

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, July 7, 2021 • 7:00 p.m.

MINUTES—APPROVED

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

The meeting was conducted at the Farmington Town Hall and via Zoom telephone/video conference format for those not wishing to attend in person.

**Board Members Present
at the Town Hall:** Edward Hemminger, *Chairperson*
Timothy DeLucia
Shauncy Maloy
Douglas Viets

Board Member Excused: Adrian Bellis

Staff Present at the Town Hall:

Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.
Ronald L. Brand, Town of Farmington Director of Development and Planning
Dan Delpriore, Town of Farmington Code Enforcement Officer
Don Giroux, Town of Farmington Highway and Parks Superintendent
August Gordner, Town of Farmington Fire Marshal/Code Enforcement Officer

Applicants Present at the Town Hall:

Jeff Berends, Construction Manager, Meyer's RV Superstore of Farmington,
c/o 100 Sanford Road North, Churchville, N.Y. 14428
Connor Kilmer, Project Engineer, The DDS Companies, 45 Hendrix Road,
West Henrietta, N.Y. 14586
Mary Steblein, P.E., CPESC, LaBella Associates, 300 State Street, Suite 201,
Rochester, NY 14614
Robert Winans, The DDS Companies, 45 Hendrix Road, West Henrietta, N.Y. 14586
Megan Yoshida, LaBella Associates, 300 State Street, Suite 201, Rochester, N.Y. 14614

Applicants Present via Telephone/Video Conference:

Stacy Bartl, Contractor to Avangrid, NYS Public Outreach, 1300 Scottsville Road, 2nd Floor,
Rochester, N.Y. 14624

Sara Otero, RG&E, 1300 Scottsville Road, Rochester, N.Y. 14624

Others Present at the Town Hall:

Chief Phil Robinson, Farmington Volunteer Fire Association

1. MEETING OPENING

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

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

2. APPROVAL OF MINUTES OF JUNE 16, 2021

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the minutes of the June 16, 2021, meeting be approved.

Motion carried by voice vote. Mr. Maloy abstained due to his absence from the meeting on June 16, 2021.

3. NEW FINAL SITE PLAN

PB #0701-21 New Final Site Plan Application

Name: Rochester Gas & Electric Corporation, c/o Carol Howland, P.E.,
CPESC, 18 Link Drive, Binghamton, N.Y. 13902

Location: Substation #168 (located on State Street adjacent to the Village of
Manchester, N.Y.)

Zoning District: GI General Industrial

Request: Final Site Plan approval to erect a single-story 2,112-square-foot
Parkline metal building to be used as a new Gas-Insulated
Switchgear (GIS) Control House and other related site improve-
ments.

The Preliminary Site Plan (PB #0801-20) was approved with conditions by the Planning Board on September 2, 2020.

The Final Site Plan application was reviewed by the Project Review Committee on July 2, 2021.

The application was presented by Mary Steblein, P.E., CPESC, of LaBella Associates. Ms. Yoshida was also present at the Town Hall. Ms. Bartl and Ms. Otero attended via telephone/video conference.

Ms. Steblein said that RG&E Substation #168 is an existing electrical substation on State Street and at the border of the Village of Manchester. RG&E is sectionalizing the trunk line which is owned by National Grid and which runs along the north side of the substation.

She said that the modernization project includes the construction of a new 32-foot x 66-foot Parkline manufactured building control house structure at the northwest corner of the substation, expansion of the substation yard (to enable the substation to remain operational throughout the construction of the new substation equipment), new fencing, new perimeter lighting and internal work on the substation equipment.

Ms. Steblein said that a major component of the project is the relocation of a portion of the driveway of the adjacent Old Castle Lawn & Garden company to be mostly on the Old Castle property, construction of a new asphalt shoulder on State Street, and the construction of a curb on the east side of the driveway to prevent truck traffic from turning right toward the Village of Manchester. New street trees also will be planted.

In response to the conditions of approval of the Preliminary Site Plan resolution (PB #0801-20, September 2, 2020) and to the MRB Group engineering comment letter of August 24, 2020, Ms. Steblein said that the existing blueline stream which runs through the site and the federal wetlands to the west of the site have been labeled on the plans. She said that the minor impact upon the wetlands will be covered by the Nationwide Permit, and that construction details on the Town's commercial/industrial road standards also have been added to the plans, also based upon the MRB Group engineering comment letter.

Ms. Steblein said that a preliminary site plan condition of approval regarding a commercial speech sign for Old Castle Lawn & Garden has been replaced with Condition #11 in the Final Site Plan resolution.

Mr. Brand asked about the landscaping on the applicant's road frontage along State Street and east to the Village of Manchester. Ms. Steblein reviewed the landscaping on the Final Site Plan drawing. She said that the same number of street trees will be planted but that they will be spread out farther along the road frontage. Mr. Brand said that this planting arrangement will be an improvement instead of having the street trees clumped together when viewed by motorists entering the Village of Manchester.

Mr. Delpriore said that all of the Town Code and Development Office issues have been addressed either prior to the meeting or in the draft Final Site Plan approval resolution. He said that the staff is ready to move forward.

Mr. Giroux asked about the planting locations of the new street trees. Ms. Steblein said that they must avoid the area in which the driveway had been located because it is in the National Grid right-of-way.

Mr. Brabant said that an MRB Group engineering comment letter of June 30, 2021, included minor comments most of which are related to stormwater issues for clarification. He said that one of the comments concerned the cross section of the new entrance and access road which should be called out on the plans to meet the Town of Farmington Commercial/Industrial Road Standards, per the Town's Site Design and Development Criteria Manual (Appendix H-2.1).

Mr. Maloy asked about the use of the truck lane [on State Street] which will be shifted to the west. Mr. Giroux said that all trucks which exit the driveway will use this lane which will have a 10-foot shoulder. He said that this is not a passing lane and will be constructed to protect the shoulder of the road.

Mr. Maloy asked about the poles and guy wires which are shown on the plans. Ms. Steblein said that these are existing poles and guy wires.

Mr. Maloy asked about the section views. Ms. Steblein referred to the grading plan. She said that only the small portion of the substation will be graded in the area of the new control building and in the yard expansion area.

Mr. Viets and Mr. DeLucia said that their questions have been answered in the draft Final Site Plan approval resolution.

Ms. Steblein requested that the reference to Final Site Plan Drawing "C210" in Condition #13 of the draft approval resolution be corrected to read "C201." Mr. Hemminger said that this correction will be made as requested.

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

■ A motion was made by MR. MALOY, seconded by MR. VIETS, that the reading of the following resolution be waived and that the resolution be approved as amended:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN APPROVAL—RG&E SUBSTATION #168
STATE STREET AT THE VILLAGE OF MANCHESTER BOUNDARY LINE**

PB #0701-21

APPLICANT: LaBella Associates on behalf of RG&E Avangrid,

**c/o Carol Howland, P.E., CPESC, Rochester Gas & Electric,
18 Link Drive, P.O. Box 5224, Binghamton, N.Y. 13902**

ACTION: Final Site Plan, Rochester Gas & Electric Avangrid Substation Site #168 (Tax Map #43.00-1-51.000) located on the south side of State Street, west of and adjacent to the Village of Manchester; and the relocation of the existing Old Castle driveway from State Street to be shared with RG&E, the Village of Manchester (Tax Map #43.00-1-49.200) and the Oldcastle Lawn & Garden Lands (Tax Map #43.00-1-49.210).

