentive Zoning Project, thereby satisfying the procedural requirements under Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, the Planning Board has received testimony at tonight's public meeting regarding the proposed final subdivision plat drawings.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Final Subdivision Plat Approval and Final Site Plan Approval for Section 7S, Auburn Meadows Subdivision Tract, with the following conditions:

1. The title for drawing number 3 of 9 is to be changed to read as follows . . . "Final Plat Sections 7S and 8S, Auburn Meadows Subdivision, Lots #701–#726 and #801–#831."
2. The note that reads . . . "Land to be dedicated to the Town of Farmington for the Beaver Creek Parkland" has already been dedicated to the Town. This note is to read . . . "Town of Farmington Beaver Creek Parkland."
3. Lot #705 is to be revised to provide for a turn around on the site, thereby avoiding the backing of vehicles into the intersection of Marion Way and Jasper Drive.
4. All changes identified in the February 1, 2019, Project Review Committee Meeting Minutes, which have been provided to the Applicant's Engineers, are to be provided on these Final Plat and Final Site Plan drawings before signing.
5. All comments contained in the MRB Group letter dated February 14, 2019, to the Director of Planning and Development are to be addressed in writing and changes made to the Final Plat and Final Site Plan drawings before submission for signatures.
6. Once the changes have been added to the mylars for both Sections 7S and 8S, then the mylar and one (1) paper copy is to be submitted to the Town Code Enforcement Officer for his review and acceptance prior to the Town Departments and the Planning Board Chairperson signing. The signed mylar will then be returned to the Applicant's Engineer for printing a total of four (4) additional signed paper prints of all drawings which are to be provided to the Town. One set of the Final Subdivision Plat and Final Site Plan Drawings is to be provided to the Town Highway Superintendent, one set to the Town Water and Sewer Superintendent, one set to the Town Construction Inspector and one set to the Town Engineer. The other set, which remains with the Town at time of signing is to be placed on file with the Town Development Office.
7. Once the Planning Board Chairperson has signed the Final Plat Mylars then the mylars and two paper copies of both combined Sections are to be filed with the Ontario County Clerk's Office within 62 days of the date of signing.

- 8. Final Plat and Final Site Plan Approvals shall expire within six months of today’s date unless the plat maps and drawings are signed and filed.
- 9. A Pre-Construction meeting may be scheduled once a Letter of Credit has been established and filed with the Town Clerk’s Office for both Sections 7S and 8S.
- 10. No Building Permits may be issued until the above steps have been complied with and a notice to proceed issued.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SUBDIVISION PLAT AND FINAL SITE PLAN APPROVALS—SECTION 8S
AUBURN MEADOWS SUBDIVISION TRACT**

PB #0104-19

APPLICANT: A&D Real Estate Development Corporation, c/o Anthony DiPrima, 7 Beauclaire Lane, Fairport, N.Y. 14450

ACTION: Auburn Meadows Subdivision Tract, Section 8S, Final Subdivision Plat and Final Site Plan Approvals, 31 lots (Lots #801–#831) located along both sides of Ackerman Way, north of the Marion Way intersection

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a set of Final Subdivision Plat and Final Site Plan drawings prepared by D.S.B. Engineers and Architects, last dated 2/11/19, identified as Project No. 03-11020, entitled “Final Plat Sections 7S and 8S Auburn Meadows Subdivision, Lots #901–#940,” comprised of a total of nine (9) drawings; and

WHEREAS, the Planning Board has previously made a determination of non-significance upon the proposed overall subdivision plat for the Auburn Meadows Incentive Zoning Project, thereby satisfying the procedural requirements under Article 8 of the New York State Environmental Conservation Law; and

WHEREAS, the Planning Board has received testimony at tonight’s public meeting regarding the proposed final subdivision plat drawings.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Final Subdivision Plat Approval and Final Site Plan Approval for Section 7S, Auburn Meadows Subdivision Tract, with the following conditions:

1. The title for drawing number 3 of 9 is to be changed to read as follows . . . “Final Plat Sections 7S and 8S, Auburn Meadows Subdivision, Lots #701–#726 and #801–#831.”
2. The note that reads . . . “Land to be dedicated to the Town of Farmington for the Beaver Creek Parkland” has already been dedicated to the Town. This note is to read . . . “Town of Farmington Beaver Creek Parkland.”
3. All changes identified in the February 1, 2019, Project Review Committee Meeting Minutes, which have been provided to the Applicant’s Engineers, are to be provided on these Final Plat and Final Site Plan drawings before signing.
4. All comments contained in the MRB Group letter dated February 14, 2019, to the Director of Planning and Development are to be addressed in writing and changes made to the Final Plat and Final Site Plan drawings before submission for signatures.
5. Once the changes have been added to the mylars for both Sections 7S and 8S, then the mylar and one (1) paper copy is to be submitted to the Town Code Enforcement Officer for his review and acceptance prior to the Town Departments and the Planning Board Chairperson signing. The signed mylar will then be returned to the Applicant’s Engineer for printing a total of four (4) additional signed paper prints of all drawings which are to be provided to the Town. One set of the Final Subdivision Plat and Final Site Plan Drawings is to be provided to the Town Highway Superintendent, one set to the Town Water and Sewer Superintendent, one set to the Town Construction Inspector and one set to the Town Engineer. The other set, which remains with the Town at time of signing is to be placed on file with the Town Development Office.
6. Once the Planning Board Chairperson has signed the Final Plat Mylars then the mylars and two paper copies of both combined Sections are to be filed with the Ontario County Clerk’s Office within 62 days of the date of signing.
7. Final Plat and Final Site Plan Approvals shall expire within six months of today’s date unless the plat maps and drawings are signed and filed.
8. A Pre-Construction meeting may be scheduled once a Letter of Credit has been established and filed with the Town Clerk’s Office for both Sections 7S and 8S.

- 9. No Building Permits may be issued until the above steps have been complied with and a notice to proceed issued.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

6. NEW FINAL SITE PLAN

PB #1105-18 New Final Site Plan Application

Name: Oldcastle Lawn and Garden Inc., 155 State Street, Manchester, N.Y. 14504

Location: South side of State Street, west of and adjacent to the Village of Manchester boundary line

Zoning District: GI General Industrial District

Request: Final Site Plan approval to store pallets of bagged mulch materials upon land located adjacent to the Town of Farmington/Village of Manchester municipal boundary south of State Street

This application was reviewed by the Project Review Committee on February 1, 2019.

The State Environmental Quality Review (SEQR) determination (Type II Action) and the Preliminary Site Plan were approved by the Planning Board on December 5, 2019.

Mr. Wheeler (Oldcastle Lawn & Garden Inc.) presented this application. Mr. Melsom (GreenRenewable Inc.) also attended.

Mr. Wheeler said that the landscaping around the business sign and the pavement work on the shoulder of the road would be completed this spring when the weather improves.

Mr. Brand discussed an e-mail received on February 5, 2019, from Linda Phillips, Senior Planner, Ontario County Planning Department, in which she said that the Oldcastle driveway off State Street is actually on property owned by Rochester Gas & Electric Corporation (RG&E).

Mr. Wheeler said that RG&E conveyed a permanent easement to Oldcastle to access the site from State Street at this location. He presented the easement document which was recorded in the Ontario County Clerk’s Office on June 3, 2008.

Prior to the meeting, an e-mail dated February 15, 2019, was received from Melissa Kiefer, Environmental and Sustainability Manager for Oldcastle. She wrote that “Oldcastle Lawn & Garden took over the location on State Street from Oldcastle Precast (Spancrete), which had been an existing industrial facility that had access to the site via State Street. Ontario County Economic Development was involved in the revitalization of this property at least 15+ years ago and wouldn’t have approved a project without an entrance to the facility.”

Ms. Kiefer also submitted an aerial photograph with her e-mail showing that the access to the site from State Street has been in place for more than 20 years. She wrote that questions about the access had not been discussed in any site plan development or site plan approvals.

