

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Tuesday, July 2, 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*
Mary Neale
Douglas Viets

Board Members Excused: Adrian Bellis
Shauncy Maloy

Staff Present:

Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Don Giroux, Town of Farmington Highway and Parks Superintendent
August Gordner, Town of Farmington Code Enforcement Officer
Donna Hill-Herendeen, Town of Farmington Historian
Collin Sowinski, Town of Farmington Engineer, MRB Group D.P.C.

Applicants Present:

Lisa Spath and Michael Best, 6165 Brownsville Road, Farmington, N.Y. 14425
Karen Brake, 1840 Magog Road, Macedon, N.Y. 14502
Michael J. Colacino, Vice President, Lyons National Bank, 35 William Street,
Lyons, N.Y. 14489
Steve DeRaddo, Executive Vice President, Lyons National Bank, 399 Exchange Street,
Geneva, N.Y. 14456
Jeff Friend, District Manager, Lyons National Bank, 399 Exchange Street, Geneva, N.Y. 14456
Thomas L. Kime, President, Lyons National Bank, 399 Exchange Street, Geneva, N.Y. 14456
Dan Mossien, Mossien Associates, 70 Linden Oaks, Suite 110, Rochester, N.Y. 14625-2804
Lisa Spath, 6165 Brownsville Road, Farmington, N.Y. 14425
J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450

Residents Present:

Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425

Linda Brake, 233 Marlette Drive, Farmington, N.Y. 14425

Cindy and Peter Ingalsbe, 151 Galvin Court, Farmington, N.Y. 14425

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 evacuation procedures. He asked everyone to please sign in and requested that 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 JUNE 19, 2019

■ A motion was made by MS. NEALE, seconded by MR. VIETS, that the minutes of the June 19, 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 Sunday, June 9, 2019:

**LEGAL NOTICE
TOWN OF FARMINGTON**

Please take notice that the Town of Farmington Planning Board changed their July 3, 2019, meeting to July 2, 2019, at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y.

Michelle Finley, MMC, RMC
Farmington Town Clerk

4a. NEW PRELIMINARY SITE PLAN

PB #0604-19 New Preliminary Site Plan Application

Name: Farmington Chamber of Commerce, c/o Karen Brake,
1840 Magog Road, Macedon, N.Y. 14502

Location: 1560 State Route 332

Zoning District: GB General Business

Request: Preliminary Site Plan approval for the Farmington Chamber of Commerce to operate a farmers market one day a week, commencing in early July 2019 and ending on September 28, 2019, on a portion of the property known as the Farmington Country Plaza.

4b. NEW FINAL SITE PLAN

PB #0703-19 New Final Site Plan Application

Name: Farmington Chamber of Commerce, c/o Karen Brake, 1840 Magog Road, Macedon, N.Y. 14502

Location: 1560 State Route 332

Zoning District: GB General Business

Request: Final Site Plan approval for the Farmington Chamber of Commerce to operate a farmers market one day a week, commencing in early July 2019 and ending on September 28, 2019, on a portion of the property known as the Farmington Country Plaza.

The Planning Review received a concept plan presentation of these applications on June 5, 2019.

The applications were reviewed by the Ontario County Planning Board on June 12, 2019 (Site Plan Referral #119-2019; Temporary Use Permit Referral #119.1-2019).

The Farmington Zoning Board of Appeals approved the Temporary Use Permit for this project on June 24, 2019, as follows:

Friday, July 5, 2019 through Friday, September 28, 2019
 Friday, May 22, 2020 through Friday, September 25, 2020

Mr. Hemminger concurrently opened the discussion on these applications.

Ms. Brake presented these applications. Several members of the Farmington Chamber of Commerce also attended.

Ms. Brake said that there have been no changes in the applications since the approval of the Temporary Use Permit by the Zoning Board of Appeals (ZBA) on June 24, 2019.

She said that the farmers market would be held every Friday through September 27, 2019, from 3:00 p.m. to 7:00 p.m. in the parking area of the Farmington Country Plaza on State Route 332.

Mr. Brand said that the owner of the Farmington Country Plaza has agreed to provide a portion of the parking area for the farmers' tents. He said that the ZBA approved the Temporary Use Permit with conditions based upon the concept plan as presented to both the ZBA and the Planning Board. Mr. Brand said that the concept plan depicts the defined areas for customer and vendor parking, and vendor sales locations. Restroom facilities will be available in the Mrs. Brake's Spices store in the plaza.

Mr. Brand said that the applicant is aware of the ZBA's conditions of approval that include that the site is to be kept free of all debris and litter in a manner acceptable to the property owner and to the Town, and that all evidence of the farmers market operation is to be removed from the site at the conclusion of the seasonal operation.

He said that a farmers market was one of the recommendations in the Town's adopted Farmland Protection Plan. Mr. Brand said that he hopes that this project will be successful and will expand in the future.

Mr. Brand said that the Ontario County Planning Board reviewed these applications and returned them to the Town as local matters. He said that resolutions have been prepared for the board's consideration this evening for the State Environmental Quality Review (SEQR) determination (Type II Action) and for approval of the Preliminary Site Plan and the Final Site Plan.

Mr. Brand said that a condition of ZBA approval of the Temporary Use Permit also permits the applicant to place one directional sandwich board sign to be located along the west side of the right-of-way boundary for State Route 332, adjacent to and in front of the farm market operation. The sign is to be removed from along the shoulder of the State highway at the end of each farmers' market day of operation.

Mr. Delpriore said that these applications were forwarded to the Ontario County Planning Board and that the County expressed no concerns. He said that the applicant has worked with the Town staff during this process and that the applications are good to go.

Mr. Hemminger asked if anyone in attendance wished to comment or ask questions on these applications. There were no comments or questions from those in attendance.

There were no further comments or questions on these applications this evening from the Town staff or members of the board.