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received an application from LaBella Associates, on behalf of Rochester Gas & Electric Corporation Avangrid, for Final Site Plan Approval to construct one 34.5 k GIS control house (32-foot by 66-foot Parkline manufactured building) and related site improvements to the RG&E Substation #168 to be placed upon land owned by Rochester Gas & Electric Corporation and located along the south side of State Street adjacent to the west of the Village of Manchester; and

WHEREAS, said application also involves the relocation of the existing Oldcastle Lawn & Garden site's driveway to be a new location for the Oldcastle Lawn & Garden Site, the Village of Manchester and the above referenced RG&E Substation #168 site; and

WHEREAS, the proposed Action has previously been determined by Planning Board Resolution to be a Type II Action under Part 617. 5. (c) (7) of Article 8 of the State Environmental Conservation Law, the State's Environmental Quality Review (SEQR) Regulations, as it involves the construction of an accessory non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning and consistent with local land use controls; and

WHEREAS, the Planning Board has received testimony at tonight's meeting regarding the proposed Final Site Plan for the Rochester Gas & Electric Property and the relocated driveway onto the adjacent Oldcastle Lawn & Garden Site.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant Final Site Plan Approval for the above referenced Action with the following conditions:

1. Final Site Plan Approval is based upon the Site Plan drawing prepared by LaBella Associates, identified as Station 168, Farmington, New York, Drawing No. C201, dated 02/19/2021; and the drawing prepared by LaBella Associates, identified as Construction Details, Sheet 1 of 3, entitled RG&E Avangrid Station 168, Farmington, New York," and dated 02/19/2021 as is hereby further amended in accordance with the conditions below.
2. Drawing No. C201 is to be entitled . . . "Final Site Plan."

3. There is to be a note added to the Final Site Plan drawing that reads . . . “The Relocated Speed Limit 30 Sign is to be in a location approved by the Town of Farmington Highway Superintendent.”
4. Drawing No. C201 is to have Note #1 amended to include Tax Map Account #43.00-1-49.210 (Oldcastle Lawn & Garden) added to the two listed Tax Map Accounts (e.g., Tax Map #43.00-1-51.000 [RG&E Station 168] and Tax Map #43.00-1-49.220 [Village of Manchester]).
5. Drawing No. C201 is to show the proposed location of the relocated Old Castle Sign.
6. The location shown, on the above referenced Final Site Plan Drawing No. C201, for the proposed 300 lineal feet of “Asphalt Shoulder for Truck Traffic” is to be shifted to the west and starting opposite the new driveway. Since there is not to be any truck traffic turning east onto State Street from the new driveway location there is no need for the shoulder as currently designed. In addition, the bump-out area that was previously required for the Preliminary Site Plan is no longer needs to be shown on the Final Site Plan drawing according to the Town Highway Superintendent.
7. The Revision Box on Sheet Number 1 of 3, Construction Details, Drawing Number C501 is to be amended to read . . . “Planning Board Final Site Plan Approval 7/07/2021.”
8. All comments contained in the Town Engineers Letter, dated June 30, 2021 are to be addressed in writing and any changes as may be necessary are to be made to the two above referenced drawings prior to signing.
9. The proposed driveway from State Street to the Oldcastle Site is to be identified on both Drawings No. C201 and No. C501, Sheet Number 1 of 3, as a Commercial/Industrial Driveway designed to the standards contained on Appendix H-2.1 of the adopted Town of Farmington Site Design and Development Criteria.
10. All of the new driveway from State Street which is located within the Town Highway’s right-of-way is to be paved to Town Standards. The design for this paving is to be shown on Drawing No. C501, the Construction Details drawing, Sheet 1 of 3.
11. The relocation of the existing Commercial Speech Sign for Oldcastle will need to be shown on the Final Site Plan drawing (C201). A note is to be added to the Final Site Plan drawing which reads . . . “In the event, the Commercial Speech Sign for the Oldcastle Lawn & Garden Site is not relocated to the approved location shown on the Final Site Plan Drawing (C201), on or before October 31, 2021, then said sign is to be installed on or before May 31, 2022. After May 31, 2022, if this sign has not been relocated, then a new Sign Permit shall be required.”

- 12. The Final Site Plan drawing (C201) is to be further amended adding street trees spaced appropriately to the east and along the south side of State Street, across the RG&E Station 168 Site to the Village of Manchester boundary line. This area is also to be regraded, brush removed, seeded and maintained as lawn.
- 13. Public Safety Identification Signs are to be installed at the remaining driveway entrance to the RG&E Substation 168 Site and at the new driveway entrance to the Oldcastle Lawn & Garden Site. These public safety sign specifications are contained in the adopted Town of Farmington Site Design and Development Criteria Manual and are to be delineated on the Final Site Plan drawing and installed prior to the issuance of the Certificate of Compliance by the Town Code Enforcement Officer. A note to this effect is to be placed on the Final Site Plan Drawing C201.
- 14. Once these amendments have been made to the Final Site Plan drawing and/or the Final Construction Details drawing, one (1) copy is to be reviewed by and accepted by the Town Code Enforcement Officer and the Town Director of Planning and Development. Then a mylar of both drawings are to be submitted for signatures by the Town Departments and the Planning Board Chairperson. Once signed then one (1) paper copy of the set of Final Site Plan and Final Construction Detail drawings are to then be provided to each of the following: the Town Highway Superintendent; the Town Water and Sewer Superintendent; the Town Engineer; the Town Development Office and placed in the property file; the Clerk of the Village of Manchester; the Fire Chief of the Manchester Volunteer Fire Department; Stacy Bartl, Avangrid, Rochester, New York; and the Ontario County Department of Planning. The remaining two (2) signed paper copies are to be returned to the Applicant and their Engineer.
- 15. This Final Site Plan Amendment Approval is valid for a period of 180 days from today and shall expire unless the drawings identified above herein have been signed and filed with the Town Development Office.

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

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

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

Motion carried.

4. NEW FINAL SUBDIVISION

PB #0702-21 New Final Subdivision Application

- Name:** Loomis Road Industrial Park LLC, 120 Linden Oaks, Rochester, N.Y. 14625
- Location:** North side of Loomis Road between the New York State Thruway and Loomis Road
- Zoning District:** GI General Industrial and MTOD Major Thoroughfare Overlay District
- Request:** Final 10-Lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 17.00-1-62.132, containing a total of 32.8103 acres of land; and as further to be identified as Re-Subdivision Plat Approval Lot #R3-A of the Gypsum Systems Subdivision. The proposed Action involves creating Lot #R3-A1 through Lot #R3-K10 consisting of various parcel size ranging from 1.968 acres to 4.884 acres all of which are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued.

The Preliminary Re-Subdivision Plat State Environmental Quality Review (SEQR) classification (Type II Action) and the Preliminary Re-Subdivision Plat with conditions (PB #0506-21) were approved by the Planning Board on May 19, 2021.

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

Mr. Kilmer and Mr. Winans of The DDS Companies presented this application.

Mr. Kilmer said that the applicant proposes to subdivide the 32.8103-acre parcel into 10 lots. Following approval of the Preliminary Re-Subdivision Plat in May, the right-of-way has been adjusted to a width of 66 feet, the center lot stormwater facility (which originally was shown as Lot #11 “remaining lands”) will be combined with Lot #4, and the lot line between Lots #9 and #10 has been adjusted to provide Lot #9 with frontage on either Loomis Road or on Jetman Drive (the new interior road which is to be dedicated to the Town).

Mr. Brand said that a draft resolution has been prepared for the board’s consideration this evening to approve the Final Re-Subdivision Plat with conditions. He said that he was glad that the applicant has combined the originally proposed Lot #11 (“remaining lands”) with Lot #4, and that the lot lines on Loomis Road have been modified.

Mr. Hemminger asked if the combination of Lot #11 with Lot #4 will result in the user of Lot #4 having the responsibility to maintain the stormwater facility in the inner area of the property. Mr. Kilmer said yes.

Mr. Delpriore said that the applicant has worked with the Town staff to address the conditions of the Preliminary Re-Subdivision Plat application. He said that the staff is ready to move forward [on this application].

Mr. Brabant said that an MRB Group engineering comment letter was issued on June 30, 2021, and all engineering comments from the Preliminary Re-Subdivision Plat application have been addressed.

He suggested that the board consider an additional condition of Final Re-Subdivision Plat approval that a note be added to the final plat regarding the responsibility of the maintenance of the stormwater facility which will now be located on Lot #4. He suggested that a Stormwater Maintenance Agreement should be provided by the user of Lot #4 to assure that the maintenance of the stormwater facility will continue regardless of the length of time which may elapse between the development of Lot #4 and the remaining nine lots.

Mr. Brabant proposed the following:

New Condition #5: A note is to be added to the Final Subdivision Plat that states, as part of the first site plan application for one of the approved lots, a stormwater management facility will be required to be designed and constructed to handle the full build-out of the project in accordance with the latest version of the New York State Department of Environmental Conservation stormwater regulations and the Town of Farmington MS4 requirements.