Mr. Brand said that the draft approval resolution for this project was submitted prior to the meeting to the Ontario County Planning Department and that no questions or comments were received.

Mr. Brand said that the work along the shoulder of the road must be completed by May 31, 2019. Mr. Kincaid said that the Town traditionally sets the date of May 31st for completion of work which cannot be completed during the winter months. There were no further comments or questions on this application this evening.

Mr. Hemminger asked Mr. Wheeler if he received this resolution in draft format prior to the meeting, if he understood the resolution and if he agreed with the conditions. Mr. Wheeler said that he received the resolution in draft format prior to the meeting, that he understood the resolution and that he agreed with the conditions.

■ A motion was made by MR. BELLIS, seconded by MS. NEALE, 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

OLDCASTLE LAWN & GARDEN, 155 STATE STREET, MANCHESTER, N.Y. 14504

PB #1105-18

**APPLICANT: Oldcastle Lawn & Garden, 155 State Street,
Manchester, N.Y. 14504**

ACTION: Final Site Plan approval to store pallets of bagged mulch material upon open land located adjacent to the Town of Farmington/Village of Manchester municipal boundary and south of State Street

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

WHEREAS, the Planning Board has received testimony at tonight's meeting regarding the proposed use of land for the seasonal outdoor storage of materials associated with the Oldcastle Lawn and Garden manufacturing site located in the Village of Manchester; and

WHEREAS, the Planning Board has reviewed the Village of Manchester Planning Board's record upon the recent action taken upon the Oldcastle Lawn and Garden project located entirely within that municipality; and

WHEREAS, the Planning Board has reviewed the Ontario County Planning Board referral #197-2018, a class 1 referral with comments, dated November 13, 2018; and

WHEREAS, the proposed Action involves the seasonal outdoor storage of pallets of bagged mulch and landscape stone materials on a total of 9.4 acres of land located in the Town of Farmington that was previously used by Spancrete Concrete Materials for the outdoor storage of prefabricated concrete panels; and

WHEREAS, the Planning Board, on December 5, 2018, classified the proposed Action as being a Type II Action, as is defined under Part 617.5 (c) (15) as being minor temporary uses of land having negligible or no permanent impact on the environment; and

WHEREAS, the Planning Board has reviewed the Ontario County Planning Department's February 5, 2019, e-mail expressing concern about the February 1, 2019, Town Project Review Committee Meeting Minutes for the Oldcastle Final Site Plan, in particular the concern about access to this site from State Street; and

WHEREAS, the Planning Board has also reviewed the e-mail response dated 2/15/2019 from Melissa Kiefer, Environmental and Sustainability Manager, Oldcastle APG.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby grant Final Site Plan Approval with the following conditions:

1. Final Site Plan Approval is based upon the drawing prepared by Advance Engineering & Surveying, PLLC, entitled "Site Plan Prepared for Oldcastle Lawn & Garden, Inc., Sheet 3 of 3" having a revised date of 11/12/18, as is further hereby amended.
2. All conditions of Preliminary Site Plan Approval apply to this Final Site Plan Approval.
3. A signature line is to be added to the drawings for the Town Highway and Parks Superintendent to sign.

- 3. Five (5) sets of the Final Site Plan drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, then the Town Highway and Parks Superintendent, the Town Engineer and the Town Planning Board Chairperson will sign the revised drawings.
- 5. One copy of the signed Final Site Plan drawings will be provided to: the Town Highway and Parks Superintendent; one copy to the Town Engineer; one copy to the Town Project File; one copy to the Village of Manchester Planning Board; and two (2) copies to the Applicant.
- 6. Final Site Plan approval shall expire within 180 days from today unless the revised drawings have been submitted for signatures and signed.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide a certified copy of this resolution to: Melissa Kiefer, Environmental Director, Oldcastle Lawn and Garden, 900 Ashwood Parkway, Suite 600, Atlanta, Georgia 30338; Nicholas Costa, P.E., Advance Engineering & Surveying PLLC, 11 Herbert Drive, Latham, N.Y. 12110; the Village of Manchester Planning Board, 8 Clifton Street, Manchester, N.Y. 14504; JoAnn C. Henry, Town of Manchester Town Clerk, 1272 County Road 7, Clifton Springs, N.Y. 14432; Linda Phillips, Senior Planner, Ontario County Planning Department, 20 Ontario Street, Suite 200, Canandaigua, New York 14424; Don Giroux, Farmington Highway and Parks Superintendent; Lance Brabant, CPESC, MRB Group, D.P.C., and the Town Development Office, Project File.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

7. CONTINUED FINAL SITE PLAN

PB #0207-19 Continued Final Site Plan Application

Name: Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424, on behalf of Marcus Development LLC, c/o Graham Marcus, Maddie’s Motorsports, 6226 State Route 96, Farmington, N.Y. 14425

Location: 6226 New York State Route 96

Zoning District: GB General Business District

Request: Final Site Plan approval for a proposed 6,000-square-foot building addition and related site improvements

This application was reviewed by the Project Review Committee on November 2, 2018; January 4, 2019; and February 1, 2019.

The Public Hearing on this application was opened on November 7, 2018; and continued on December 5, 2018. The Public Hearing was closed on December 5, 2018.

The Planning Board approved the State Environmental Quality Review (SEQR) determination on this project (Unlisted Action, Determination of Non-Significance); and the Preliminary Site Plan on December 5, 2018.

Mr. Venezia (Venezia & Associates) presented this application this evening. Ms. Venezia also attended.

Mr. Venezia said that all changes which were requested at the previous meeting (February 6, 2019) have been made upon the revised Final Site Plan presented this evening.

Mr. Brand confirmed that Mr. Venezia met with Town staff prior to the meeting to review the revised Final Site Plan. He confirmed that the requested changes have been addressed and that a draft resolution has been prepared for board consideration this evening to approve the Final Site Plan with conditions.

Mr. Kincaid said that all the requested revisions to the Final Site Plan have been made. He said that the applicant is working on a separate sign plan which is not part of the application this evening.

Mr. Viets asked about a planting bed in the front of the building on State Route 96. He discussed the possibility of planting additional trees in this location to provide for a streetscape image of the property, similar to the trees which have been required for planting at the Meyer's RV Superstore location on the northeast corner of State Route 96 and Mertensia Road. Mr. Degear recommended that no additional trees be planted in front of the Maddie's Motorsports building along State Route 96 due to existing underground water and utility lines.

Mr. Viets asked about the colors and building materials of the new structure. Mr. Venezia said that the renderings show a uniform color scheme.

Mr. Viets asked about commercial speech signage on the renderings. Mr. Hemminger said that the signs are a separate issue which the applicant is discussing with his merchandise manufacturers at this time. He said that a separate sign application would be submitted.

Mr. Bellis asked about the former front door to the building. Mr. Kincaid said that this door would remain in place and that the applicant may continue to use it as an entrance to

the office area. Mr. Kincaid said that this door will not be the main customer entrance. He said that the main customer entrance will be well delineated.

Mr. Hemminger expressed appreciation to Mr. Venezia for addressing each of the issues which were discussed by the board at the previous meeting and for providing color elevation renderings of the new building.

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

Mr. Hemminger asked Mr. Venezia if he received this resolution in draft format prior to the meeting, if he understood the resolution and if he agreed with the conditions. Mr. Venezia said that he received the resolution in draft format prior to the meeting, that he understood the resolution and that he agreed with the conditions.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
MADDIE’S MOTORSPORTS, 6226 STATE ROUTE 96
FINAL SITE PLAN**

PB #0207-19

APPLICANT: Venezia Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424, on behalf of Marcus Development LLC, c/o Graham Marcus, Maddie’s Motor Sports, 6226 State Route 96, Farmington, N.Y. 14425

ACTION: Final Site Plan approval of a proposed 6,000-square-foot building addition and related site improvements to land located at 6226 State Route 96

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has given consideration to the public record upon the above application, including the Project Review Committee Meeting minutes of February 1, 2019; and

WHEREAS, the Planning Board has received testimony from both Town Staff and the applicant at tonight’s meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Final Site Plan Approval upon this application with the following conditions:

1. Final Site Plan Approval is based upon the set of drawings prepared by Venezia Associates, Land Surveyors and Civil Engineers, Identified as File #18168, entitled “Maddie’s Power Sports, 6226 State Route 96, Farmington, New York,”

with last revision date of 02/11/19; and the drawings entitled “Final Building Elevations—Maddie’s Motor Sports, 6226 Route 96, Farmington, New York 14425,” prepared by Shanna H. Williams, Architect and dated 13 February 2019.