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

**FARMINGTON PLANNING BOARD RESOLUTION
TYPE II SEQR DETERMINATION—COMMUNITY FARMERS MARKET**

PB #0604-19

**APPLICANT: Farmington Chamber of Commerce, c/o Karen Brake,
1840 Magog Road, Macedon, N.Y. 14502**

**ACTION: SEQR Determination upon a Preliminary Site Plan to operate
a farmers market, one day a week, from 3:00 p.m. to 7:00 p.m.,
commencing in early July 2019 and ending on September 27,
2019, on a portion of the property at Farmington Country
Plaza, 1560 State Route 332, Farmington, N.Y.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has reviewed the criteria under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED THAT the Board determines the proposed Action is classified a Type II Action under Part 617.5 (c) of the SEQR Regulations.

BE IT FURTHER RESOLVED THAT Type II Actions are not subject to further review under Part 617.

BE IT FINALLY RESOLVED THAT the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this resolution be placed in the Town files.

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

Motion carried.

Mr. Hemminger then reviewed the conditions of approval of the following complete Preliminary Site Plan resolution:

**FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY SITE PLAN—COMMUNITY FARMERS MARKET
PB #0604-19**

**APPLICANT: Farmington Chamber of Commerce, c/o Karen Brake,
1840 Magog Road, Macedon, N.Y. 14502**

ACTION: Preliminary Site Plan to operate a farmers market, one day a week, from 3:00 p.m. to 7:00 p.m., commencing in early July 2019 and ending on September 27, 2019, on a portion of the property at Farmington Country Plaza, 1560 State Route 332, Farmington, N.Y.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has under separate resolution and in accordance with the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, determined the proposed Action be Classified as a Type II Action; and

WHEREAS, the Board has reviewed the drawing submitted with this application which was prepared by the applicant on behalf of the Chamber of Commerce.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby waive the requirement set forth in Section 165-100 A. (2) of the Town Code for preparing a site plan in accordance with the provisions further contained in Sections 165-100 B., C., D. and F. of the Town Code.

BE IT FURTHER RESOLVED THAT the Board does hereby grant Preliminary Site Plan approval based upon its review of the Concept Plan prepared by the applicant with the following conditions:

1. There is to be a sandwich board type sign placed on the property identifying the area of the plaza reserved for customer parking for the Farmers Market. This sign is to be placed at the entrance to the plaza parking, on the right side, and on each Friday of market operations. Said sign may read “Farmington Chamber of Commerce Farmers Market Parking Today.”
2. There is to be a sign posted near the vendors tents that read. . . “Public Restroom available in the Farmington Country Plaza at the Mrs. Brake’s Spices.”
3. All conditions of the Temporary Use Permit granted by the Zoning Board of Appeals are to remain in effect as part of this Preliminary Site Plan.
4. There shall be no food vendor services, such as food carts or food trucks, provided as part of the Farmers Market operations.

Mr. Hemminger asked Ms. Brake if she understood the resolution and agreed with the conditions. Ms. Brake said that she understood the resolution and agreed with the conditions.

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

Motion carried.

Mr. Hemminger then reviewed the conditions of approval of the following complete Final Site Plan resolution:

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN—COMMUNITY FARMERS MARKET**

PB #0703-19

APPLICANT: Farmington Chamber of Commerce, c/o Karen Brake,
1840 Magog Road, Macedon, N.Y. 14502

ACTION: Final Site Plan to operate a farmers market, one day a week, from 3:00 p.m. to 7:00 p.m., commencing in early July 2019 and ending on September 27, 2019, on a portion of the property at Farmington Country Plaza, 1560 State Route 332, Farmington, N.Y.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has under separate resolution and in accordance with the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, determined the proposed Action be Classified as a Type II Action; and

WHEREAS, the Board has reviewed the drawing submitted with this application which was prepared by the applicant, on behalf of the Chamber of Commerce.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby waive the requirement set forth in Section 165-100 A. (2) of the Town Code for preparing a site plan in accordance with the provisions further contained in Sections 165-100 B., C., D. and G. of the Town Code.

BE IT FURTHER RESOLVED THAT the Board does hereby grant Final Site Plan approval based upon its review of the Concept Plan prepared by the applicant with the following conditions:

1. All conditions of Preliminary Site Plan Approval (PB #0604-19) and the Temporary Use Permit (ZB #0602-19) are to remain in effect for this action.
2. Final Site Plan Approval shall expire at the end of September 2020 and will need to be renewed in the event the Chamber of Commerce decides to continue the Temporary Use Permit.

Mr. Hemminger asked Ms. Brake if she understood the resolution and agreed with the conditions. Ms. Brake said that she understood the resolution and agreed with the conditions.

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

Motion carried.

5. PLANNING BOARD CONCEPT DISCUSSIONS

Concept Discussion: Lyons National Bank, Hathaway Drive:

Mr. Swedrock (BME Associates) and Mr. Mossien (Project Architect, Mossien Associates) provided a concept presentation of the proposed Lyons National Bank. Mr. Kime, Mr. Colacino, Mr. Friend and Mr. DeRaddo from Lyons National Bank also attended.

Mr. Swedrock provided the following information:

Project Description:

- Lot area = 1.566 acres (\pm 68,208 square feet)
- Zoning Classification: GB General Business and Major Thoroughfare Overlay District (MTOD).
- 2-story frame structure (\pm 1,259 square feet, Hathaway House) to remain.
- Proposed building addition: Total of \pm 4,339 square feet (first floor = 3,421 square feet; second floor = 918 square feet).
- Total square footage: Total of 5,598 square feet (4,339 addition + 1,259 existing Hathaway House).
- Two 24-foot-wide driveways off Hathaway Drive.
- 2 drive-up tellers' lanes + 1 ATM lane.
- Proposed patio area on the east side of the addition.
- Proposed flagpole on west side of lot facing 24-foot-wide driveway.
- Proposed \pm 6-foot x 10-foot concrete pad bike rack on west side of lot.
- Proposed \pm 9-foot x 15-foot concrete pad for masonry dumpster enclosure on north side of lot.

- Proposed monument sign along State Route 332 (north of existing Hathaway House sign).