It was the consensus of the Planning Board to accept this new condition.

Mr. DeLucia, Mr. Viets and Mr. Maloy said that they had no questions on this application.

Mr. Hemminger requested that Mr. Kilmer carefully consider Town Code-required percentage of green space on each of the lots as developments are proposed, and that the right sized buildings be placed on the right sized lots to avoid the need for variances or for the future adjustment of lot lines.

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

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, that the reading of the following resolution be waived and that the resolution be approved as amended:

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL RE-SUBDIVISION PLAT**

PB #0702-21

APPLICANT: **Loomis Road Industrial Park LLC, 120 Linden Oaks,
Rochester, N.Y. 14625**

ACTION: **Final Re-Subdivision Plat Approval, for a 10-lot re-subdivision
only, of 32.8103 acres of land located on the north side of
Loomis Road, east of the former Finger Lakes Hotel and
Conference Center**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has received and reviewed the above referenced Action; and

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

WHEREAS, the Board has conducted a public meeting tonight, received testimony and has given consideration thereto; and

WHEREAS, the Board has received and given consideration to the Ontario County Planning Board's Referral No. 94-2021, a Class 1 with comments only.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby grant approval of the above referenced Action with the following conditions to be made to the drawing:

1. The Final Plat Drawing, prepared by DDS Companies, Drawing No. C2, having the latest revisions dated 6/11/2021, Project No. 70200235, entitled "Subdivision Map, Loomis Road Industrial Park, Preliminary Re-Subdivision Plat Lots R3-A-1 through R3-A-10," is to have its title changed to read . . . "Loomis Road Industrial Park, Final Re-Subdivision Plat, Lots R3-A-1 through R3-A-10."
2. There is to be a note added to the drawing that states . . . "Site lies within a Zone C Area of Minimal Flooding, Flood Insurance Rate Map, Panel 0004B, dated September 30, 1983."
3. There is to be a Note added to the drawing that reads . . . "Before Building Permits may be issued for any site development of the proposed lots, final site plan approval shall be required by the Planning Board."
4. The liber and page numbers for a fifty- (50-) foot-wide pipeline easement to Empire Pipeline is to be added to the final plat map before signing by any Town Official.
5. A note is to be added to the Final Subdivision Plat that states, as part of the first site plan application for one of the approved lots, a stormwater management facility will be required to be designed and constructed to handle the full build-out

of the project in accordance with the latest version of the New York State Department of Environmental Conservation stormwater regulations and the Town of Farmington MS4 requirements.

BE IT FURTHER RESOLVED THAT once the Applicant has made all amendments to the drawing, then the revised mylar plat map and one (1) amended paper print drawing is to be submitted to the Town Code Enforcement Officer (CEO) for his review and acceptance before signing by Town Officials. The signed mylar is to be returned to the Applicant’s Engineer for making three (3) paper copies to be returned to the CEO. The Applicant’s Engineer is to file the mylar and two (2) paper copies in the Ontario County Clerk’s Office within sixty-two (62) days of the signing by the Planning Board Chairperson, or his signature becomes null and void requiring re-signing before filing.

Mr. Hemminger asked Mr. Kilmer if he understood and resolution and agreed with the conditions as amended. Mr. Kilmer said that he understood the resolution and agreed with the conditions as amended.

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

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

Motion carried.

5. NEW PRELIMINARY SITE PLAN

PB #0703-21 New Preliminary Site Plan Application

Name: Loomis Road Industrial Park LLC, 120 Linden Oaks, Rochester, N.Y. 14625

Location: North side of Loomis Road between the New York State Thruway and Loomis Road

Zoning District: GI General Industrial and MTOD Major Thoroughfare Overlay District

Request: Preliminary Site Plan approval to erect a 12,600-square-foot building on Lot #4.

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

Prior to the meeting, Mr. Brand submitted the following notes on the State Environmental Quality Review (SEQR) for this application:

PB #0703-21

APPLICANT: Loomis Road Industrial Park LLC, 120 Linden Oaks, Rochester, N.Y. 14625

Notes on State Environmental Quality Review (SEQR)

SEQR Sections

§ 617.3 (g) Actions commonly consist of a set of activities or steps. The entire set of activities or steps must be considered the action, whether the agency decision-making relates to the action as a whole or to only a part of it.

Note: If only SEQR is being complied with, at this time just for Lot #4, then the action may be considered a part of the overall 10-lot development. The Planning Board will need to specify what parts of the overall 10-lot development it is considering with this action. For example: the site development of Lot #4 only; the regrading of the entire 32-acre site and stabilization; the installation of an 8-inch looped water main within the Town's right-of-way; the installation of water service to the proposed building on Lot #4; the installation of sewer service for all 10 lots; the installation of a sewer lateral connecting the building on Lot #4 to the town's sewer collection system; the creation of a lighting district for the overall site and the installation of streetlights; the installation of sidewalks within the site and dedication thereof; dedication of all of these site utilities and the proposed Town Road (Jetman Drive); and stormwater design and facilities for all 10 lots. (1) Considering only a part or segment of an action is contrary to the intent of SEQR. If a Lead Agency believes that circumstances warrant a segmented review, it must clearly state in its determination of significance, and any subsequent EIS, the supporting reasons and must demonstrate that such review is clearly no less protective of the environment. Related actions should be identified and discussed to the fullest extent possible.

Note: The Planning Board will be required to state its determination and the circumstances that, in this instance, warrant a segmented review. The determination must demonstrate that a segmented review of just Lot #4 and related site improvement impacts listed above is clearly no less protective of the environment. A part of this determination will need to state that supplemental site specific documentation will be required for each of the remaining nine lots.

§ 617.4 Type I Actions

(6) activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds; or the expansion of existing nonresidential facilities by more than 50 percent of any of the following thresholds:

- (i) a project or action that involves the physical alteration of 10 acres;

Note: The Planning Board, on July 7th, will need to classify the proposed Action as being a Type I Action as it involves the above subsection of Part 617.

§ 617.6 Initial review of actions and establishing Lead Agency

- (a) Initial review of actions.

- (1) As early as possible in an agency's formulation of an action that has been received for approval, it must do the following:

- (i) Determine whether the action is subject to SEQR.
- (ii) Determine if the action involves a Federal agency. If the action involves a Federal agency, the provisions of section 617.15 of this Part apply.
- (iii) Determine whether the action may involve one or more agencies; and
- (iv) Make a preliminary classification of an action as Type I or Unlisted.

Note: The Action is subject to SEQR; it does not involve a Federal agency; there are more than one agency involved; and the preliminary classification is Type I Action.

- (2) For Type I Actions, a full EAF must be used to determine the significance of such actions. The project sponsor must complete Part 1 of the full EAF, including a list of all other involved agencies that the project sponsor has been able to identify, exercising all due diligence. The Lead Agency is responsible for preparing Parts 2 and 3.

Note: The Planning Board prepares the Project Notification Review Letter which states the Board's intent to be lead agency and the date scheduled for such designation; the 30 period to respond with both involved agencies and public concerns about lead agency designation, and/or comments for the Board's consideration.

- (b) Establishing Lead Agency.

- (1) (ii) If the agency has received an application for approval, it must determine the significance of the action within 20 calendar days of its receipt of the application, an EAF, or any additional information reasonably necessary to make the determination, whichever is later. Note: The date an agency receives the application is the date of the first scheduled meeting of the Board.

Note: The Planning Board does not need to determine the significance of the Action until it has all information reasonably necessary to make the determination.

- (2) When more than one agency is involved:
- (i) For all Type I Actions a Lead Agency must be established prior to a determination of significance.

Note: The Planning Board will be established as Lead Agency prior to a determination of significance is made.

- (3) Coordinated review.
- (i) When an agency proposes to approve a Type I Action undergoing a coordinated review with other involved agencies, it must, as soon as possible, transmit Part 1 of the full EAF completed by the project sponsor and a copy of any application it has received to all involved agencies and notify them that a lead agency must be agreed upon within 30 calendar days of the date of the EAF was transmitted to them.

