

# Town of Farmington

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, June 1, 2022 • 7:00 p.m.**

## **MINUTES—APPROVED**

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

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

**R** = Attended via remote video conference.

### **Board Members Present**

Edward Hemminger, *Chairperson*  
Adrian Bellis  
Timothy DeLucia  
Aaron Sweeney  
Douglas Viets—**R**

### **Staff Present:**

Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.  
Ronald L. Brand, Town of Farmington Director of Development and Planning  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Tim Ford, Town of Farmington Highway and Parks Superintendent  
Robin MacDonald, Town of Farmington Water and Sewer Superintendent—**R**

### **Attending:**

Ryan D. Destro, P.E., BME Associates, 10 Lift Bridge Lane East, Fairport, N.Y. 14450  
Tim Hannan, 676-B Crowley Road, Farmington, N.Y. 14425

## **1. MEETING OPENING**

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

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on February 2, 2022.

**2. APPROVAL OF MINUTES OF MAY 18, 2022**

■ A motion was made by MR. DELUCIA, seconded by MR. SWEENEY, that the minutes of the May 18, 2022, meeting be approved.

Motion carried by voice vote.

Due to technical audio difficulties, Mr. Viets could not participate in this vote.

**3. LEGAL NOTICE**

None.

**4. NEW FINAL TWO-LOT SUBDIVISION**

**PB #0602-22                      New Final Two-Lot Subdivision Application**

**Name:**                              Estate of Shirley Bowerman, c/o Joy Pechler, Executrix,  
35 Sugar Hill Drive, Okatie, South Carolina 29909

**Location:**                        452 Bowerman Road

**Zoning District:**                A-80 Agricultural District

**Request:**                        Final Two-Lot Subdivision Plat approval of land, identified as Tax Map Account #8.00-1-52.000 containing a total of 117.971 acres of land; and as further to be identified as Subdivision of Lands of Shirley B. Bowerman Estate. The proposed action involves creating Lot #1 consisting of 8.502 acres with an existing house and Lot #2 consisting of 109.469 acres to remain vacant as a non-approved building lot requiring site plan approval before any building permits may be issued.

The Planning Board approved the State Environmental Quality Review (SEQR) classification for this application (Unlisted Action) and the Preliminary Two-Lot Subdivision with conditions on April 6, 2022.

Mr. Brand said that all the conditions of the Preliminary Two-Lot Subdivision approval have been addressed and are shown on the Final Two-Lot Subdivision plat drawings which have been submitted to the Town by the applicant’s engineer.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
ESTATE OF SHIRLEY BOWERMAN  
FINAL TWO-LOT SUBDIVISION**

**PB #0602-22**

**APPLICANT: Estate of Shirley Bowerman, c/o Joy Pechler, Executrix, 35  
Sugar Hill Drive, Okatie, South Carolina 29909**

**ACTION: Final Two Lot Subdivision Plan Approval of Tax Map No. 8.00  
1-52.000, creating Lot #1 with 8.502 acres located along the west  
side of Bowerman Road, between Green Road and Brownsville  
Road; and Lot #2 with 109.469 acres, located along the north  
side of Brownsville Road and the west side of Bowerman Road.**

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

**WHEREAS**, the Planning Board has considered the testimony received at tonight’s public meeting held upon the above referenced Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to approve the Final Subdivision Plat Application with the following conditions:

1. Final Plat Approval is based upon the drawing prepared by Freeland-Parrinello, Land Surveyors, having the latest revision date of 4/11/22, and entitled “Final Subdivision Plat, Lots 1 & 2 Shirley B. Bowerman Estate.”
2. The seal and signature for David M. Parrinello, NYSPLS 049724, is to be affixed to the Final Plat Mylar before signing.
3. The Applicant’s Land Surveyors, Freeland–Parinello, is to then submit the mylar for signing by the Town Departments, the Town Engineer and the Planning Board Chairperson.
4. Once signed by the Planning Board Chairperson, the Applicant has 62 days to submit the signed mylar and two (2) paper prints to the Ontario County Clerk’s Office for filing.

- 5. Final Subdivision Plat approval is valid for a period of 180 days from today and shall expire unless the Final Plat Mylar map has been signed by all.