Lot Standards:

<i>Front Setback:</i>			
MTOD State Route 332:	100 feet required	Existing = 37 feet	Proposed = 44 feet*
County Road 41	75 feet required	Existing = 24 feet	Proposed = 24 feet*
<i>Side Setback:</i>			
	30 feet required	Existing = 135 feet	Proposed = 106 feet
<i>Rear Setback:</i>			
	30 feet required	N/A	N/A
<i>Maximum Lot Coverage:</i>			
	35% required		Proposed = ±8.2%
<i>Max. Building Height:</i>			
	7 stories or 80 feet	N/A	Proposed = ±40 feet
<i>Parking (Office)</i>			
	28 spaces required	N/A	Proposed = 28 spaces
<i>Min. Parking Stall Area</i>			
	180 sq. ft. required	N/A	Proposed = 180 sq. ft.
<i>Drive-Thru</i>			
		30 (10 spaces per lane) required	N/A
			Proposed = 31

Highway drainage along State Route 332 and County Road 41 to be maintained.

**Area Variances are required from the ZBA to allow the proposed reductions in the front setback. The new portion of the structure is proposed to be set back 44 feet from the right of way line of State Route 332. The Town Code requires a minimum front-yard setback of 100 feet from State Route 332. The existing Hathaway House is proposed to be set back 55 feet from the right of way line with County Road 41. The Town Code requires a minimum front yard setback of 75 from County Road 41. The Area Variance applications will be considered by the ZBA on July 22, 2019.*

Mr. Swedrock said that the applicant is working with Rochester Gas & Electric (RG&E) for the acquisition of an easement across RG&E property to provide an additional driveway into the bank property. He said that all motor vehicle access into the site would be from Hathaway Drive.

Mr. Swedrock said that the current Hathaway House does not meet General Business zoning district setback requirements from State Route 332 or from County Road 41. He said that the applicant’s intent to preserve and incorporate the Hathaway House into the bank project will be emphasized to the ZBA when the board considers the two setback Area Variance applications.

Mr. Swedrock said that new water and sanitary sewer utilities will be installed. He said that the applicant is coordinating the sanitary sewer installation with the developer of the adjacent Hathaway Corner’s project (southwest corner of State Route 332 and County Road 41) who is now installing the sewer line along the west side of State Route 332. Mr. Swedrock also said that the bank will not require sprinklers.

He said that the stormwater management plan will be provided with the Preliminary Site Plan submission.

Mr. Swedrock said that the applicant has worked with the Town Code Enforcement Officer and the Fire Marshal on the location of the fire lanes and emergency vehicle access.

He said that connections will be made with existing sidewalks on State Route 332 and County Road 41, that a patio area is planned on the east side of the property and that a flagpole will be installed and will be visible from State Route 332.

Mr. Mossien said that a Community Room, a History Room and two Meeting Rooms would be located in the existing Hathaway House. The Community Room will be made available to local groups and organizations for meetings and events (including after-hours events when the bank is closed). The History Room will be used for the display of historical artifacts of the Town of Farmington.

Mr. Mossien said that local subcontractors will be selected including New Energy Works of Farmington, N.Y. This company will build the new portion of the bank with an original post-and-beam construction.

Mr. Mossien reviewed the layout of the first floor of the new portion of the bank that will include an after-hours lobby, ADA entrance, various managers' and lenders' offices, tellers' pods and a high ceiling in the lobby. On the second floor, a conference room will overlook the first floor. Workstations and three office/meeting rooms also will be located on the second floor of the new portion of the bank.

Mr. Mossien said that the cobblestone foundation of the existing Hathaway House will be repaired and reinsulated.

Mr. Delpriore said that Mr. Swedrock and representatives of the bank presented this application to the Project Review Committee meeting on June 28, 2019. He said that the Town Fire Marshal has worked with Mr. Swedrock regarding the radii of the parking areas and driveways for emergency vehicle access and that the application has been submitted to the Ontario County Planning Board for review. He said that the Area Variance applications will be considered by the ZBA on July 22, 2019, and that the Preliminary Site Plan application could be considered by the Planning Board in August pending the County and the ZBA approvals.

Mr. Delpriore said that the application has been designed in a responsible manner with both entrances off Hathaway Drive. He said that no curb cuts are proposed on State Route 332 or County Road 41.

Mr. Brand said that this application involves front setback variances from State Route 332 and County Road 41 which will be addressed by the ZBA. He said that the State acquired a wide right of way along State Route 332 with a large distance between the travel

lane of the highway and the edge of the right of way. He said that this presents a practical difficulty in developing this site in an appropriate manner.

Mr. Brand said that he cannot think of a more appropriate location for the display of the Town's history than this site. He said that the agricultural design of the new portion of the bank is more farmlike than many other structures in the Town.

Mr. Giroux said that the design of the bank will fit in well with the Town landscaping on the Route 332 corridor and maintains the look of the Farmington atmosphere.

Mr. Viets said that the preservation of the Hathaway House and its incorporation into the design of the bank is an inventive and good use of this historic structure.

Mr. Viets expressed concern about the driveway entrance off Hathaway Drive and the difficulty that motorists may have trying to make a left southbound turn out of the driveway onto Hathaway Drive during peak-use periods. He suggested a right-in/right-out traffic flow. Mr. Kime said that Lyons National Bank seeks to make ingress and egress as easy as possible for motorists and that it may be better not to have restrictive driveways. He said that the bank would like to provide several driveway entrances and that he would be receptive to having this dialogue.

Town Historian Hill-Herendeen said that she has discussed this project with Mr. Kime and with the Ontario County Historian. She said that she and the Ontario County Historian fully support the project.

Ms. Neale said that she finds the new portion of the bank "awfully red." She asked if it has to be this color. Mr. Mossien and Mr. Kime said that a variety of colors—six different tones—have been considered. Ms. Neale said that she would prefer a softer red. Mr. Kime said that the final selected color would be applied with stain and would be softer.

Mr. Hemminger said that the contrast between the existing Hathaway House in white and the new construction in red, as shown on the current elevation rendering, is too much. He said that the red LNB lettering is difficult to read and that a contrast in colors between the LNB lettering and the structure may help.