Note: The Coordinated Review will commence on July 8th and end on Monday, August 9th. Therefore, the Planning Board will need to continue its deliberations upon the Action until the August 18th meeting before declaring themselves as the lead agency. This of course assumes there will be no objection to the Planning Board being declared the Lead Agency.

- (i) The Lead Agency must determine the significance of the action within 20 calendar days of its establishment as Lead Agency, or within 20 days of its receipt of all information it may reasonably need to make the determination of significance, whichever occurs later, and must immediately prepare, file and publish the determination in accordance with section 617.12 of this Part.

Note: Once the Planning Board, at a public meeting, has determined that it has received all information, including public comments, that it may reasonably need to make the determination of significance, then it must immediately prepare, file and publish the determination as specified above. This means Parts 2 and 3 of the full EAF need to be completed, accepted and acted upon.

§165-100 Site development plan.

B. (2) the applicant needs to provide a written statement outlining the project's conformance with the standards for site design within the underlying zoning district; and the design standards for site access contained within the MTOD.

Note: The locations for the proposed driveways on all lots should be shown on the submitted Preliminary Site Plan drawing. This information is necessary in order to determine if any variances to the driveway spacing standards will be required.

Prior to the meeting, the Town staff submitted the following comments on this application:

Dan Delpriore, Code Enforcement Officer:

During my review I noted that:

1. Title of the should state that this is preliminary
2. On Drawing C1:
 - a. the note number 2 under standard Sanitary sewer extension notes; needs to be updated to show Town of Farmington Sewer Law, also needs to state if floor drain is installed must have an oil/water separator .
 - b. Signature Block needs to be added and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.
3. On Drawing C2:
 - a. there is a note that assumed there is a 50-foot wide easement to the pipeline, can't assume anything need the easement information on the map.
 - b. Shows Lot 11 in the middle which is part of lot 4 and should be labeled as lot 4.
 - c. Signature Block should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.
 - d. Drawing title should be updated to state Final Subdivision Map.
4. On Drawing C3:
 - a. Signature Block needs to be added and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.
 - b. there is a note that assumed there is a 50-foot wide easement to the pipeline, can't assume anything need the easement information on the map.
5. On Drawing C4:
 - a. there is a note that assumed there is a 50-foot wide easement to the pipeline, can't assume anything need the easement information on the map.
 - b. Shows Lot 11 in the middle which is part of lot 4 and should be labeled as lot 4.

6. On Drawing C6:
 - a. there is a note that assumed there is a 50-foot wide easement to the pipe-line, can't assume anything need the easement information on the map.
 - b. Shows Lot 11 in the middle which is part of lot 4 and should be labeled as lot 4.
 - c. Missing label for prop fire hydrant between lot 2 & 3 and where the road tee back into itself.
7. On Drawing C7:
 - a. Accessible parking spots are not to code section 1106.6 as they are too far from door.
 - b. there is a note that assumed there is a 50-foot wide easement to the pipe-line, can't assume anything need the easement information on the map.
8. On Drawing C9:
 - a. there is a note that assumed there is a 50-foot wide easement to the pipe-line, can't assume anything need the easement information on the map.
 - b. Shows Lot 11 in the middle which is part of lot 4 and should be labeled as lot 4.
 - c. Sidewalks should be shown around the outer loop and a sidewalk should go from the road back to the building on lot 4.
9. On Drawing C10:
 - a. there is a note that assumed there is a 50-foot wide easement to the pipe-line, can't assume anything need the easement information on the map.
 - b. sidewalk should go from the road back to the building.
10. On Drawing C12:
 - a. there is a note that assumed there is a 50-wide wide easement to the pipe-line, can't assume anything need the easement information on the map.
 - b. Shows Lot 11 in the middle which is part of lot 4 and should be labeled as lot 4.
11. On Drawing C15:

- a. Signature Block needs to be added and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.
 - b. Drawing shows Two (2) Temporary Topsoil stocking piles, there needs to be a note on time frame of how long topsoil is to be stockpile and that it will be seeded and kept mowed.
12. On Drawing C16:
- a. Shows Lot 11 in the middle which is part of lot 4 and should be labeled as lot 4.
 - b. Signature Block needs to be added to match the other pages with same signature as other pages and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.
13. On Drawing C17:
- a. Signature Block needs to be added to match the other pages with same signature as other pages and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.
 - b. The amount of landscaping at the back of Lots 1, 2 & 3 needs to be increased to meet code as this land meets up to residential property. Site Design and Development Criteria Appendix H-12.0.
 - c. Landscaping should be as shown in Site Design and Development Criteria Appendix H-12.0 between lot 4 and lot 5, and between lot 4 and lot 3.
 - d. There should be landscaping around the dumpster enclosure.
 - e. There should be landscaping around both bioretention areas.
 - f. There should be more landscaping along the front of the building on lot 4.
 - g. More Landscaping should be looked at for Lot 4 and around the regional pond.
 - h. Tree Planting Detail is not to Town spec and should be removed. Should be using Site Design and Development Criteria Appendix H-11.0 for tree Planting detail.
 - i. Shrub Planting Detail is not to Town Spec and should be removed. Should be using Site Design and Development Criteria Appendix H-11.0 for shrub planting detail.

14. On Drawing C18:
 - a. Watermain Bedding detail is not to Town spec, this detail should be removed and Site Design and Development Criteria Appendix W-13.0 should be used.
 - b. Watermain—Sewer crossing detail is not to town spec and should be removed. Should be using Site Design and Development Criteria Appendix W-12.0.
 - c. Water Valve detail is not to Town Spec and should be removed. Should be using Site Design AND Development Criteria Appendix W-4.0 or W-5.0.
 - d. Disinfection/Blow off/Sampling Tap detail is not to Town spec and should be removed. Should be using Site Design and Development Criteria Appendix W-3.0.
 - e. Signature Block needs to be added and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.

15. On Drawing C19:
 - a. Catch Basin Detail is not to Town spec and should be removed. Should be using Site Design and Development Criteria Appendix ST-5.0
 - b. Storm Manhole Detail is not to Town Spec and should be removed. Should be using Site Design and Development Criteria Appendix ST-6.0.
 - c. Signature Block needs to be added and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.

16. On Drawing C20:
 - a. Typical Sidewalk and curb detail is not to Town spec and should be removed. Should be using Site Design and Development Criteria Appendix H-7.0 for sidewalks.
 - b. Sign installation detail should also show Site Design and Development Criteria Appendix H-10.0 for monument detail.
 - c. Parking Lot Double striping detail is missing and should be added, Site Design and Development Criteria Appendix H-16.0.
 - d. Public Safety Sign Detail is missing and should be added, Site Design and Development Criteria Appendix G-9.0.

- e. Signature Block needs to be added and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.
17. On Drawing C21:
- a. Signature Block needs to be added and should be in an approved location as shown in the Site Design and Development Criteria Appendix G-13.0.

Also missing are color renderings of what the building will look like on lot 4.

John Weidenborner, Zoning Officer:

After reviewing the submitted plans for the Loomis Road Preliminary Site Plan I have a few comments.

1. 2 (two) accessible parking spots are required; only 1 (one) is shown.
2. Request to add the parking lot stripping detail H-16.0 (Parking Lot Double Stripe) to detail pages of the packet.
3. They are land banking 26 parking spots leaving only 17 non handicapped parking spots. I don't see any other vehicle storage areas; will that be enough parking spots for both customers coming to pick up and drop off vehicles and for storage of vehicles waiting to be worked on or picked up as well as any employee vehicles.
4. What about outside overnight storage and parking of vehicles and equipment. Possibly a note on the site plans either designating an area allowing it or advising that it is not allowed. (If requested might need Special Use Permit.)
5. Review possibility of additional parking lot, and/or driveway entrance lighting.
6. I was under the impression this building was going to be used for modifications and working on motor vehicles. Per Town Codes 16 5-30 D (4) motor vehicle repair stations and/or motor vehicle service stations are only allowed as special permit uses in the GI District. (If the use has changed then disregard this comment.)

Those are my comments at this time.