- 2. A total of six (6) sets of the above two drawings are to be submitted to the Town Code Enforcement Officer for his review and approval. Once approved, the signatures are to be affixed to the drawings.
- 3. One (1) set of drawings are to be provided to: the Town Superintendent of Water and Sewer; the Town Construction Inspector; the Town Engineers; the Assistant Resident Engineer, Ontario County Office, New York State Department of Transportation; the Town Development Office; and the Applicant. If additional signed copies of these drawings is required then the Applicant’s Engineer is to provide at time of signing.
- 4. Final Site Plan Approval is valid for a period of 180 days and failure to have signatures affixed to the drawings within this time period shall make this resolution null and void.
- 5. Once a letter of credit has been established for any dedicated site improvements and filed in the Town Clerk’s Office, then a Pre-construction meeting may be scheduled by the Town Code Enforcement Officer.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

8. NEW PRELIMINARY SITE PLAN

PB #0208-19 New Preliminary Site Plan Application

Name: ALDI Inc., 300 State Route 281, Tully, N.Y. 13159,
c/o Timothy Scheg, P.E., APD Engineering and Architecture,
PLLC, 615 Fishers Run, Victor, N.Y. 14564

Location: 1302 State Route 332

Zoning District: General Business

Request: Preliminary Site Plan approval for a proposed one-story 2,315-square-foot building along the south side of the building and related site improvements

This application was reviewed by the Project Review Committee on January 4, 2019; and February 1, 2019.

Mr. Maloy recused himself from participating in the discussion and the decision on this application. He disclosed that his wife works for APD Engineering and Architecture and is working on this project as a structural engineer.

Mr. Scheg presented this application. He provided the following information:

- *Building Addition:*

Existing building:	15,117 square feet
Expansion:	2,315 square feet
Proposed building:	17,432 square feet
- ALDI Inc. is making an investment to upgrade its existing stores to provide a modern and convenient shopping experience for customers. The expansion of the Farmington location will be a 137-foot x 18-foot addition to the rear of the building. All side and rear setbacks as required by the Town Code will be honored.
- ALDI Inc. will remodel the interior of the store. External improvements will include new roof-mounted mechanical units and site lighting fixtures.
- The proposed expansion will increase the area of impervious surfaces and will increase the amount of stormwater runoff flowing into the retention basin. Following the completion of a drainage study, the basin has been resized to account for the additional runoff.
- There are currently 79 parking spaces on the site. The parking lot will be re-striped. One additional parking space will be created to provide a total of 80 parking spaces. The Town Code requires 110 parking spaces. The applicant proposes to land bank 30 parking spaces. Mr. Scheg displayed the parking lot on the site plan. He said that the parking spaces, which will be doubled striped, have been revised in size from the existing 10 feet x 18 feet to the proposed 9 feet x 20 feet. The revision maintains the required 180 square feet of parking space.
- Mr. Scheg said that the ALDI traffic study for the Farmington location indicates that there are 34 vehicles in the parking lot during peak weekday hours and 44 vehicles in the parking lot during peak weekend hours. He said that the proposed 80 paved parking spaces will more than adequately address the store's parking needs.

Mr. Scheg said that the expansion of the building and the additional parking spaces (paved and land banked) will reduce the percentage of green space on the property to 27.1 percent. He proposed the elimination of nine land-banked parking spaces to achieve 30.1 percent of green space on the property.

If nine land-banked parking spaces were to be eliminated, Mr. Brand said that an Area Variance from the Zoning Board of Appeals would be required if there were to become a need in the future for the land-banked parking to be paved.

Mr. Scheg said that the existing parking is large enough for the expected number of vehicles. He said that parking would not be expected to spill onto the adjacent Burger King Restaurant parking area.

Mr. Hemminger said that the board prefers to plan for the worst case scenario regarding the required number of parking spaces in the event that the building is sold and is converted to another purpose in the future.

Mr. Scheg acknowledged receipt of the MRB Group engineering comment letter of February 13, 2019. He said that there are no major engineering issues and that he is working to address the comments.

Mr. Scheg said that outdoor lighting will be upgraded to LED fixtures. No additional outdoor light is planned. He said that he will address the MRB Group engineering comment regarding the illumination pattern. The existing pylon sign will be updated with the new ALDI corporate logo. Mr. Scheg said that the pylon sign will remain the same size and in the same location as the existing sign.

Mr. Brand asked how long the store will be closed for construction of the addition and for the interior remodeling. Mr. Scheg said that the project will take approximately 15 weeks to 20 weeks and that the store will be closed for about five weeks. He said that the company will send advertising information to residents and will have a grand-reopening upon completion. Mr. Brand said that residents are already talking about the store closing on a local social media Facebook site.

Mr. Kincaid asked about the double striped parking spaces. Mr. Scheg confirmed that the parking spaces will be doubled striped.

Mr. Kincaid asked about the fire sprinkler system. Mr. Scheg said that the building will be sprinklered. The water connection will be made to a six-inch water line and brought to the back of the building. Mr. Kincaid requested that the water connection be made on the front of the building for more efficient fire department access and to avoid having the connection becoming blocked by plowed snow in the rear of the building. He requested that the plans be submitted to him in his position as the Town Fire Marshal.

Mr. Giroux said that the residents are already talking about the store closure on various social media platforms. He said that residents have expressed concern about how long the store will be closed.

Mr. Degear said that the applicant will require a utility permit from the New York State Department of Transportation to tie into the six-inch water line along State Route 332 for the building's sprinkler system.

Mr. Sowinski said that the stormwater detention pond must be sized to handle the increased impervious surface runoff from the land-banked parking and the building addition. He said that discharge rates must not exceed the current discharge rates.

Mr. Bellis asked about the parking spaces. Mr. Scheg said that the number of paved parking spaces will be increased from 79 existing spaces to 80 proposed spaces by making the spaces longer and narrower. He said that the spaces will be double striped.

Mr. Bellis asked about an Area Variance for the number of parking spaces. Mr. Brand said that an Area Variance would be required if a future owner of the property required more than 80 parking spaces. He said that he agrees with Mr. Scheg that the proposed 80 paved parking spaces are adequate for the applicant's current use. Ms. Neale said that she has never seen the existing parking lot full and that a parking space is always available.

Mr. Viets asked about the seal coating of the parking lot and the ability to see the old parking striping after the parking lot is resealed and restriped. Mr. Scheg said that the parking striping is essentially the same as the existing striping and that much of the new striping would be atop the existing striping.

Mr. Hemminger requested that the applicant consider additional landscaping to augment the current landscaping on the site. He said that the board takes seriously that this area of the Town is known as the "Gateway to the Finger Lakes."

Mr. Hemminger asked if the roof-mounted mechanical units would be higher than the existing units. He said that the board would need to know this to avoid an aesthetic issue.

Mr. Kincaid requested that Mr. Scheg coordinate with him regarding safety measures and procedures which are to be followed when the store will be open when construction is occurring on the site.

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

**FARMINGTON PLANNING BOARD RESOLUTION
SEQR RESOLUTION—UNLISTED ACTION**

PB #0208-19

**APPLICANT: ALDI Inc., 300 State Route 281, Tully, N.Y. 13159
c/o Timothy Scheg, P.E., APD Engineering and Architecture,
PLLC, 615 Fishers Run, Victor, N.Y. 14564**

ACTION: Preliminary Site Plan approval for a one-story 2,315-square-foot addition to the existing ALDI food store at 1302 State Route 332

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) based upon its review of Sections 617.4. (b) (6) and 617.5 of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law, does not find the proposed Action listed as either a Type I or Type II Action.