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

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye
Aaron Sweeney	Aye
Douglas Viets	Due to technical audio difficulties, Mr. Viets could not participate in this vote.

Motion carried.

*Clerk's Note: The audio difficulties with the remote telecommunications conference were resolved at this point in the meeting. The audio connection for Mr. Viets was restored.*

**5. NEW FINAL SITE PLAN**

**PB #0603-22 New Final Site Plan Application**

**Name:** Hathaway Corner LLC, 700 Powers Building, 16 West Main Street, Rochester, N.Y. 14614

**Location:** Savalla Boulevard

**Zoning District:** IZ Incentive Zoning

**Request:** Final Site Plan approval (Hathaway's Corners Phase 2B Apartments) to erect eight two-story apartment buildings with eight apartment units each for a total of 88 apartments and six one-story garage structures.

Ryan T. Destro, P.E. (BME Associates) presented this application.

Prior to the meeting, Mr. Destro provided the following summary of this application:

The Hathaway's Corners Phase 2B Apartments received Preliminary Site Plan approval from the Planning Board on September 19, 2018. The Final Site Plans are for the approval of 88 apartment units in 11 two-story apartment buildings (eight apartments each) and are in substantial

conformance with the 88-apartment unit layout which received Preliminary Phase 2B site plan approval. The area for Phase 2B is 8.23 acres.

The property is zoned IZ Incentive Zoning and the site plans are in conformance with the conditions of the Hathaway's Corners Incentive Zoning Resolution dated May 8, 2018. The bulk area requirements for setbacks, building height and other factors were established with the Incentive Zoning Resolution and are listed on the Final Site Plan.

Phase 2B is designed to be served via two private drives off existing Savalla Boulevard and one private drive connection to future Carmen's Way. An internal pedestrian concrete sidewalk network serving the apartments is also proposed to connect to the existing Savalla Boulevard public sidewalk.

Public utilities consisting of sanitary sewers and storm sewers will serve Phase 2B via proposed extensions of the existing public mains located on Savalla Boulevard. A private water main extension off the public water main system along Savalla Boulevard will serve the proposed apartments. The water and sewer demands are consistent with the approved Preliminary Subdivision design, as the number of apartment units is proposed to remain the same. The stormwater management ponds serving Phase 2B have been installed as part of the Hathaway's Corners, Phase 1A and 1B construction. Therefore, no new stormwater management ponds are required to serve the proposed apartments.

Additional amenities proposed to serve Phase 2B include 163 paved guest parking spaces, 30 garage parking spaces and the associated landscape and lighting improvements which are in substantial conformance with the approved Preliminary Phase 2B site plan.

—Ryan T. Destro, P.E., BME Associates

During his remarks, Mr. Destro displayed the Final Site Plan drawing for Phase 2B in the meeting room.

He said that the existing stormwater pond in the northeast corner of the property will provide the water quantity requirements for the project, and that a dry swale and a bio-retention area are proposed for additional runoff and water quality.

Mr. Destro acknowledged receipt of the MRB Group engineering comment letter of May 27, 2022. He said that he responded to this correspondence in writing on May 31, 2022 (a copy of which was distributed to the board and to the Town staff prior to the meeting this evening).

Mr. Destro also acknowledged receipt of the draft approval resolution prior to the meeting. He said that there are no issues regarding the MRB Group engineering comments and that he is comfortable working with the Town to address these comments.

Mr. Brand said that he met with Mr. Delpriore and with Town Water and Sewer Superintendent Robin MacDonald to discuss the water supply issues to Phase 2B of Hathaway's Corners. He recommended that a previous condition of approval regarding public water lines in this phase be withdrawn and replaced with a new condition that the fire hydrants in Phase 2B will be privately owned by the applicant and that the applicant will submit an Operations and Maintenance Plan to provide the Town with access to the private fire hydrants for the purpose of inspection, maintenance and testing.

Mr. Brand said that he discussed this with Mr. Destro and that Mr. Destro agreed to provide copies of similar Operations and Maintenance Agreements which the Monroe County Water Authority has with several other municipalities.