August Gordner, Fire Marshal/Code Enforcement Officer:

Loomis Road Preliminary Site Plan shows a building of 12,600 square feet. After conversations with John, it is my determination that whether this is classified as a factory/manu-

facturing building or a repair garage, they will be required to have a full engineered sprinkler system. (Refer to Section 903.2.4 and Section 903.2.9.1 of the NYS Fire Code.) They will also be required to install a Knox Box on the building. In addition, they will need to provide a fire alarm system to monitor the sprinkler system.

Mr. Kilmer and Mr. Winans of The DDS Companies presented this application.

Mr. Kilmer presented the following information:

- The proposed site plan for the industrial subdivision will include a 66-foot-wide roadway (Jetman Drive) with connection onto Loomis Road. Concrete road gutters and drainage catch basins will be constructed along Jetman Drive which is to be dedicated to the Town.
- A water main extension (1,800 linear feet) and a sanitary sewer extension (2,200 linear feet) will be dedicated to the Town and will tie into the existing mains on Loomis Road. The site will be prepared with pad-ready lots.
- The industrial park will have a regional stormwater management area located within Lot #4.
- The site plan for Lot #4 will include a 12,600-square-foot industrial/manufacturing building with on-site parking and loading areas.

Mr. Kilmer said that each lot will have stubs or laterals to connect to the sanitary, water and storm sewers as each individual lot is developed. He said that stormwater quality will be handled on each individual lot and that stormwater quantity will be handled by the regional stormwater facility to be located on Lot #4.

He said that a pre-engineered metal building will be constructed on Lot #4, which consists of 4.6 acres and which will connect to Jetman Drive. Mr. Kilmer said that Lot #4 will have a total of 42 parking spaces (18 constructed spaces and 24 land-banked spaces). He said that asphalt drive aisles will be constructed, a loading area will be located in the rear of the building, a hammerhead turnaround and a dumpster enclosure will be provided, and that Lot #4 will be served by water, sanitary and storm sewers. Dark-sky compliant LED wall pack lighting will be installed.

Mr. Kilmer acknowledged that a Special Use Permit will be required for the motor vehicle repair business which has been proposed by the user of Lot #4. He said that the Special Use Permit application will be submitted to the Town in the time period between the Preliminary Site Plan and the Final Site Plan applications.

Mr. Kilmer said that they will taking a closer look at the overall landscaping plan for the site, especially along the south sides of Lots #1, #2, #3 and #4.

Mr. Hemminger asked if the applicant is required to comply with the requirements of the Major Thoroughfare Overlay District (MTOD). Mr. Brand said yes, and that that additional issues include the MTOD requirements of street trees along Loomis Road and Jetman Drive. He said that a Planning Board decision will be required regarding the provision of sidewalk easements or the construction of sidewalks for the 10 proposed lots which will be located within the MTOD.

Mr. Brand asked about the request from the Project Review Committee (PRC) on July 2, 2021, that an overall sketch/concept plan be provided which will depict the density of development of the project site and driveway access to determine compliance with the MTOD driving spacing between the site's intersections and the locations of adjacent driveways.

Mr. Kilmer said that this concept/sketch plan has been included in the materials which have been submitted to the Development Office and to the Planning Board. Mr. Delpriore acknowledged receipt of the material. He said that it will be uploaded to the shared Planning Board/Development internet drive tomorrow (July 8, 2021).

Mr. Brand emphasized the importance of the sketch/concept plan as a provision of the Town Code during applications when the Planning Board is dealing with a site plan that does not yet include the full build-out development. He said that the board requires a sketch/concept of the complete development of a site for the State Environmental Quality Review (SEQR) determination, rather than to deal with the project on a fragmented basis. He said that to avoid segmentation, the applicant has prepared the sketch/concept plan in compliance with the Town Code. Mr. Brand said that the Planning Board is not being asked to approve the sketch/concept plan, but instead to use it to provide an understanding of the full build-out of the site.

Mr. Hemminger said that the sketch plan is a conceptual view of what the full build-out could be. He said that the sketch should be considered as a worse-case scenario of the full build-out of the project.

Mr. Kilmer said that the concept plan assumes that a 12,600-square-foot structure would be constructed on each of the 10 lots. He said that these footprints fit for truck maneuvers and that Lot #10 has a connection onto Loomis Road and that Lot #9 has a connection onto Jetman Drive for now.

Mr. Kilmer said that Lots #1 and #2 are proposed to have a shared drive aisle and that the locations of Lot #8 and #9 are based upon the least steep option grading plan.

Mr. Brand said that the applicant has provided the required number of packets for the Town to begin the SEQR 30-day coordinated review period by the Involved and Interested Agencies. He said that the Planning Board is expected to declare its intent this evening to be designated as the Lead Agency for making the determination of significance upon this application.

Mr. Delpriore said that the sketch/concept plan submitted by the applicant depicts the percentage of green space and maximizes the square footage of the proposed structures to meet the SEQR requirements in the worse-case full build-out scenario.

Mr. Delpriore said that he has been in contact with Mr. Kilmer regarding the landscaping on the site and for improved landscaping along the applicant's property with the New York State Thruway. Mr. Kilmer said that there is a high boundary area along the Thruway with an approximately 15-foot drop from the property. He said that a natural gas easement is also located in this area and that they will need to make a three-foot cut [to begin improvements to the Thruway boundary]. Mr. Kilmer said that they will consider the area closely to determine the screening methods. He also said that there is a decent amount of screening there now, and they will take a closer profile view of the landscaping.

Mr. Delpriore requested that architectural renderings of the proposed structure on Lot #4 be provided to the board at the conclusion of the SEQR 30-day review period. Mr. Kilmer said that he would do so.

Mr. Brabant said that the engineering review of the plans is underway and that he will have a comment letter early next week.

Mr. Maloy asked about the amount of fill to be brought onto the site. Mr. Winans said that they are balanced at about 30,000 yards of cut/fill.

Mr. Maloy asked about the slopes on the property. Mr. Winans said that no slopes are steeper than 1:3.

Mr. Viets said that he will be interested in the landscaping details at the next review stage. He also requested that the applicant and those who will be using the new structures should carefully consider the architectural standards required in the MTOD and the concerns of the neighboring property owners. Mr. Viets said that the structures cannot just be pole barns.

Mr. Hemminger asked about the use of Lot #4. Mr. Kilmer said that a Special Use Permit will be required for the proposed motor vehicle repair business.

Mr. Hemminger requested that the applicant be sure to inform the user of Lot #4 that the maintenance of the stormwater facility which will be located on this lot will be the responsibility of the user of the lot and that the stormwater facility is part of Lot #4.

Mr. Hemminger referred to the MTOD requirements for green space on each lot. He requested that Mr. Kilmer become familiar with these requirements for full compliance with the Town Code.

Mr. Brand said that the Planning Board must make a finding during the SEQR review that this project is being addressed as the full build-out of all 10 lots, as opposed to the

segmentation of the development. He said that this must be addressed in the SEQR resolution.

Mr. Brand said that sidewalks may be required [along Loomis Road and/or Jetman Drive] because this parcel is located within the MTOD. He said that the Planning Board can waive this requirement if the board determines that sidewalks are not warranted, but that the board would have to set forth good reasons for such a determination. Mr. Hemminger said that a sidewalk easement certainly would be required if the board were to determine that the construction of sidewalks was not required.

Mr. Brand said that the Town has been working with Bergmann Associates of Rochester, N.Y., regarding the development of long-range plans for State Route 332 and the provision of pedestrian access from this northern area of the Town to the State Route 332 corridor. He said that a solution may involve the construction of sidewalks [for use by the employees of the industrial park or by nearby neighbors] or the provision of a sidewalk easement.

Mr. Hemminger said that the Planning Board has been consistent [on the requirement for sidewalks].