Ms. Neale said that she assumes that the bank is purchasing the property. Mr. Kime said yes. He said that the bank has an option on the property.

Mr. Hemminger said that is pleased that the applicant seeks to preserve the Hathaway House, that access into the site will be solely from Hathaway Drive and that local companies will be used for construction. He requested that as many trees as possible be saved. Mr. Hemminger said that he is pleased with the entire project at this stage, other than the colors as shown on the current elevation rendering.

Mr. Swedrock asked about a recommendation from the Planning Board to the ZBA. Mr. Brand said that usually the Planning Board does not issue recommendations to the ZBA. He said that the decisions on the Area Variance applications will be the judgement of the members of the ZBA who weigh different factors than the Planning Board. Mr. Brand said that the minutes of this meeting will be provided to the members of the ZBA.

Mr. Kime said that the bank was determined to preserve the Hathway House and incorporate it into this project when he toured the home and learned of its history and significance to the Town of Farmington. He said that a cobblestone design will be used around the new barn portion of the structure and that all local contractors will be used. He said that 38 local subcontractors have been used at other bank locations in Seneca County and in Auburn, N.Y. Mr. Kime also said that the bank seeks to select items of historic significance for display in the Community and History rooms. He said that community rooms at some bank locations are often in use 100 days a year by local organizations. He said that the bank is more than glad to open the facilities for these purposes.

Mr. Mossien said that he will provide the Planning Board with an actual sample of the wood with the final selected stain for approval. He said that this will be part of the application whether it is required or not by the board. Ms. Neale said that she would appreciate the opportunity to review the stain color on the actual building material.

Mr. Hemminger said that he is pleased with what they're doing and how they're doing it.

There were no further comments or questions on this concept presentation this evening.

Concept Discussion: Ontario Mall Antiques, 1740 State Route 332:

The applicant did not attend the meeting this evening.

Mr. Delpriore said that Matthew Guche of Ontario Mall Antiques, 1740 State Route 332, has proposed the establishment of a farm stand in the Ontario Mall Antiques parking area on Saturdays and Sundays for the sale by vendors and food trucks of fruits and vegetables. Mr. Delpriore said that Mr. Guche provided a site map which depicts a U-shaped layout of vendors toward the front of the parking area.

The application is scheduled for consideration by the ZBA for a Temporary Use Permit on July 22, 2019. The Site Plan application would then be considered by the Planning Board in August.

Mr. Delpriore said that he would refer this application to the Town Agriculture Advisory Committee.

There were no further comments or questions on this concept presentation this evening.

Concept Discussion: Pond's Edge Venue, 6165 Brownsville Road:

Mr. Best and Ms. Spath presented this application for the operation of a seasonal outdoor special-events venue for wedding ceremonies and other small events (corporate events, bridal showers, baby showers, etc.) at 6165 Brownsville Road.

The application is scheduled for consideration by the ZBA for a Temporary Use Permit on July 22, 2019. The Site Plan application would then be considered by the Planning Board in August.

The applicant received an Area Variance for a Major Home Occupation from the ZBA on June 20, 2017 (ZB #0501-17); and a Special Use Permit and Final Site Plan approval from the Planning Board on June 21, 2017 (PB #0402-17 and PB #0404-17, respectively) for the use of the residential property as an event venue for weddings, graduation parties, senior pictures, etc.

Ms. Spath said that the existing Special Use Permit enables them to do photography and videography at their events. She said that they would like to add wedding ceremonies (no receptions) and small corporate events on a seasonal basis during daylight hours on the property through November each year.

Ms. Spath said that the venue is also their home on Brownsville Road. She said that there would be no late-night events and no loud music. Ms. Spath said that there is one driveway into the property off Brownsville Road with availability for ample parking. She said that they have applied to the Town to extend the driveway into a horseshoe shape for vehicle entrance and exit.

Mr. Delpriore said that the Temporary Use Application will be considered by the ZBA on July 22, 2019. He said that the application has been forwarded to the Ontario County Planning Board. He said that he requested that the applicants present a concept plan this evening to give the Planning Board an opportunity to provide them with additional input at this time.

Mr. Delpriore said that materials that have been submitted include locations for parking, tents, food trucks and caterers, and vendor drop-off points. The applicants have indicated that the hours of operation would end at 9:00 p.m. on weekdays and 10:00 p.m. on weekends.

Mr. Delpriore said that the proposal for the driveway extension has been included in the application to create one package for review by the ZBA and the Planning Board.

Mr. Brand said that the proposed Temporary Use Permit is separate from the Special Use Permit that was approved in 2017. He said that parking—and compliance with the Town's Municipal Separate Storm Sewer System (MS4) for their dust-free surface driveway—will be an issue with the current application. He discussed whether the dust-free surface will be a pervious or impervious surface.

Mr. Giroux said that he has received the applicants' driveway permit. He said that he prefers that the driveway permit be included with the Temporary Use Permit application.

Mr. Giroux said that the existing driveway—which does not slope—creates problems in the winter months when stormwater runs straight off the driveway into the road, freezes, and creates an icing problem. He suggested that a trench be installed along the driveway to avoid this. Ms. Spath said that they wish to make improvements to the driveway regardless of the outcome of the Temporary Use Permit application. Mr. Giroux said that at this point he prefers that the driveway improvements remain part of the Temporary Use Permit application.

Mr. Sowinski said that storm water practices *may* be required—rather than *will* be required—for over 1 acre of disturbance. He also said that consideration should be given to the impact of the movement of large vehicles into and out of the site, and on the driveway.

Mr. Best said that the only difference between this application and his existing operation is that visitors would remain on the property for several more hours than they are on the premises during the current operation. He said that he was asked [by the Town staff] to show the locations for tents on the plans, but he said that he does not expect people to want a tent unless they think it may rain.

Mr. Delpriore said that the Town staff has requested that the tent location be depicted upon the plans.

Mr. Best said that no alcohol and no loud music would be permitted on the property. He said that their intent is to provide a venue for guests to enjoy a ceremony, take photographs and then to go on their way.