NOW, THEREFORE, BE IT RESOLVED that the Board determines the proposed Action is an Unlisted Action.

BE IT FURTHER RESOLVED that the Board has reviewed the Parts 2 and 3 of the Short Environmental Assessment Form and finds the analysis of anticipated impacts to be accurate and complete.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Recused
Mary Neale	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:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
CRITERIA FOR DETERMINING SIGNIFICANCE**

PB #0208-19

**APPLICANT: ALDI Inc., 300 State Route 281, Tully, N.Y. 13159
c/o Timothy Scheg, P.E., APD Engineering and Architecture,
PLLC, 615 Fishers Run, Victor, N.Y. 14564**

ACTION: Preliminary Site Plan approval for a one-story 2,315-square-foot addition to the existing ALDI food store at 1302 State Route 332

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), based upon review of the Criteria contained in §617.2 (a) of Part 617 of NYCRR, Article 8, New York State Environmental Conservation Law, has found the above referenced Action to be an Unlisted Action; and

WHEREAS, the Planning Board has reviewed the completed Part 2 of the Short Environmental Assessment Form (EAF); and

WHEREAS, the Planning Board has reviewed the completed Part 3 of the Short EAF; and

WHEREAS, the Planning Board is the only involved agency, as defined under the SEQR Regulations and, therefore, is designated the Lead Agency for this action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby make the findings contained in Parts 2 and 3 of the Short EAF and directs the Planning Board Chairperson to sign and date the Short EAF Part 3.

BE IT FURTHER RESOLVED that the Planning Board reasonably concludes the following impacts are expected to result from the proposed Actions, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the sites is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed action;
- (vii) there will not be any hazard created to human health;

- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the action;
- (x) there will not be created a material demand for other actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation, the Board determines that the proposed action WILL NOT result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED that the Board directs that copies of this determination be filed as provided for under the SEQR Regulations.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Malloy	Recused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger asked Mr. Scheg if he received the following resolution in draft format prior to the meeting, if he understood the resolution and if he agreed with the conditions. Mr. Scheg said that he received the following resolution in draft format prior to the meeting, that he understood the resolution and that he agreed with the conditions.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ALDI INC., 1302 STATE ROUTE 332
PRELIMINARY SITE PLAN**

PB #0208-19

APPLICANT: **ALDI Inc., 300 State Route 281, Tully, N.Y. 13159**
c/o Timothy Scheg, P.E., APD Engineering and Architecture,
PLLC, 615 Fishers Run, Victor, N.Y. 14564

ACTION: **Preliminary Site Plan approval for a one-story 2,315-square-**
foot addition to the existing ALDI food store at 1302 State
Route 332

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has given consideration to the record established at the public meeting upon the above application; and

WHEREAS, the Planning Board has also given consideration to the Ontario County Planning Board Referral #31-2019, a Class 1 referral; and

WHEREAS, the Planning Board has reviewed the February 1, 2019, Project Review Committee Draft Meeting Minutes on this action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby grant Preliminary Site Plan approval with the following conditions:

1. Preliminary Site Plan Approval is based upon the drawings prepared by APD Engineering & Architecture, identified as Project No. 18-0191, dated 09/10/18 “Final Site Development Plan Amendments for Aldi—Farmington, New York,” as is further amended herein.
2. The title of the set of drawings is to be revised to read . . . “Preliminary Site Plan Amendments for Aldi—Farmington, New York.”
3. All comments contained in the MRB Group letter dated February 13, 2019, to the Director of Planning and Development is to be addressed in writing and provided to Town Officials and the Town Engineer prior to submitting revised Preliminary Site Plan drawings. The revision box on the drawings is to identify the date such revisions are made.
4. There is to be a Public Safety Street Number Identification Sign installed in accordance with the design criteria in Appendix G-9.0 of the adopted Town of Farmington Site Design and Development Criteria Manual. A copy of this manual may be viewed online.
5. Once these changes have been made to both the Preliminary Site Plan drawings, then five (5) revised sets are to be submitted to the Town Code Enforcement Officer for his review and acceptance.
6. Once accepted by the Town Code Enforcement Officer then signatures will be affixed to the drawings. One copy of the signed drawings are to be provided to:

the Water and Sewer Superintendent; the Town Engineer; the Project File; and two (2) signed copies are to be provided to the applicant and his engineer. If additional copies are required by the applicant, then they are to be provided at the time of signing.

- 7. Once signed drawings have been distributed, then the applicant may submit an application for Final Site Plan Approval and placement upon a future Planning Board meeting agenda.
- 8. Preliminary Site Plan Approval is valid for 180 days and shall expire unless revised drawings have been submitted and signed by those listed above herein.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Recused
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

9a. NEW FINAL SUBDIVISION PLAT

PB #0201-19 and PB #0203-19 New Final Subdivision Plat Application, Phases 1A and 1B

Name: Hathaway’s Corners LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

Location: Hathaway’s Corners Incentive Zoning Project
Southwest corner of State Route 332 and County Road 41

Zoning District: IZ Incentive Zoning

Requests: Final Subdivision Plat approval of Phase 1A to contain a total of 52.250 acres of land from the total of 130.4-acre parent parcel, creating one townhouse lot containing a total of 32.117 acres of land; rights of way for Town roads totaling 8.173 acres of land; Open Space A (Town-dedicated parkland) consisting of 8.629 acres; and Dedicated Open Space C (stormwater management facility area) consisting of 3.331 acres.

Final Subdivision Plat approval of Phase 1B to contain a total of 18.344 acres of land, creating 42 single-family lots (Lots #1–6 and #25–60) involving a total of 18.275 acres; and one lot of Open Space B Dedicated Lands to Farmington (Auburn Trail Connection) containing a total of .069 acres of land.

9b. NEW FINAL SITE PLAN

PB #0202-19 and PB #0204-19 New Final Site Plan Application, Phases 1A and 1B

Name: Hathaway’s Corners LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

Location: Hathaway’s Corners Incentive Zoning Project
Southwest corner of State Route 332 and County Road 41

Zoning District: IZ Incentive Zoning

Requests: Final Site Plan approval for Phase 1A having a total of 24 buildings (79 dwelling units: one-story ranch townhomes) and 18 buildings having a total of 72 dwelling units (two-story townhomes) for a total of 32.117 acres of land; and rights of way for Town roads totaling 8.173 acres of land; Open Space A (Town-dedicated parkland) consisting of 8.629 acres; and Dedicated Open Space C (stormwater management facility) consisting of 3.331 acres.

Final Site Plan approval for Phase 1B to contain a total of 18.344 acres of land, creating 42 single-family dwellings (Lots #1–6 and #25–60) on 18.275 acres of land; and one lot of Open Space B Dedicated Lands to Farmington (Auburn Trail Connection) containing a total of .069 acres.

Mr. Hemminger concurrently opened the discussion on PB #0201-19, PB #0202-19, PB #0203-19 and PB #0204-19.

The Town Board approved the Hathaway’s Corners Incentive Zoning Project on May 8, 2018 (Town Board Resolution #220 of 2018).

The Planning Board Public Hearing on this project was opened on August 1, 2018; the Public Hearing was closed on September 5, 2018.

The State Environmental Quality Review (SEQR) determination (no significant adverse environmental impacts) and the Preliminary Subdivision Plat were approved by the Planning Board on September 19, 2018.

The Preliminary Overall Site Plan was approved by the Planning Board on October 3, 2018.

The current applications (PB #0201-19, PB #0202-19, PB #0203-19 and PB #0204-19) were reviewed by the Project Review Committee on November 2, 2018; January 4, 2019; and February 1, 2019.