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

■ A motion was made by MR. VIETS, seconded by MR. MALOY, 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
PROJECT NOTIFICATION, REQUEST TO BE DESIGNATED LEAD AGENCY
AND CONTINUATION OF DELIBERATIONS**

PB #0703-21 Preliminary Site Plan Application: Lot #4 and Related Overall Site Improvement Approvals, of a proposed 10-Lot (32.80 acre) Industrial Park site located on the north side of Loomis Road and south of the New York State Thruway (I-90)

**APPLICANT: Loomis Road Industrial Park LLC, 120 Linden Oaks
Rochester, N.Y. 14625**

ACTIONS: Preliminary Site Plan approval to develop Lot #4, a 4.672-acre site, and approval of related Overall Site Improvements to be installed within the 32.80-acre proposed 10-Lot Loomis Road Industrial Park, located along the north side of Loomis Road and the south side of the New York State Thruway (I-90); and

Preliminary Designation of the proposed project as a Type I Action under SEQR; declaring intent to be designate Lead

Agency under SEQR; establishing a 30 day review period for involved agencies and the public; declaring intent to be designated Lead Agency on Wednesday, August 18, 2021; and

Continuing the Board's deliberations upon this Action to and directing the publishing of a legal notice for a Public Hearing to be held on Wednesday, August 18, 2021.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received the above referenced application for Preliminary Site Plan approval, hereinafter referred to as Actions; and

WHEREAS, said Actions are submitted in accordance with the provisions contained in Chapters 144 and 165 of the Town Code; and

WHEREAS, the Board understands the need to comply with the provisions contained in Part 617, of Article 8 of the New York State Environmental Conservation Law, the State's Environmental Quality Review (SEQR) Regulations; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board makes a preliminary classification under SEQR that the proposed Action is a Type I Action as further defined in Part 617 of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as SEQR).

BE IT FURTHER RESOLVED that the Board determines the proposed Actions under SEQR are subject to a coordinated review with involved agencies requiring a Lead Agency to be established.

BE IT FURTHER RESOLVED that the Board does hereby establish a 30-day period for Involved Agencies and the public review the Actions which is to commence on Thursday, July 8, 2021, and end on Monday, August 9, 2021.

BE IT FURTHER RESOLVED that the Board does hereby declare its intent to be designated Lead Agency for this Action at its August 18, 2021, meeting.

BE IT FURTHER RESOLVED that the Board does hereby direct the Town Director of Planning and Development to send out a Town Project Notification Review Letter and a copy of the Town's SEQR Response Form, along with a complete set of drawings and reports to Involved Agencies, giving notice of a 30-day public review period; and providing notice of the above referenced declared intent of the Board to be designated Lead Agency.

BE IT FURTHER RESOLVED that the Town Code Enforcement Officer's, Town Zoning Officer's and Town Fire Marshall's comments provided to the Planning Board are hereby attached to and made part of this resolution, at this time, to allow the Applicant's Engineers to begin making changes to the set of drawings during this 30-day review period.

BE IT FINALLY RESOLVED that the Board does hereby schedule and directs the publishing of a Public Hearing notice upon said Action that is hereby scheduled to be held on Wednesday, August 18, 2021 commencing at 7:00 p.m., Eastern Daylight Saving Time; and to publish the legal notice thereof and cause said notice to be posted in accordance with established Town procedures.

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

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

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

Motion carried.

Following the vote, Mr. Hemminger requested that Mr. Kilmer and Mr. Winans continue to work closely and communicate regularly with the Town staff, and to participate in the next Project Review Committee meeting on August 6, 2021. Mr. Hemminger said that he cannot emphasize enough the importance of communication with the staff.

Mr. Brand asked if the applicant plans to apply to the Ontario County Industrial Development Agency for funding. Mr. Kilmer said no.

Mr. Delpriore said that the SEQR 30-day review period will end on August 9, 2021, and that the application will be on the Planning Board agenda on August 18, 2021. He recommended that the applicant work on the Special Use Permit during this time period.

6. PLANNING BOARD ACTION ITEMS

A. Meyer's RV Construction Schedule Update:

Mr. Berends provided the following construction schedule update:

- The installation of the flow meter was not installed earlier this week as planned due to weather delays in the pouring of concrete. The flow meter will be set on Monday, July 12, 2021, and the forming of sidewalks on Mertensia Road will begin on Thursday, July 15, 2021. Mr. Berends said that these are guaranteed dates with the concrete contractor.
- Three items were identified during the Main Street Scape punch list walk which was conducted on June 30, 2021, with New York State Department of Transportation Assistant Resident Engineer Greg Trost and the Town staff. The items to be addressed are the re-establishment of the turf along State Route 96, the relocation of the pedestrian stop bar, and the striping of the crosswalk. The punch list will be completed within the next two weeks followed by a re-walk with the Department of Transportation and the Town staff.
- Mobilization for construction of the shell of the new building will begin during the week of July 12th. Foundation work will begin on July 19th. Electrical and natural gas installations [for the new building] will begin on July 26th.
- Additional stabilization around the stormwater management pond will be completed early next week to address comments on this issue by the Project Review Committee at the meeting on July 2, 2021.

Mr. Berends asked about the status of the Significant Industrial User (SIU) permit application process. Mr. Brabant said that he followed up with the MRB Group staff member who is working on the application and that the application form is being completed. Mr. Brabant said that there is nothing in Mr. Berends' court at this time regarding the SIU permit.

Mr. Brand extended thanks to Mr. Meyers and to Mr. Berends for their efforts in moving this project forward. He said that the Town is pleased to see the progress on the job site.

Mr. Delpriore asked if Mr. Berends continues to work toward the completion date of August 13, 2021, for all Phase 1 work. Mr. Berends said yes.

Mr. Delpriore said that permits for Phase 2 have been issued based upon the strong communication between Mr. Berends and the Town staff, and the participation of Mr. Berends in the monthly PRC meetings during which he provides construction schedule updates.

Mr. Giroux said that he appreciates the good effort in which this project is moving forward. He said that the project is moving in the right direction.

Mr. Brabant said that MRB Group staff will have an internal staff meeting on July 14, 2021, regarding the SIU permit. He said that he expects that MRB Group should be able to issue the SIU permit to Mr. Berends following that meeting and that MRB Group will communicate with Mr. Berends at that time.

Mr. Berends said that he plans to submit the Demolition Permit [for the demolition of the existing building] to the Town shortly.

Mr. Hemminger suggested that the Planning Board permit Mr. Berends to begin Phase 2 of the project while he concurrently ties up the remaining Phase 1 work. Mr. Hemminger said that Mr. Berends has shown a great ability to maintain regular communication with the Town staff and the Planning Board, and that he [Mr. Hemminger] would hate to hold up the construction of the new building just to tie up the loose ends of Phase 1.

Mr. DeLucia agreed with Mr. Hemminger to permit Phase 2 while the Phase 1 punch list is being addressed concurrently.

Mr. Viets also agreed. He said that Mr. Berends is making good progress and that he sees no reason to delay the start of Phase 2.

Mr. Maloy said that he, too, is all set [to begin Phase 2].

■ **CONSENSUS:** Mr. Hemminger expressed the consensus of the board that Phase 2 can begin concurrently with the completion of the Phase 1 punch list.

Mr. Brand suggested that the draft Final Site Plan Amendment resolution which has been prepared for the board's consideration this evening be further amended, as follows:

Delete the following:

BE IT FURTHER RESOLVED that the applicant may not start work on any of the Phase 2 site improvements until the Phase 1 work has been completed, inspected and accepted by the Town.

Replace with:

BE IT FURTHER RESOLVED that the Applicant is permitted to begin the Phase 2 work of this project at this time, and is permitted to continue the Phase 2 work on the condition that the Phase 1 site work is completed by the agreed-to date of August 13, 2021.