Mr. Viets asked if tents would be set up all summer long. Mr. Best said that a tent would be taken down the day after an event. He said that he lives on this property and that he does not want the property to look like a circus.

Mr. Viets asked about the parking area in relation to the location of a tent. He requested that enough parking space be provided for vehicles to enter and leave the site. Ms. Spath said that about 100 people attend their average wedding ceremony. She said that most wedding guests do not attend the ceremony and instead go right to the reception.

Mr. Viets requested that the applicants assure that there is adequate ingress and egress for emergency vehicles, and for the parking of vehicles on the property.

Ms. Neale asked if Mr. Best has discussed this application with his neighbors. She referred to the concern of neighbors when he applied for his first permit in 2017. Mr. Best said that he has discussed this with Pam (Pamela Allen, 6250 Brownsville Road). He said that Ms. Allen said that she would have no problems with the application if it meets the Town requirements. Mr. Best said that he would also be sending letters to all his neigh-

bors [to inform them of this application]. Ms. Spath said that she understands the concerns of the neighbors and that they want to take these concerns into consideration.

Mr. Hemminger expressed concern about the driveway. He asked if it was up to standards to handle the additional number of vehicles coming onto the property. He also asked about the dust-free surface and suggested that upgrading the driveway may be more costly than expected.

Mr. Hemminger asked about the size of the proposed tent compared to the size of their home. He said that Accessory Structures (of which the tents could be defined) must not be greater than half the size of the house. He requested that this be kept in mind.

Mr. Hemminger also asked about exterior lighting. Ms. Spath said that gatherings would be held up to the twilight hours. Mr. Hemminger expressed concern about people walking to their vehicles in the twilight darkness. Ms. Spath said that the venue is lit. Mr. Hemminger said that directional path lighting and dark-sky compliant directional parking area lighting will be issues to be considered by the Planning Board.

Mr. Best said that he may revise the hours of operation to conclude earlier in the evening, or that evening hours may be eliminated.

Mr. Hemminger advised Mr. Best and Ms. Spath to be ready to address neighbors' concerns and questions on lighting.

Mr. Hemminger said that the operation of the venue seems to be working fine at the present time. He said that he understands that this application is to enhance the operation and that the Planning Board also will consider the physical size of the tent(s) and the improvement of the driveway (stone dust or permeable surface). He said that the board will consider whether the driveway and the parking area can handle small buses and limousines.

Mr. Best said that the parking and tent areas are very flat. He said that he does not wish to accommodate large wedding or other events, but he noted that a 230-person wedding was held at the venue and that all vehicles were parked off the road.

Mr. Hemminger said that he is not convinced that a 100-person wedding is what the Town would like to see at this point. He suggested that perhaps Mr. Best set a lower target of about 50 people and see how it goes. Mr. Hemminger said that he thinks that 100 people is pushing it to start.

Mr. Best said that he has considered having guests park at the Cobblestone Arts Center (on State Route 332) and take a shuttle bus to the site.

Mr. Hemminger suggested that the hours of operation be kept down a little to start.

There were no further comments or questions on this concept presentation this evening.

6. OPEN DISCUSSION

■ Farmington Market Center Incentive Zoning Project:

Draft Requested Zoning Incentives, Zoning Amenities, Town Board Conditions of Approval

Mr. Brand provided the following draft for Planning Board consideration of zoning incentives, zoning amenities and Town Board conditions of approval for the Farmington Market Center Incentive Zoning Project on State Route 96. He requested that board members provide their comments on this draft to him as soon as possible.

FARMINGTON MARKET CENTER INCENTIVE REZONING PROJECT REPORT TO TOWN PLANNING BOARD

Requested Zoning Incentives:

- Front setback of buildings less than 100 feet from highway right-of-way required by the MTOD regulations.
- No need for Special Use Permits as would otherwise be required by the GB General Business District.
- No need to provide a minimum of 40,000 square feet (minimum lot area for each separate permitted use).
- No need for area variance for spacing from a nearby gasoline dispensing station (e.g., Byrne Dairy).
- Bank allowed without needing 10 reservoir spaces to be provided for each drive-in teller's window (includes drive-up ATM).
- Eliminate §165-26 E. Additional provisions and requirements that relate to the out-dated "Route 96/Route 332 Corridor Development Plan."
- Parking requirements based upon Uniform Building Code requirements instead of out-dated Off-street parking and loading [§165-37].

Proposed Zoning Amenities:

The following describe those proposed zoning amenities shown on the drawing prepared by Costich Engineering, entitled "Market Center, 6139 – 6179 N.Y.S. Route 96, Overall Incentive Zoning Site Plan," drawing number 5950, CN106.1, Sheet 1 of 1, dated 01/04/2019:

Sidewalk is to be extended west along the south side of New York State Route 96 connecting to new pedestrian ramps and cross walks for both State Route 96 and Mertensia Road.

Pedestrian signals to be installed in accordance with NYSDOT approved design plans at the north west, north east and south east corners of the intersection of Route 96 and Mertensia Road.

Crosswalk stripping is to be installed across all four legs of the Route 96 and Mertensia Road intersection.

Sidewalk is to be extended south along the east side of Mertensia Road and across the frontage of the Farmington Market Center property and connecting with the sidewalk located south of said property.

Transfer of a strip of land located along the east side of the project's site having a total width of 90 feet at the Route 96 highway right-of-way, extending south and tapering to a width of 60 feet. Said land to be developed as a Town Road, in its entirety, at an as yet to be determined point in time.

Widening of State Route 96 on the eastern portion of the site in accordance with plans to be approved by the NYSDOT and constructed prior to the issuance of any building permits associated with the proposed development.

Redesign and construction of the existing entrance from State Route 96 to the site, based upon detailed plans as approved by the NYSDOT and completed within six months of the opening of the proposed new entrance shown on the above referenced drawing.

There is to be a 30-foot wide "street scape" area across the site's frontage along the south side of N.Y.S. Route 96, with lawn, street trees, street lights and street benches consistent with the drawing prepared by M.R.B. Group, D.P.C., the Town's Engineers and entitled "Main Street Farmington—Street Scape Plan." Said landscaping and other features are to be installed prior to the issuance of any Certificate of Occupancy or Certificate of Compliance being issued.