Mr. Destro presented these applications. Mr. Stevens of S. B. Ashley Company and Mr. Cantwell of BME Associates also attended.

Mr. Destro reviewed the approval history of this project. He said that the grading permit for earthwork was issued in December and that earthwork operations are in progress as the weather permits.

He then provided the following details:

Road names:	Road A	Savalla Boulevard
	Road B	Barry Place
		Osburn Lane
		Eddy Gate

Final Subdivision Plat, Phase 1A:

- 52.250 acres from the total 130.4-acre parcel.
- One townhouse lot containing a total of 32.117 acres.
- Rights of way for Town-dedicated roads (8.173 acres).
- Open Space A (Town-dedicated parkland, 8.629 acres).
- Open Space C (Stormwater Management Facility area, 3.331 acres).

Final Subdivision Plat, Phase 1B:

- 18.344 acres from the total 130.4-acre parcel.
- 42 single-family lots (Lots #1–#6 and Lots #25–#60, a total of 18.275 acres).
- One lot of dedicated open space trail connection (.069 acre).

Final Site Plan, Phase 1A:

- 24 buildings (79 dwelling units, one-story ranch townhomes).
- 18 buildings (72 dwelling units, two-story townhomes).
- Rights of way for Town-dedicated roads (8.173 acres).
- Open Space A (Town-dedicated parkland, 8.629 acres).
- Open Space C (Stormwater Management Facility area, 3.331 acres)

Final Site Plan, Phase 1B:

- 18.344 acres from the total 130.4-acre parcel.
- 42 single-family lots (Lots #1–#6 and Lots #25–#60, a total of 18.275 acres).
- One lot of dedicated open space trail connection (.069 acre).

Mr. Destro said that a proposed private looped road off County Road 41 to serve six single-family homes has been eliminated from the plans. This road would have been on lands owned by the homeowners' association. It is now proposed that four driveways will serve these six homes (two shared driveways).

The locations of the sidewalks along State Route 332 and County Road 41 were reviewed on the site plan. Mr. Destro reviewed the locations of traffic calming measures on Savalla Boulevard, the Town-dedicated parkland, and connections from the development to the Auburn Trail.

He said that Phase 1 will include traffic improvements at the State Route 332/County Road 41 intersection. These include left-turn arrows for both east and west traffic on County Road 41 and a right-turn lane onto County Road 41 from the southbound lane of State Route 332.

He said that both access points into the development from State Route 332 will be right-in/right-out turns.

Mr. Destro discussed the utility improvements which will include an oversized public water main on County Road 41 and Savalla Boulevard, and an oversized sanitary sewer line with connections to the north via Hathaway Drive and Perez Drive. He said that these utility improvements will be dedicated to the Town as part of the Incentive Zoning approval by the Town Board.

Mr. Destro said that the stormwater management facilities are consistent with New York State Department of Environmental Conservation design standards.

The existing Hathaway Cemetery will be preserved. An access easement will be provided and a visitor parking area will be installed.

Mr. Destro said that Town representatives and a landscape consultant met at the wooded area near the cemetery to identify trees which are dead or dying. He said that these trees are proposed for removal as a safety precaution for residents of the development and for others who may visit the Hathaway Cemetery. Mr. Destro said that the agreed-upon trees to be saved are marked on the site.

He acknowledged receipt of the MRB Group engineering comment letter and additional comments from the Town staff. Mr. Destro said that all comments will be addressed and that he foresees no issues with them.

He said that biweekly on-site construction status meetings are being held to keep the lines of communication open and to provide construction schedule updates to the contractor and the Town staff. The anticipated infrastructure and utility improvements are subject to earthwork operations being completed as weather permits.

Mr. Destro said that he appreciates the invitation to the monthly Project Review Committee (PRC) meetings at which status reports are given.

Mr. Brand said that he appreciates Mr. Destro's attendance at the PRC meetings, as well. He said that the up-to-date information is helpful to the Town staff when responding to questions from residents who call the Town Hall about this project.

Mr. Brand asked about the maintenance and ownership of the stormwater management facilities. Mr. Destro said that the applicant would like to have an agreement with the Town regarding the maintenance of these facilities during construction. He said that the stormwater facilities would then be dedicated to the Town when the development is completed. Mr. Giroux said that he was under the impression that the stormwater management facilities would not be dedicated to the Town until the full build-out of the development. Mr. Hemminger said that the maintenance of the stormwater management is expected to be the responsibility of the applicant through the construction phases. Mr. Destro said that he envisions that the applicant will be responsible for the maintenance of the stormwater management facilities until the full build-out.

Mr. Giroux expressed concern about a pump which is pumping stormwater directly to an outfall. He said that he will check on this tomorrow (February 21, 2019). Mr. Kincaid also expressed concern that this pump is now functioning.

Mr. Degear said that the Town has an excellent relationship with the applicant, his engineer and his contractor. He said that the Water and Sewer Department has no issues with the project at this time.

Mr. Hemminger suggested that information about the removal of trees in the vicinity of the Hathaway Cemetery be communicated to residents via social media outlets. He requested that the applicant be sensitive to this issue due to the interest of residents. Mr. Sowinski said that MRB Group will prepare a memorandum to the Town regarding the tree preservation plans. He said that this will reflect the sensitivity of the issue.

Mr. Sowinski said that an alternate material for guide rails should be selected. He said that MRB Group would coordinate this with the applicant and with the Town. He also requested additional details of the actual water main connection points within the New York State Department of Transportation and Ontario County rights of way, and that grade plan revisions are to be reflected upon the Final Site Plan.

Mr. Delpriore said that the report on the preservation and removal of the trees will provide good information for the Town and the residents.

Mr. Hemminger asked about the timeline for construction of the improvements at the State Route 332/County Road 41 intersection. Mr. Destro said that the design plans are being reviewed by SRF Associates and the regional office of the New York State Department of Transportation. He will advise the Town when the construction schedule is

available. Mr. Hemminger requested that Mr. Destro and the applicant keep in mind that sensitivity to traffic is a major issue with the residents.

Mr. Maloy expressed concern about individual school-bus stops at the six single-family homes to be located on County Road 41. Mr. Brand said that this is a reason for the Town's request to have sidewalks along County Road 41.

Ms. Neale asked about the availability of various designs of the single-family homes. Architectural renderings were provided. Mr. Cantell said that several design options would be available to homeowners.

Mr. Viets asked about the gravel drive along the top of the berm adjacent to County Road 41. Mr. Destro said that a 12-foot-wide access along the stormwater management facility is a requirement of the New York State Department of Environmental Conservation for pond maintenance. He said that the access drive would be along the edge of the pond and that trees would be planted in between the edge of the pond and County Road 41. Mr. Viets said that he was concerned about the appearance of the gravel drive from County Road 41. Mr. Hemminger said that the trees should provide adequate screening.

Mr. Viets asked about the location and the length of time that the topsoil piles would be in place. Mr. Destro said that it is the contactor's intent to spread the remaining topsoil following completion the stormwater management pond near the State Route 332/County Road 41 intersection. He said that the topsoil will be distributed as soon as this area is brought up to grade. Mr. Destro said that the main topsoil pile would be located in the southern portion of the site, farther away from the intersection.

Mr. Viets asked if there was an opportunity to plant trees at the State Route 332/County Road 41 intersection. He said that this is now a very open area. Mr. Degear recommended against planting trees in this area due to a number of underground water and sewer lines.

Mr. Bellis asked about the stormwater management facility along County Road 41. Mr. Destro said that the 12-foot-wide gravel drive is required to provide access to the pond by a backhoe or a truck when maintenance is needed. Mr. Viets asked if the berm would be higher than County Road 41. Mr. Destro said that the pond would be at street level at this location. Mr. Giroux said that the gravel drive should be kept clear to provide access for a mower. He said that grass will grow within the gravel drive over time and that the gravel will serve to provide stability to the drive. Mr. Destro said that no vegetation is proposed to be planted on the 12-foot-wide gravel drive. He said that vegetation is planned only on the slopes.