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

■ A motion was made by MR. DELUCIA, seconded by MR. VIETS, that the reading of the following resolution be waived and that the resolution be approved as amended:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN AMENDMENT—PHASE 1—REVISION #6**

PB #1102-20

APPLICANT: Meyer’s RV Superstore of Farmington, 100 Sanford Road North, Churchville, N.Y. 14428

ACTION: Final Site Plan Amendment, Phase 1, Meyer’s RV Superstore of Farmington, located on property at the northeast corner of State Route 96 and Mertensia Road

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has on November 7, 2018, granted Final Site Plan approval with conditions for the above referenced Action; and,

WHEREAS, the Planning Board at its last meeting held upon this Action, Wednesday, April 21, 2021, received a revised schedule for completing the identified tasks to be located within the Phase 1 portion of the overall site improvements; and

WHEREAS, the Planning Board has also reviewed the Town staff comments that were made as part of the record for the July 2, 2021, Project Review Committee (PRC) meeting; and

WHEREAS, the Planning Board has observed that work continues within the Phase 1 portion of the site, across the Route 96 frontage to the site within the State’s right-of-way and across the Mertensia Road frontage; and

WHEREAS, the Planning Board, having reviewed the draft Project Review Committee meeting minutes for July 2, 2021, is aware that the latest revised Work Schedule dated 7/02/21, identifies a number of previously scheduled tasks that remain to be completed which include:

- The flow meter was delivered to the site on July 1, 2021. It will be installed on Monday and Tuesday, July 5–6, 2021. Upon installation, the remaining stormwater work also will be completed by the end of next week.
- Forming of the sidewalks along the Mertensia Road frontage will begin the week of July 5, 2021.
- Three items were identified during the Main Street Scape punch list walk which was conducted on June 30, 2021, with New York State Department

of Transportation Assistant Resident Engineer Greg Trost and the Town staff. The items to be addressed are the re-establishment of the turf along State Route 96, the relocation of the pedestrian stop bar, and the striping of the crosswalk.

- The foundation work for the new building will begin during the week of July 19th. RG&E will begin installation of the gas and electric service for the new building during the week of July 26th.
- The installation of the streetlights will be installed by the end of this month.
- The New York State Department of Environmental Conservation (DEC) Significant Industrial User (SIU) permit forms have been prepared and going through the approval process at MRB Group.
- That there are no issues with the applicant's Foundation Permit for the new building.
- The deadline for completion of the punch list for Phase 1 site work is August 13, 2021.
- The delays in completing some of the work was out of the control of Mr. Berends due to other agencies scheduling of certain site work items and shipping delays of ordered products; and

WHEREAS, the Planning Board has given consideration to the applicant's representative's testimony presented at tonight's meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby direct the applicant and his site contractor to submit to the Town Code Enforcement Officer, on or before noon on August 4th an updated schedule (to be known as Revision #7) for completing the Phase 1 tasks identified above herein for Town and State DOT staff review at the next PRC Meeting on Friday, August 6, 2021.

BE IT FURTHER RESOLVED that the Applicant and his site contractor are to participate in the August 6, 2021, PRC Meeting to provide up-to-date information upon the Phase 1 scheduled site improvements and any remaining State DOT/Town Staff concerns and to commit to making a revised schedule as may be required at that time.

BE IT FURTHER RESOLVED that following the August 6th PRC review of the remaining Phase 1 tasks, the Applicant is to provide an updated schedule (identified as Revision #7), to the Town Code Enforcement Officer, on or before noon on Wednesday, August 11, 2021 for the Planning Board's review at their August 11, 2021 meeting.

BE IT FURTHER RESOLVED that all of the Conditions of Final Plat Approval, PB #1102-18, dated November 7, 2018, remain in effect unless otherwise modified by separate Planning Board resolution.

BE IT FURTHER RESOLVED that all items identified as part of the Final Phase 1 Site Plan Approval include the following remaining tasks:

1. Excess material removed from the site;
2. Pedestrian crossing signal installed, inspected by and accepted by State DOT Staff;
3. On-site drive aisles, on-site parking blacktopped and striped, and access points from the adjacent Family Dollar store and Mertensia Road;
4. On-site light poles along both State Route 96 and Mertensia Road installed and operational; and
5. On-site landscaping within the Phase 1 portion of the site;

shall be completed on or before the end of the day on Friday, August 13, 2021.

BE IT FURTHER RESOLVED that the Applicant is permitted to begin the Phase 2 work of this project at this time, and is permitted to continue the Phase 2 work on the condition that the Phase 1 site work is completed by the agreed-to date of August 13, 2021 (*see above*); and

BE IT FINALLY RESOLVED that failure, by the applicant, to comply with completion of the work items identified in the Phase 1 portion of the amended final site plan shall render the Planning Board’s previous approval cited above herein, Null and Void.

Mr. Hemminger asked Mr. Berends if he understood the resolution and agreed with the conditions as amended. Mr. Berends said that he understood the resolution and agreed with the conditions as amended.

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

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

Motion carried.

B. AUBURN MEADOWS SECTIONS 7N and 8N STREET LIGHT AMENDMENT

Mr. Brand said that Auburn Meadows engineer Walter Baker of D.S.B. Engineers & Architects expressed reservations with three of the conditions of approval of the Final Re-Subdivision Plat Amendments for Sections 7N and 8N (PB #0401-20) which were approved by the Planning Board on July 7, 2021.

Mr. Brand said that he and Town Highway and Parks Superintendent Don Giroux made a site visit to the subdivision to review Mr. Baker’s concerns, and that he [Mr. Brand] and Mr. Giroux agreed with Mr. Baker’s requests for further amendments to the resolution.

Mr. Brand said that a draft resolution has been prepared for the board’s consideration this evening to further amend the subdivision plat for Sections 7N and 8N as suggested by Mr. Baker.

Mr. Hemminger asked if this evening’s draft resolution meets Mr. Baker’s entire request. Mr. Brand said yes.

Mr. Giroux said that many of Mr. Baker’s suggestions made sense.

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

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

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL RE-SUBDIVISION PLAT AMENDMENTS
SECTIONS 7N AND 8N, AUBURN MEADOWS
APPROVAL WITH CONDITIONS**

PB #0401-20

APPLICANT: D.S.B. Engineers & Architects, P.C., c/o Walter F. Baker, representing A&D Real Estate Development Corporation LLC, c/o Anthony DiPrima, 7 Beauclaire Lane, Fairport, N.Y. 14450

ACTION: Final Re-Subdivision Plat Approval Amendments Sections 7N and 8N, Auburn Meadows Subdivision Tract

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has on June 2, 2021, granted Final Re-Subdivision Plat approval for

the redesign of filed Lots #737, #738 and #739, a part of the filed Auburn Meadows Subdivision Maps for Sections 7N and 8N; and

WHEREAS, there are three (3) conditions of approval contained within the Board's resolution which the applicant's engineers, D.S.B. Engineers & Architects, P.C., in a letter to the Board dated June 25, 2021, request three (3) Conditions of Approval (numbers 7 a–e., 8 a–e and 10) be reconsidered, citing the lack of need for these site improvements; and

WHEREAS, the Board has reviewed the above referenced requests, reviewed staff comments submitted on this Action, considered comments made during tonight's public meeting.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby agree to making the following changes to the above referenced three (3) Conditions of Approval to read as follows.

7. Prior to the issuance of the first Certificate of Occupancy for any dwelling to be located within either Section 7N or 8N, D.S.B. Engineers & Architects, P.C. is to submit revised drawings for Sections 5, 7N and 8N, Auburn Meadows Subdivision, which reflect the changes that have been agreed-to for removing the pavement and gutters within the Town's right-of-way for the formerly proposed Town highway that was to have been constructed between Lots #545 and #546 (in Section 5) and Lot # 740 (in Section 7N) and Lot #848 (in Section 8N) Auburn Meadows. The revised Section 5 drawings are to reflect the changes that are to be made and noted on Drawing No. 9 of 14 of this Re-Subdivision application including the following amendments:
 - a. On the east side of Amber Drive, the existing streetlight on the east side is to be relocated to the north in front of Lot #546 in a manner that will better illuminate the sidewalk, sidewalk ramps and pedestrian crosswalk that is to be installed within the Section 5 portion of the Auburn Meadows Subdivision; and
 - b. This condition of approval is no longer deemed necessary as this has been addressed with the above amended Condition of Approval (7 a.); and
 - c. The note identifying the arrow to the ADA Detectors is also to be linked to the west side of Amber Drive. Currently, this is shown only to the east side of Amber Drive. This Condition of Approval remains and is to be shown on the drawings; and
 - d. The sidewalk design shown on the Re-subdivision Plat Drawings that is to be located between Lots #545 & #546 is to have the two (2) forty-five degree changes in direction are to be removed and a