The developer is to provide the Town with a certified bank check in the total amount of \$120,000.00 to be used for the proposed "Beaver Creek Sanitary Sewer Force Main Project" and within 30 days of demand from the Town Board.

The developer is to install the first segment of the new Town Road within the right-of-way transferred to the Town and at a distance of at least 450 feet prior to the issuance of the first Certificate of Occupancy or Certificate of Compliance being issued.

The rezoning of this project is to occur upon the filing of an overall preliminary site plan approved by the Town Planning Board and filed with the Town Clerk.

Town Board Conditions of Approval:

1. Dedication of land along the east side of property between State Route 96 and property to the south to be used as a future town road.
2. Construction of a new non-signalized intersection on the east end of the site for a future signalized intersection with State Route 96 and the future town road to be completed at the time of issuance of any additional Certificates of Occupancy, or Certificates of Completion for approved development on the incentive zoning site.
3. Construction of a portion of the new town road approximately 450 feet in length south to a point where a new entrance is to be made to the proposed development shown in phases 1 and 2 on the incentive zoning concept map (hereinafter referred to as concept map).
4. Installation of sidewalk along the east side of the new town road to connect to the sidewalk shown to the Tops Market Store on the concept map.
5. Buildings fronting along State Route 96 may be setback a minimum distance of 60 feet from the right-of-way boundary for said road.
6. There shall be only two points of access from the incentive zoning site to State Route 96, the redesigned main entrance to the existing plaza with no left turn lane into the site from State Route 96; and the above referenced new entrance to the incentive zoning project to be located on the east end of the incentive zoning site in a location accepted by the NSYDOT Region 4 Office.
7. Construction of the “Main Street—Street Scape” across the frontage of State Route 96.
8. Contribution of \$120,000.00 towards the Beaver Creek Forcemain Capital Improvement Project once a design has been approved by the Town Board.
9. Reconstruction of the existing entrance to the plaza from State Route 96.
10. Extension of sidewalks connecting to sidewalks at the intersection of State Route 96 and Mertensia Road prior to the issuance of the first Building Permit.
11. Installation of three legs of the pedestrian crossing and signals at the intersection of State Route 96 and Mertensia Road prior to the issuance of the first Building Permit.
12. Installation of sidewalk between the intersection of State Route 96 and present terminus of sidewalk located along the east side of Mertensia Road prior to the issuance of the first Building Permit.

13. One freestanding commercial speech sign to be installed near the new entrance to the incentive zoning project, the remainder of commercial speech signage are to be building mounted signs.

Mr. Viets asked about New York State Department of Transportation (DOT)-required improvements and if these should be considered as true incentives to the Town. Mr. Brand said that the DOT has not determined when these improvements should be made and that the Town prefers that they be installed with this project and prior to the proposed Lefrois project to be located east of the Farmington Market Center property.

Mr. Viets said that he understands that these improvements must be made. He expressed concern about the economic analysis of these improvements as incentives to be provided by the developer to the Town. He suggested that perhaps a larger contribution toward the signalized intersection could be considered.

■ Farmington Landscape Guidelines for the Route 96 Corridor “Street Scape”

Mr. Brand provided the following draft for Planning Board consideration of Landscape Guidelines for the Route 96 Corridor “Street Scape” from Mertensia Road east to the State Route 332/State Route 96 intersection prepared by MRB Group and McCord Landscape Architecture:

TOWN OF FARMINGTON LANDSCAPE GUIDELINES FOR THE ROUTE 96 CORRIDOR

From Mertensia Road to NY Route 332

1. Private Development

A. Landscaping—General

Landscaping is a critical part of a successful site plan application. Buffers between properties and uses, foundation plantings, street trees, streetscape amenities, and strategically located site plantings are critical to establishing an attractive streetscape and attractive properties with visual interest in all four seasons. Existing vegetation shall be considered an important element in the creation of streetscape and site landscaping plans. An effort should be made to use indigenous plant species, especially for deciduous trees and scrubs. Bio-retention, bio-swales, detention pond and other stormwater management areas should include use of native wetland species.

General Guidelines:

1. A separate landscaping plan shall be provided for all applications.
2. Existing trees shall be preserved wherever practical provided the trees are not diseased or abnormally subject to disease, structurally unsound or misshapen.

3. Plant materials shall be liberally located throughout the site. Massing of multiple plants is preferable to the installation of individual plants. A successful planting plan will feature a variety of types (trees, shrubs, ground covers, perennials, deciduous, evergreen) and sizes of plant materials.
4. Specimen trees shall be a minimum 2½ inch caliper. Evergreen trees shall be a minimum seven (7) feet tall.
5. Approved street tree species from the list below are also the preferred specimens in parking lot applications.
6. Native plant species shall be used in or near proposed stormwater management areas, near environmentally sensitive areas, eg. wetlands. Additionally, vegetated buffers between varied uses should consist primarily of native plant species such as white pine and white spruce.
7. The use of non-native invasive species is discouraged. These include Japanese Barberry, Norway Maple, Russian Olive and Autumn Olive.
8. Planted berms should be placed between parking lots and public streets and planted with shrubs of sufficient height to screen parking lot from the street.
9. Shrubs and groundcovers shall provide visual interest in all seasons.
10. The landscaping plan shall include a keyed Planting Schedule specifically detailing the quantity, species, and size of all plant materials.
11. The landscaping plan shall include a note committing the owner to the permanent maintenance and replacement of all plant materials depicted on the landscaping plan, including lawn areas, fences, and retaining walls.
12. Unless located in a hardscape (plaza, courtyard, etc.), water features (including ponds and wet areas created as part of the storm water management system) shall be organically shaped and be sympathetic to the natural topography of its setting. Fencing including wood split rail fences are not recommended for stormwater management facilities. Such facilities should be designed to blend in with the general flow of the landscape and grading so as not to present abrupt changes in grade, slope, or direction.
13. Weed control fabric and mulches shall be provided as appropriate. Stone mulches are discouraged.
14. Berms and trees should generally not be located over Town utilities.
15. Clearly designate lawn areas.