Mr. Hemminger asked Mr. Destro if he received the Final Subdivision Plat resolution in draft format prior to the meeting, if he understood the resolution and if he agreed with the conditions. Mr. Destro said that he received the Final Subdivision Plat resolution in draft format prior to the meeting, that he understood the resolution and that he agreed with the conditions.

Board members, Town staff, Mr. Destro and Mr. Cantwell then discussed the timing of the dedication of the stormwater management facilities from the applicant to the Town.

■ **CONSENSUS:** Following discussion, it was the consensus of the Planning Board that the Town Board has the sole responsibility to accept dedication of improvements from the applicant. Until accepted by the Town Board, the utilities, roads, stormwater management facilities and other items proposed for dedication will be owned and maintained by the applicant.

There were no further comments or questions on these applications this evening.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
HATHAWAY’S CORNERS INCENTIVE ZONING PROJECT
FINAL SUBDIVISION PLAT, PHASES 1A & 1B**

**PB #0201-19 PHASE 1A
PB #0203-19 PHASE 1B**

APPLICANT: S. B. Ashley and Associates Venture Co. LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

**ACTION: Proposed Subdivision Plat Phase 1A:
To contain a total of 52.250 acres of land, from the total of 130.4 acres of land, creating: one townhouse lot containing a total of 32.117 acres of land; rights of way for Town Roads totaling 8.173 acres of land; and Open Space A (Town-Dedicated Parkland) of 8.629 acres; and Dedicated Open Space C (Stormwater Management Facility Area) containing a total of 3.331 acres.**

**Proposed Subdivision Plat Phase 1B:
To contain a total of 18.344 acres of land creating 42 single-family lots (Lots #1-6 and #25-60) involving a total of 18.275 acres; and one lot of dedicated open space trail connection totaling .069 acres of land.**

WHEREAS, the Town of Farmington Planning Board has been designated as the Lead Agency under the provisions of §617 of NYCRR, Article 8, New York State Environmental Conservation Law for the coordinated review of this Action; and,

WHEREAS, the Planning Board, as the Lead Agency has made a determination of non-significance upon this Action; and

WHEREAS, the Planning Board has conducted a Public Hearing upon this proposed Action; and

WHEREAS, the Planning Board has given consideration to the Public Hearing record upon this proposed Action; and

WHEREAS, the Planning Board has given consideration to the Public Hearing record and to the Ontario County Planning Board referral #111.1-2018, dated July 11, 2018, classified as a Class 2 recommendation of approval with comments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the Final Subdivision Plat application for Phase 1A & 1B with the following conditions:

1. Final Subdivision Plat Approval is based upon the set of drawings prepared by BME Associates, dated January 2019, Project No. 2540 A, Drawing Numbers 2540A-10 through 2540A-40, entitled “Final Subdivision Plat Phase 1 Hathaway’s Corners” as is further hereby amended by these conditions of approval contained below herein.
2. All conditions of incentive zoning adopted by the Farmington Town Board, on May 8, 2018, contained in Town Board Resolution No. 220 of 2018, are hereby adopted as conditions of Final Subdivision Plat Approval, Phases 1A and 1B.
3. Prior to submission of revised drawings, the applicant’s engineers are to address in writing the comments contained in the MRB Group letter dated February 13, 2019, making revisions where necessary on the above referenced drawings.
4. Prior to submission of revised drawings, the applicant’s engineers are to address in writing the comments contained in the Ontario County Department of Public Works letter dated February 6, 2019 making revisions where necessary on the above referenced drawings.
5. Once all of the above conditions of Final Subdivision Plat, Phase 1A & 1B, Approval have been made on the drawings, then the mylars and one (1) paper copy of these drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, the signed mylar will be returned to the applicant’s engineer. The signed paper copy is to be filed in the Town Development Office. The applicant’s engineer will make seven (7) paper sets of the signed drawings and return them to the Town. One complete set is to be distributed to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Construction Inspector; the Town Engineers; the New York State Department of Transportation Region 4 Permit Administrator; the Assistant Resident Engineer, Ontario County Office of the New York State Department of Transportation; and to the Ontario County Department of Public Works.

- 6. The signed mylar and two (2) paper copies of the Final Plat Map for Phases 1A and 1B shall then be filed in the Office of the Ontario County Clerk, within 62 days of the date of signing by the Planning Board Chairperson.
- 7. Final Subdivision Plat Approval is valid for a period of 180 days and shall expire unless renewed, or signatures have been made to the revised drawings.
- 8. Once a Letter of Credit for site improvements within Phases 1A and 1B has been filed with the Town Clerk, then the Town Code Enforcement Officer may schedule a Pre- Construction Meeting.
- 9. No Building Permits shall be issued until the Town Code Enforcement Officer has issued the notice to proceed following the Pre-Construction Meeting.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

Mr. Hemminger then asked the clerk to read aloud the conditions of approval from the following complete resolution:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
HATHAWAY’S CORNERS INCENTIVE ZONING PROJECT
FINAL SITE PLAN, PHASES 1A AND 1B**

**PB #0202-19 PHASE 1A
PB #0204-19 PHASE 1B**

APPLICANT: S. B. Ashley and Associates Venture Co. LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

ACTION: Proposed Final Site Plan Approval for Phase 1A: Having a total of 24 buildings (79 dwelling units, one-story ranch townhomes) and 18 buildings having a total of 72 dwelling units (two-story townhomes) for a total of 32.117 acres of land; and rights of way for Town Roads totaling 8.173 acres of land; and Open Space A (Town-Dedicated Parkland) of 8.629 acres; and Dedicated Open Space C (Stormwater Management Facility Area) containing a total of 3.331 acres.

Proposed Final Site Plan Approval for Phase 1B to contain a total of 18.344 acres: a total of 42 single-family dwellings (Lots

#1-6 and #25-60) on 18.275 acres of land; and Open Space B Dedicated Lands to Farmington (Auburn Trail Connection) containing a total of .069 acres.

WHEREAS, the Town of Farmington Planning Board has been designated as the Lead Agency under the provisions of §617 of NYCRR, Article 8, New York State Environmental Conservation Law for the coordinated review of this Action; and,

WHEREAS, the Planning Board, as the Lead Agency has made a determination of non-significance upon this Action; and

WHEREAS, the Planning Board has conducted a Public Meeting upon this proposed Action; and

WHEREAS, the Planning Board has given consideration to the Public Meeting record upon this proposed Action; and

WHEREAS, the Planning Board has given consideration to the Public Hearing record and to the Ontario County Planning Board referral #111.1-2018, dated July 11, 2018, classified as a Class 2 recommendation of approval with comments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the Final Site Plan application for Phases 1A & 1B with the following conditions:

1. Final Site Plan Approval is based upon the set of drawings prepared by BME Associates, dated January 2019, Project No. 2540 A, Drawing Numbers 2540A-10 through 2540A-40, entitled “Final Subdivision Plat Phase 1 Hathaway’s Corners” as is further hereby amended by these conditions of approval contained below herein.
2. All conditions of incentive zoning adopted by the Farmington Town Board, on May 8, 2018, contained in Town Board Resolution No. 220 of 2018, are hereby adopted as conditions of Final Site Plan Approval, Phases 1A and 1B.
3. Prior to submission of revised drawings, the applicant’s engineers are to address in writing the comments contained in the MRB Group letter dated February 13, 2019, making revisions where necessary on the above referenced drawings.
4. Prior to submission of revised drawings, the applicant’s engineers are to address in writing the comments contained in the Ontario County Department of Public Works letter dated February 6, 2019, making revisions where necessary on the above referenced drawings.
5. Once all of the above conditions of Final Site Plan, Phase 1A & 1B, Approval have been made on the drawings, then the mylars and one (1) paper copy of these

drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, the signed mylar will be returned to the applicant’s engineer. The signed paper copy is to be filed in the Town Development Office. The applicant’s engineer will make seven (7) paper sets of the signed drawings and return them to the Town. One complete set is to be distributed to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Construction Inspector; the Town Engineers; the New York State Department of Transportation Region 4 Permit Administrator; the Assistant Resident Engineer, Ontario County Office of the New York State Department of Transportation; and to the Ontario County Department of Public Works.