- new design provided showing a sweeping curve from the portion of sidewalk between Sections 5 and 7N to the crosswalk at Amber Drive (located in Section 5).
- e. Drawing Number 3 of 14 is to be further revised to reflect the above changes.
8. Prior to the issuance of the first Certificate of Occupancy for any dwelling to be located within either Section 7N or 8N, D.S.B. Engineers & Architects, P.C. is to submit revised drawings for Sections 3N and 7N Auburn Meadows, which reflect the following changes to be made at the northern intersection of Amber Drive and Ivory Drive. These changes are to be noted on a revised drawing (No. 9 of 14 of Section 7N) and the corresponding drawing for Section 3N:
- a. The sidewalk shown next to Lot #307 (southeast corner of intersection) is to be relocated to the northeast corner of this intersection to agree with what is shown on drawing No. 9 of 14 for Section 7N; and
 - b. Handicap Accessible Ramps are to be installed on both the east and west sides of Amber Drive; and
 - c. There is to be a crosswalk installed on Amber Drive with striping.
 - d. Drawing Number 3 of 14, for Section 3N, is to be further revised to reflect the above changes.
10. The existing streetlight shown, in Section 8N, within the Ivory Drive right-of-way between Lots #654 & #863 is to be relocated [closer to the proposed cross walk for Ivory Drive shown in Section 8N] or [the proposed cross walk shown in Section 8N is to be relocated closer to the intersection of Amber Drive and Ivory Drive where the streetlight currently is placed in Section 6N].

BE IT FURTHER RESOLVED that this Final Re-Subdivision Plat Amendment Approval is valid for a period of 180 days and shall expire unless signed drawings with the three (3) amended Conditions of Approval identified have been submitted for signatures, or the Board by separate resolution grants an extension thereto for a specified time period.

BE IT FURTHER RESOLVED that once the above changes have been made to the drawings then mylars and one (1) paper copy for each amended Section is to be provided to the Town Code Enforcement Officer for review and approval prior to signing by Town Officials and the Planning Board Chairperson's signature. Once signed the mylars will be returned to the applicant's engineer for making four (4) paper copies of each amended drawing that are to be provided to the

Town Highway and Parks Superintendent; the Acting Town Water and Sewer Superintendent; the Town Construction Inspector; and the Town Engineer.

BE IT FURTHER RESOLVED that once the Planning Board Chairperson’s signature has been affixed to the mylar sets the Applicant has 62 calendar days to file said Final Re-Subdivision Plat mylars and paper copies in the Office of the Ontario County Clerk, or the signature becomes null and void.

BE IT FINALLY RESOLVED that once the Re-Subdivision plat maps have been filed in the County Clerk’s Office, the Liber and Page of the filing of Lots R-737, R-738 and R-739 is to be provided to the Town Development Office before Building Permits may be issued by the Town Code Enforcement Officer for these three (3) lots.

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

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

Motion carried.

7. OPEN DISCUSSION

Director of Development and Planning Report:

Mr. Brand discussed the following topics:

- Dan Compitello, Solar Project Developer, Delaware River Solar, has contacted the Town to request amendments to the Delaware River Decommissioning Plan which was reviewed and accepted by the Planning Board and then approved by the Town Board in June. Mr. Brand said that Mr. Compitello’s amendments will be referred to the Town’s Special Legal Counsel on the Delaware River Solar project upon receipt for a recommendation on whether the amendments should be considered by the Town Board.
- The applicant of the Farmington Market Center site (Tops Supermarket Plaza on State Route 96) is expected to propose a revised Incentive Zoning application for the development of the site with the proposal of three site amenities to be provided to the Town. Mr. Brand said that a letter will be sent to the applicant to identify several additional amenities which the Town will request and setting forth conditions of the rezoning which are warranted to mitigate potential adverse impacts [of the development of the site]. Mr. Brand said that the applicant’s en-

gineer attended the most recent meeting of the Project Review Committee on July 2, 2021, to discuss the project.

- The Town is waiting for further information from the consultants of the State Route 332/State Route 96 Corridor Study. He said that the consultants are awaiting a response from the New York State Thruway Authority on possible improvements and traffic calming initiatives at the Exit 44/State Route 332 connection.
- The developer of the Farmington Commons project (west side of State Route 332 south of the plaza at the intersection of State Route 332 and State Route 96 and north of the Burger King Restaurant) will seek a subdivision of the property to provide a separate lot for the construction of a credit union. Mr. Brand said that the credit union project may not require a traffic impact study but that the applicant has been notified by the New York State Department of Transportation that a traffic impact study will be required for the development of the balance of the site.
- The consideration of the formal adoption of the Comprehensive Plan Update is expected to resume shortly with the scheduling of a public information meeting.
- The development of the Auburn Junction site (west side of State Route 332 opposite Farmbrook Drive) was discussed with the owner at the Project Review Committee meeting on July 2, 2021. Mr. Brand said that property owner Michael Cerone and his project manager (Paul Colucci of The DiMarco Group) made a previous commitment to the Planning Board to report by September 1, 2021, on the status of the remaining development of the site. Mr. Brand said that Mr. Cerone has stated that he [Mr. Cerone] hopes to have this update to the board prior to September 1st, and will also report on the status of improving the lawn portion of the vacant areas along the State Route 332 frontage to a mow-able condition. Mr. Cerone also made a commitment to improve the site's landscape areas and then to maintain them.

Code Enforcement Officer Report:

Mr. Delpriore said the Planning Board meeting on July 21, 2021, will have a light agenda. To date, the only application for July 21st is the Final Site Plan approval of the Auto Wash car wash facility at 6124 State Route 96.

Mr. Delpriore reported that the Town has received a New York State Records Management Grant to provide for the scanning and digital storage of a large number of paper files in the Development Office.

Mr. Delpriore said that Mr. Gordner will represent the Development Office at the meeting on July 21st.

Highway and Parks Superintendent:

Mr. Giroux said that the Highway Department is working on several shared-services projects with the Town of Victor and also is working on Farmington road projects including oil and stone, fiber mat, and milling and paving work.

Town Engineer:

Mr. Brabant said that MRB Group has completed the updated Town zoning and highway maps, and the Town sidewalk master plan. He said that MRB Group is now moving onto stormwater-related items.

Mr. Brand said that the completion of the sidewalk master plan will be an important component for the Town's application for a State grant for construction of additional sidewalks in the Town. He said that there would be a discussion at the next Planning Board meeting on this subject, along with a review of the draft map which will be posted on the Development Office shared file.

Planning Board Members' Comments:

Mr. Hemminger asked about the status of the redevelopment plans for the Farmington Volunteer Fire Association Station #2 at 1225 Hook Road. This project was discussed by the Project Review Committee on December, 4, 2020; January 8, 2021; and February 5, 2021.

Chief Robinson said that the fire association committee is aware of the Planning Board process and that the committee is still evaluating the financial impact of the redevelopment of the Station #2 site and possible options.

Mr. Brand said that additional funding opportunities may become available depending upon the passage of infrastructure legislation which is now under consideration by the Federal government in Washington, D.C.

8. PUBLIC COMMENTS

None.

9. TRAINING OPPORTUNITIES**■ 2021 Municipal Bootcamp:**

A free annual program to provide certification credits to newly elected officials, planning and zoning boards and town officials sponsored by Hancock Estabrook and MRB Group.

The program includes 10 hours of remote training designed to provide a comprehensive education that encompasses all aspects of municipal governance. Each program will be provided remotely on the fourth Thursday of the month with subject matter experts and attorneys from Hancock Estabrook and MRB Group.

Remaining sessions in 2021:

Thursday, July 22, 2021, 6:00 p.m. to 7:00 p.m.

Session 7: Ask Me Anything

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

Session 8: From Big to Small

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

Session 9: Well, Aren't You Special?

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

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

Questions to:

Wendy A. Marsh, Partner, Hancock Estabrook

wmarsh@hancocklaw.com

(315) 565-4536

Matt Horn, Director, Local Government Services, MRB Group

matt.horn@mrbgroup.com

(315) 220-0740

Registration link:

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

■ **General Code e-Code**

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.

Information:

<https://www.generalcode.com/training/>

■ **Future Training Opportunities Online:**

Ontario County Planning Department website now lists upcoming training:

<https://www.co.ontario.ny.us/192/Training>

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:15 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, July 21, 2021, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

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

Respectfully submitted,

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