16. Trees and low plantings should be used in parking lot islands to break up the parking lots visually. The developer should provide one island of at least 250 SF in area for each 40 parking lot stalls in the parking lot.
17. Provide detailed landscaping plans for stormwater management areas consistent with Design Guidelines and the NYS Stormwater Management Design Manual. Establishing a diverse range of vegetative cover types with suitable plant species is important to limiting the spread of nuisance and invasive species. Therefore, care shall be given to incorporate a mixture of trees, shrubs, and herbaceous species consistent with naturally occurring ponds, wetlands and streams.
18. For commercial properties that cater to transient traffic (e.g., fueling stations and convenience stores), the landscape plan should include designated pet areas with appropriate ground cover for pets to relieve themselves

B. Landscaped Areas at Property Lines

A landscaped area is a thoughtful combination of trees (both deciduous and evergreen), shrubs, groundcovers, elevation changes, and/or fences. It is typically dense enough to provide protection to neighboring sites from light and noise migration. When used for noise mitigation the landscaped area must include the installation of a fence and/or berm. Though a specimen-planted landscaped area at a property line does not have to be continuous in all cases, landscaping of the areas should be provided strategically and liberally sufficient to define property edges.

Guidelines:

1. The landscaped area shall be at least ten feet wide at side and rear yards; twenty feet in front yards; and shall be placed entirely on the applicant's property.
2. Fences or walls, if used, shall be from four to six feet high (dependent upon topography) and shall be largely opaque. Wood or vinyl is the preferred material creating a solid visual screen.
3. Berms, if used, shall have side slopes no greater than 1:4. Berms shall be organically shaped.

C. Foundation Plantings

Foundation plantings soften the geometry of building forms and add color and visual interest at all times of the year. They complement the placement of walks, walls, and other site features.

Guidelines:

1. Some foundation plantings should be provided along the important and visible sides of the building. Greater emphasis shall be placed at the front of the building.

In the event that parking is provided on multiple sides of a building, foundation plantings will be provided on all sides of the building where parking is placed.

2. Massing of multiple plants is preferable to the installation of individual plants. A successful foundation-planting plan will feature a variety of types (small trees, shrubs, ground covers, deciduous, evergreen) and sizes of plant materials.
3. Densely planted ground cover plantings are encouraged as an alternative to mulches.
4. Foundation planting beds shall extend a minimum of four (4) feet from the building's drip edge. Larger buildings (height/mass) should have deeper planting beds and larger, appropriately sized plants.

D. Buffering Dissimilar Uses

In order to preserve the integrity of residential neighborhoods, substantial buffers will be required at the property line(s) between dissimilar uses. A buffer between dissimilar uses (i.e., retail and residential) is a combination of trees (both deciduous and evergreen), shrubs, groundcovers, elevation changes (berms), and/or fences. It is typically dense enough to provide protection to neighboring sites from light and noise migration. When used for noise mitigation the landscaped area must include the installation of a fence and/or a berm. A landscaped buffer between dissimilar uses must be continuous in all cases.

Guidelines:

1. The landscaped area shall be at least thirty feet wide at side and rear yards.
2. Fences or walls, if used, shall be from four to six feet high (dependent upon topography) and shall be largely opaque. Wood is the preferred material.
3. Berms are encouraged and shall have side slopes no greater than 1:4. Berms shall be organically shaped and variations in elevation along its length are encouraged.

2. Streetscapes (Within the Right-of-Way and 30 ft. wide front streetscape setback) Streetscape Amenities and Site Furniture

- a. Streetlamps as described in Appendix A of this memo, should be installed on both sides of the streets at no more than 70-foot intervals along sidewalks.
- b. Sidewalks at major street intersections should be furnished with decorative planting rails and bollards, as described in Appendix A of this memo.

- c. Site furniture should be encouraged in order to enhance the quality of the pedestrian experience along the corridor. Woo/steel benches should be as described in Appendix A of this memo.

E. Street Trees

Street trees improve the aesthetic quality of the Town's neighborhoods, moderate temperatures in the summer, and play a role in calming traffic.

Guidelines:

1. Street trees shall be deciduous unless the Planning Board provides specific relief.
2. Street trees shall be planted in the tree lawn space (also known as street side strips) between the road edge-of-pavement (or curb) and the sidewalk. If no sidewalk exists, street trees shall be planted no further than 10 ft. from the road edge-of-pavement (or curb), unless this conflicts with underground utilities. A uniform distance from the pavement should be maintained. If tree pits are used in pavement or other sidewalk type materials, they should be a minimum of five (5) feet square (5'x5').
3. Plant street trees at 40 ft. on center or less along the entire street frontage of all streets bordering the property. If some existing street trees exist, infill as necessary to create a regular pattern of street trees.
4. Street trees shall be a minimum three-inch caliper.
5. All street trees specified shall be suitable for the Farmington climate zone and harsh road-side conditions, and that are not apt to produce shallow root systems.
6. The following street trees are approved for use in the Town of Farmington:
 - a. Tree pits surrounded by pavement and tree lawns are <5 ft. wide.
 - Malus sp., Flowering Crabapple (Native)—select varieties less susceptible to rust, scab, and other pests.
 - Acer campestre, Hedge maple
 - Cercis canadensis, Redbud
 - Prunus sargentii x subcordata 'Accolade,' Accolade Cherry
 - Gleditsia triacanthos inermis 'Skyline,' Skyline Thornless Honeylocust (Native)

Pyrus calleryana ‘Redspire,’ Redspire Callery Pear

Crataegus crusgalli inermis, Thornless Cockspur Hawthorn (Native)

b. Street tree-lawn strips >5 ft. wide.