- 6. Final Site Plan Approval is valid for a period of 180 days and shall expire unless renewed, or signatures have been made to the revised drawings.
- 7. Once a letter of credit for site improvements within Phases 1A and 1B has been filed with the Town Clerk, then the Town Code Enforcement Officer may schedule a Pre-Construction Meeting.
- 8. No Building Permits shall be issued until the Town Code Enforcement Officer has issued the notice to proceed following the Pre-Construction Meeting.

Mr. Hemminger asked Mr. Destro if he understood the resolution and agreed with the conditions. Mr. Destro said that he understood the resolution and agreed with the conditions.

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the preceding resolution be approved.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

10. REPORT AND RECOMMENDATION TO THE TOWN BOARD

Farmington Market Center Incentive Zoning Application:

Name: Farmington Center LLC, 550 Latona Road, Building E, Suite 501, Rochester, N.Y. 14626

Location: 6139–6179 State Route 96 (Tops Supermarket site, former Wade’s Supermarket site)

Zoning District: GB General Business in the Major Thoroughfare Overlay District

Tax Map Numbers: 29.00-01-39
29.00-01-40
29.00-01-41.1

Request: A request from the Farmington Town Board for a Report and Recommendation from the Planning Board on the rezoning of approximately 18 acres of land, located on the south side of State Route 96 and east of Mertensia Road, from GB General Business to IZ Incentive Zoning

This project was reviewed by the Project Review Committee on September 1, 2017; February 2, 2018; June 1, 2018; January 4, 2019; and February 1, 2019.

Mr. Brand provided a draft Report and Recommendation for the Planning Board's consideration prior to the meeting.

Mr. Viets suggested an amendment regarding the distance of structures from State Route 96, as follows:

(6) While the board supports locating the buildings closer to State Route 96, it suggests that there be a minimum of a 20-foot setback to be measured from the proposed sidewalk adjacent to State Route 96 for the creation of an enhanced landscaped buffer. This requirement is for overall public safety due to the 45-mile-per-hour speed on State Route 96 and to provide adequate room for enhanced landscaping along State Route 96.

Following discussion, it was the consensus of the Planning Board to accept this amendment.

There were no further comments or questions on this Report and Recommendation to the Town Board this evening.

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the following Report and Recommendation to the Town Board on the Farmington Market Center Incentive Zoning Project be approved as amended and transmitted to the Town Board by the clerk:

TO: Farmington Town Board

FROM: Farmington Planning Board

DATE: February 20, 2019

RE: Report and recommendation on the request for rezoning land located along the south side of State Route 96, east of Mertensia Road, from GB General Business to IZ Incentive Zoning—the “Farmington Market Center Incentive Zoning Project.”

In response to Town Board Resolution # 74 of 2019, dated January 23, 2019 the Planning Board has prepared this advisory report and makes the following recommendation upon the above referenced action in accordance with the provisions contained in Chapter 165, Section 34.1. H. of the Town Code.

Recommendation

The Planning Board finds there are a number of proposed amenities associated with the above referenced rezoning action that would justify the Town Board’s consideration of this rezoning action. The Planning Board finds that in this instance the use of incentive zoning [as authorized in Chapter 165, Section 34.1. C. of the Town Code] will enable the Town:

- (a) To secure important public works improvements which would not otherwise be provided to this planned development area of the community and which are in excess of that necessitated by immediate (on-site) project demand; and
- (b) To provide a more desirable environment than what would be possible through the strict application of existing zoning regulations.

The proposed development of these three parcels of land as one unified site includes the following proposed amenities: (1) land for the construction of a new town road in a location which is identified on the Official Major Thoroughfare Overlay District Map; (2) establishes the initial stage for the future signalized intersection that is identified on the referenced Official Map; (3) provides off-site pedestrian crossing safety improvements to the nearby intersection of State Route 96 and Mertensia Road; (4) completes missing links within the adjacent pedestrian sidewalk network, in particular the off-site portion along Mertensia Road, thereby enabling safe pedestrian access for town residents to both Mertensia Park and the Auburn Trail; (5) enables a mixed use development of a number of land uses that would otherwise require special permitted uses that, if not rezoned from GB General Business, would otherwise be necessary. These special permitted uses (i.e. banks with drive through tellers, self-service gasoline stations, fast-food and drive-in restaurants, and shopping plazas and shopping malls). Several of these listed special use permits do not have criteria in the Town Code to guide the Planning Board’s decisions; (6) while the board supports locating the buildings closer to State Route 96, it suggests that there be a minimum of a 20-foot setback to be measured from the proposed sidewalk adjacent to State Route 96 for the creation of an enhanced landscaped buffer. This requirement is for overall public safety due to the 45-mile-per-hour speed on State Route 96 and to provide adequate room for enhanced landscaping along State Route 96; and (7) contribution toward funding improved sanitary sewer service in other portions of the town, which in turn will benefit this project and other known projects pending in the area, by contributing funds towards a new pumping station along Beaver Creek Road that has

been identified in the recent amendment to the Town of Farmington Sewer Master Plan report.

Report

The existing GB General Business Zoning classification for this site does not promote the Goals and Objectives contained in the adopted 2011 Edition of the Town of Farmington Comprehensive Plan (hereinafter referred to as the Plan.) The Plan's goals and objectives recommend the creation of the Hamlet of Farmington in this area as the Community's Center. These three sites are located within the defined Community Center.

The Community's Center, or Hamlet Area, is the area located at or near the intersection of State Routes 96 and 332, and extends between the Victor/Farmington Town Line and the Finger Lakes Gaming and Race Track. The Plan envisions this portion of State Route 96 as Farmington's "Main Street." Separate frontage development of the remaining lands located within this area is not envisioned in the Plan. Instead this area is envisioned to be developed in a comprehensive manner.

It is within this area that the Plan encourages the use of Incentive Zoning to achieve the amenities desired for the Community Center. Those desired amenities encourage the unified development of the existing commercial sites as opposed to separate, or fragmented strip types of commercial in-fill development.

With this rezoning application, there are three separate parcels of land being proposed for development as part of an overall site, instead of three separate parcels of land proposed for development that would otherwise be restricted by existing GB General Business District zoning regulations. The GB District restrictions involve a number of special use permits for proposed uses such as medical office buildings, business and professional offices, banks with drive-in tellers, self-service gasoline dispensing facilities, fast-food and drive-in restaurants, shopping plazas and shopping malls. Many of these listed special permitted uses do not have criteria which would enable the Planning Board to determine if a proposed use would meet such uniform standards.

Under the existing zoning provisions, Tax Map #29.00-01-041.1 [-041.1] could be built out and developed for a shopping plaza or mall subject to a special use permit [§165-28. D. (16)]. The other two parcels of land, Tax Map #29.00-01-040 [-040] and Tax Map #29.00-01-039 [-039], are separate parcels of land which if not combined with the larger Tax Map [-041.1] could not be developed as a shopping mall or plaza. Tax Map [-039] is also a land locked parcel which would need access to a public street, or would have to somehow justify a means of public access could be provided to this site from a public street.

Another of the recommended actions in the Plan calls for developing land along the frontages of State Route 96 as part of a Hamlet setting with buildings located closer to the street than otherwise provided for by the 100 foot set back restriction in the GB District and the MTOD District. Allowing buildings nearer to the highway tends to have a calming effect upon the passing motorists. It helps to create a sense of community to the

traveling motorist as opposed to a pass through portion of a state highway. Having buildings located closer to the highway, combined with improved pedestrian access, landscaping and street lights also convey a sense of place, a community's center. Under the existing zoning regulations, the GB and MTOD Districts, the opportunity to have buildings located closer to the traveled highway would be dependent upon the Zoning Board of Appeals granting set back variances. It is the objective of the Plan to develop sites such as this one as a complete package as opposed to individual sites not relating to each other. Designing a large site by the granting of area variances is not a recommended alternative to legislative actions.