Gleditsia triacanthos inermis ‘Skyline’, Skyline Thornless Honeylocust (Native)

Celtis occidentalis, Common Hackberry (Native)

Nyssa sylvatica, Black Tupelo (Native)

Tilia cordata ‘Greenspire,’ Greenspire Littleleaf Linden

Pyrus calleryana ‘Redspire,’ Redspire Callery Pear

Acer rubrum, Red maple (Native)

Quercus alba, White Oak

Quercus robur, English Oak

Zelkova serrata, Japanese Zelkova

Quercus rubra, Northern Red Oak

c. Street tree-lawn strips with overhead wires

Malus sp., Flowering Crabapple (Native)—select varieties less susceptible to rust, scab, and other pests.

Acer campestre, Hedge maple

Syringa reticulata ‘Ivory Silk,’ Ivory Silk Japanese Tree Lilac

Gleditsia triacanthos inermis ‘Skyline,’ Skyline Thornless Honeylocust (Native)

Pyrus calleryana ‘Redspire,’ Redspire Callery Pear

Crataegus crusgalli inermis, Thornless Cockspur Hawthorn (Native)

Appendix A

Steel Bench—6 ft. long, Model RB-28, as manufactured by Victor-Stanley, Inc. or approved equal.



Steel Trash Receptacle:
Model RB-36 as manufactured by Victor-Stanley, Inc.



Street Lights:

Lithonia Omero LED Post-top, 4000K, Color: Black



Mr. Brand requested that board members provide their comments on this Street Scape draft to him as soon as possible. He said that the developer of the Byrne Dairy store at the corner of State Route 96 and Mertensia Road will be finalizing the design of his project and will refer to these guidelines. He asked Mr. Sowinski to deliver a message to MRB Group that the design sketches would be needed by the Planning Board for their meeting on July 17, 2019.

Ms. Neale said that she feels strongly about the “Main Street” landscape initiatives for State Route 96 and would like to see these guidelines incorporated into future projects, including the Farmington Market Center project.

Ms. Neale expressed concern about the installation of sidewalks in an Incentive Zoning application. She said that they are often included as amenities to the Town offered by the developers when they are required for installation by the Town Code.

Mr. Hemminger requested that Mr. Brand share these draft Street Scape guidelines with the developer of the Byrne Dairy Store at this time.

Director of Development and Planning:

Mr. Brand reported that a meeting will be held on Friday, July 3, 2019, with the contractor of the Auburn Trail project to determine the status of the project and a completion date. He said that a number of residents have contacted him and Town Board members asking what they could do to help complete the project. Mr. Brand said that some residents now understand that the delay in completion is the contractor’s responsibility and that some of them have indicated that they may use social media outlets to contact the contractor and encourage the contractor to complete the project.

Mr. Brand said that work on the update to the Town's *Comprehensive Plan* and on updates to the Town Code will resume in the fall. Mr. Hemminger said that Shauncy Maloy would be the Planning Board's representative on the *Comprehensive Plan* update. Mr. Hemminger also said that he would continue to be the representative on the Town Code update.

Code Enforcement Officer:

Mr. Delpriore said that he will continue to schedule application concept reviews for the board. Mr. Hemminger said that the concept reviews are beneficial to the board. He requested that an application be presented at the Project Review Committee at least once prior to a concept presentation to the Planning Board.

Mr. Delpriore said that two additional items were received late this afternoon for the Delaware River Solar correspondence file (updated photo simulations and the applicant's response to residents' comments). He said that these have been distributed via e-mail to the Town boards, staff and others; and that they will be posted upon the Town website tomorrow (July 3, 2019).

Highway and Parks Superintendent:

Mr. Giroux reported that work is continuing on improvement projects on Hook Road and on Canandaigua–Farmington Town Line Road. He said that the Ivory Drive connection to Carmen's Way will be open following dedication of the road by the Town Board.

Town Engineer (MRB Group, D.P.C.):

Mr. Sowinski reported that the draft Street Scape landscape guidelines have been provided to the board and that MRB Group looks forward to the board's comments. Mr. Brand again reminded Mr. Sowinski that design drawings for the Street Scape would be necessary by the Planning Board on July 17, 2019, for the Final Site Plan resolution for the Byrne Dairy Store.

Board Members' Comments:

Mr. Hemminger discussed the Geotechnical Report on the Delaware River Solar project that is now in progress by the applicant, as requested by the Planning Board. This report was requested by the Planning Board following the board's completion of the State Environment Assessment Form on the project. Mr. Hemminger requested that a representative of the applicant's engineering firm attend the Planning Board meeting at which it will be presented (currently scheduled for July 17, 2019) to present this technical report. Mr. Brand said that he will contact the applicant to arrange for this presentation.

Mr. Hemminger then said that he would request that the Town engineering firm (MRB Group, D.P.C.) review the Geotechnical Report to confirm the results for the Planning Board. He said that the Planning Board would then be in a position to move forward on the State Environmental Quality Review (SEQR) declaration on the project.

Mr. Viets discussed the Always Locked project site on State Route 332 at Carmen's Way (MIII Enterprises/Cerone Incentive Zoning Project). He asked the topsoil stockpile that has not yet been removed, the landscaping and seeding of the site along State Route 332, and the parking of U-Haul trucks. Mr. Giroux said that he will review the board's approval of the site plan to determine if the parking of trucks has been approved. It was noted at two previous meetings that the area along State Route 332 was to be cleared and landscaped until such time as the developer retains tenants for future commercial development (*see* Planning Board minutes, July 5, 2017, Page 6; and Project Review Committee minutes, September 7, 2018, Page 2).

Ms. Neale asked about the installation of benches along the Auburn Trail. Mr. Brand said that funds for benches were not included in the grant application but that several residents and community groups have expressed an interest in providing benches along the trail. Supervisor Ingalsbe said that the installation of benches could be Eagle Scout or Chamber of Commerce projects.

7. PUBLIC COMMENTS

Ms. Ingalsbe asked about the area in front of the Always Locked mini storage units along State Route 332. Mr. Hemminger said that the approved plan provides for access to the mini storage units and the future commercial pad area along State Route 332 from a driveway off Carmen's Way. He said that the developer indicated that the front area would be cleared, seeded and landscaped until such time as tenants are acquired for the commercial pads.

8. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:30 p.m.

The next regular meeting of the Planning Board will be held at Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Tuesday, July 17, 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.