The Board finds that under existing zoning all of the identified special permitted uses also would be subject to site plan reviews and approvals. Depending upon the time of separate site plan submissions, which could involve months of separate approval cycles, the ability to design an overall plan becomes in jeopardy. The Board, in meetings with the applicant, finds that the existing GB General Business District regulations and special use permit criteria leave little flexibility in the orientation, size and dimensional requirements for the various structures proposed for the site. The Board also finds that it is preferred to address all of the proposed uses of the site at one time, in a comprehensive manner, to avoid segmentation of the impacts upon the environmental issues associated with separate actions.

The Board, at its meetings on February 6, 2019, and February 20, 2019, has reviewed the latest information contained in the January 23, 2019, letter from Michael Montalto, Costich Engineering, D.P.C., that was attached to this request for a recommendation and report. The letter sets forth a list of potential site amenities that their client, Angelo Ingrassia, Farmington Center, LLC, is proposing as part of the project. The Board has also reviewed the attached overall plan entitled "Market Center, 6139-6179 N.Y.S. Route 96," prepared by Costich Engineering, and finds the drawing adequately identifies the nature of site development being proposed; and the proposed combining of lands to allow this proposal to occur. The Board is in general agreement with the concepts shown on the cited drawing and supports the proposed rezoning.

The Board, has also reviewed the February 1st Project Review Committee Meeting minutes on this project; and, at their meeting on February 6th has identified a number of future site related design considerations that the applicant is now aware of.

The Board, based upon its review of the proposed project, finds that the site is identified in the Plan as being an essential segment for a proposed Town highway alignment extending south from a future intersection with State Route 96, eventually connecting with Mercier Boulevard. The alignment of this proposed Town highway amenity is consistent with the Major Thoroughfare Overlay District (MTOD) Official Map adopted by the Town Board. The applicant, in exchange for other property transfers that are identified below in this report, has agreed-to installing the first section of Town highway on land to be donated to the Town.

In addition, the Board, as part of its anticipation of another incentive zoning application for a large parcel of land that is adjacent to the east of these three sites has identified the need for the proposed Town highway to extend south from the intersection of State Route 96 in the area being proposed. This new highway corridor alignment will enable these two remaining sites to be developed in a manner that avoids strip type commercial sites, thereby sustaining the efficiency of the adjacent State Highway.

The Board finds that the Town Director of Planning and Development, continues working with the other known applicants for: the Farmington Market Center Project; the anticipated LeFrois Project to the east; and the Create A Scape Project located on the north side of Route 96, opposite the future intersection. While details and commitments still need to be worked out, all have reached consensus on the manner by which their sites development will ultimately benefit all parties and the Town. In addition, the Director has worked closely with the Town's engineering firm, MRB Group, P.C.; and Gregg Trost, NYSDOT, Ontario County Office, on the recent amendments to the Town's Official MTOD Map for the new Town highway alignments in this area.

Summary

1. The Board recommends that prior to rezoning the Town Board be satisfied that there is indeed a balance of equity being provided by the applicant, in the form of site amenities, that is comparable to the increased value that the applicant is likely to expect from the development of this site in the manner being proposed by the incentive zoning design over the conventional design that is otherwise allowed by the GB General Business District regulations.
2. The Board finds that all of the involved land acquisitions and transfers identified above within this report are in the betterment of the health, safety and general welfare of the community and, therefore, respectfully requests the Town Board to make a similar finding as part of their formal rezoning process.
3. The Board, as part of its review of this proposed incentive zoning application, also goes on record for supporting any future application for incentive zoning of adjacent lands, provided those plans identify the proposed southerly extension of the Town highway; and contributions being made to the recommendations contained in the amended Town of Farmington Sewer Master Plan and MTOD Official Map.

The Planning Board appreciates this opportunity to review and comment upon this project at this early stage in the rezoning process. The Board's recommendations are intended for the Town Board's consideration. Should the Town Board have any concerns with the content of this report, or the Planning Board's recommendations please do not hesitate to contact me directly.

Edward Hemminger, Chairperson
Town of Farmington Planning Board

c: Farmington Town Clerk

Farmington Town Highway and Parks Superintendent
 Farmington Water and Sewer Superintendent
 Farmington Director of Planning & Development
 Farmington Conservation Board
 Farmington Code Enforcement Officer
 Farmington Town Engineers, MRB Group, P.C., Attn: Lance Brabant, CPESC
 Greg Trost, Assistant Resident Engineer, NYSDOT Region 4 Office, Ontario County
 Mark Costich, P.E., Costich Engineers

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

11. PLANNING BOARD ACTION ITEM

Letter of Credit Release (1):

Hickory Rise Subdivision, Section 4: Partial Letter of Credit Release #3

■ 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 Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 PARTIAL RELEASE OF LETTER OF CREDIT, RELEASE #3
 HICKORY RISE SUBDIVISION, SECTION 4, SITE IMPROVEMENTS**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., dated February 14, 2019, to approve a Partial Release (Release #3) from the above referenced Letter of Credit for site improvements within Section 4 of the Hickory Rise Subdivision; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit Department Heads Signed Form (Appendix G-1.0) and the Letter of Credit Release Form (Appendix G-2.0), signed by the Project Engineer, the Owner and the Town Engineer, along with the Applicant’s Engineering Estimates of Value attached thereto; and

WHEREAS, under the provisions of Chapter 144, Section 32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether to honor the requested release from the letter of credit.

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

Heads and Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to release (Release No. 3) in the total amount of \$393,457.94. The total amount in the letter of credit is \$1,170,322.13, with \$276,323.15 remaining after the third partial release of funds.

BE IT FINALLY RESOLVED that the Planning Board directs that a copy of this resolution be provided to Gregg Bowering, Bramwell Park, LLC, 1303 Marsh Road, Suite #2, Pittsford, New York 14534; Tom Danks, B.M.E. Associates, 10 Lift Bridge Lane, Fairport, New York 14450; and the Farmington Town Board.

Adrian Bellis	Aye
Edward Hemminger	Aye
Shauncy Maloy	Aye
Mary Neale	Aye
Douglas Viets	Aye

Motion carried.

12. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand discussed the New York State Association of Towns Annual Meeting which concluded yesterday (February 19, 2019) and at which there were a number of comments on solar installations in New York State. He said that the large solar installation which has been proposed in Mt. Morris (Livingston County) would be located on approximately 15 separate parcels of land for a total of approximately 1,000 acres scattered across the region.

Highway and Parks Superintendent:

Mr. Giroux said that the Town of Farmington MS4 Program has been selected for audit by the New York State Department of Environmental Conservation.

He said that he is finding the same violations week after week at several construction sites in the Town with compliance of applicants’ Storm Water Pollution Prevention Plans (SWPPPs). If these violations continue, Mr. Giroux said that he will discuss the issuing of stop-work orders with the Town Code Enforcement Officer at these sites.

Mr. Maloy asked about the types of SWPPP violations which Mr. Giroux is describing. Mr. Giroux said that the issues involve lack of silt fences and considerable debris on the site and on the roads.

Water and Sewer Superintendent:

Mr. Degear said that the Town water shutoff day is March 6, 2019. He also said that communication with the Town’s pump stations may be connected via cable instead of cell phone lines.

13. TRAINING OPPORTUNITY

**Genesee–Finger Lakes Regional Planning Council
Spring 2019 Regional Local Government Workshop
May 17, 2019
Information: *dave.zorn@gflrpc.org***

14. ADJOURNMENT

■ A motion was made MR. MALOY, seconded by MS. NEALE, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 9:20 p.m.

The next regular meeting of the Planning Board will be held at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Wednesday, March 6, 2019, at 7:00 p.m.

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

Respectfully submitted,

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