Mr. Destro acknowledged that the fire hydrants in this phase technically will be private hydrants but that the Town will have access for inspection, maintenance and testing at a frequency desired by the Town.

Mr. Brand said that he spoke with the Town Attorney regarding this issue and that he [the Town Attorney] will consider the Operations and Maintenance Agreement following his review of the sample agreements from the other municipalities.

Mr. Delpriore also confirmed that the fire hydrants in Phase 2B will be privately owned and will be inspected, maintained and tested by the Town.

Mr. Bellis asked who would repair the hydrants if required. Mr. Brand said that the Town will "flag" the hydrant(s) which are to be repaired or replaced by the applicant.

Mr. Brabant said that this issue concerns private fire hydrants which are not properly maintained. He said that this amendment will enable the Town to test the hydrants and will require the owner [the applicant] to make the repairs.

Mr. Delpriore said that the draft resolution which has been prepared for the board's consideration this evening covers all of the Town staff comments on this application.

Mr. Ford said that his concerns about a turnaround at the entrance onto Carmen's Way have been addressed.

Mr. Brand said that a second access point onto Carmen's Way from the Villas section of Hathaway's Corner will be required when the 30th building permit in the Villas section is reached.

Mr. Brabant said that all of the MRB Group engineering comments have been addressed. He said that there are no major differences in the Phase 2B Final Site Plan regarding the stormwater features from the Preliminary Overall Site Plan.

Mr. Brabant asked if the Phase 2B Final Site Plan reflects the latest route of Carmen's Way. Mr. Destro said that the Phase 2B Final Site Plan shows Carmen's Way as it was approved with the Villas section, and that the storm and sanitary profiles are also shown.

Mr. Brand asked for clarification if Carmen's Way is extended to the applicant's property line. Mr. Destro said that the end point of Carmen's Way is shown to the agreed point. He said that the Town Supervisor has had discussions [with the applicant] regarding the extension of Carmen's Way separately from the Villas portion of the project.

Mr. Sweeney asked if the curbs at the intersection of Proposed Drive B and Proposed Drive C are the proper radii for the largest fire department ladder truck and if there will be enough space for emergency vehicle turning if vehicles are parked in this area. Mr. Destro said that turning movements were provided in the Preliminary Overall Site Plan and that the layout of Phase 2B is the same as the layout which was approved at the preliminary stage. He said that the turning radii have been designed to meet the International Fire Code and that the northern portion will provide the complete drive-through to Carmen's Way.

Mr. Sweeney asked about the number of fire hydrants which will be installed in Phase 2B. Mr. Destro reviewed the locations of the fire hydrants on the Final Site Plan drawing. He said that the view of the plans will be expanded to better depict the locations of the fire hydrants.

Mr. Sweeney then asked about the placement of the HVAC units. Mr. Destro said that the HVAC units will be located on the exteriors of the buildings and will not be installed on the roofs. He said that these locations are not currently depicted on the Final Site Plan drawings.

Mr. Sweeney requested that the applicant's contractor adhere to the location of the topsoil stockpile as it is shown on the plans. Mr. Hemminger also emphasized this point. He said that the board has had difficulties with contractors in the past regarding the locations of topsoil stockpiles at other project sites.

Mr. Viets asked if the applicant has considered the installation of charging stations for electric vehicles. He said that the applicant may wish to explore this now, and that financial incentives may be available. Mr. Destro said that he will discuss this with the applicant. Mr. Brand recommended that Mr. Destro discuss this with Kim Boyd who serves as chairperson of the Town Conservation Board.

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

Prior to the vote on this application, the following amendment was offered for Draft Condition #4:

Revised Draft Condition #4: Prior to Town staff and the Planning Board Chairperson signing the Final Site Plan drawings, the applicant is to provide an Operations and Maintenance (O&M) Agreement for acceptance and approval by the Town Attorney, the Town Board, and then filed with the Town Clerk and the Town Water and Sewer Department. The O&M Agreement shall specify that all water lines and fire hydrants located within the Phase 2B site will be privately owned and that the Town Water and Sewer Department staff shall have access to the fire hydrants in Phase 2B for the purpose of inspections, maintenance and testing of the fire hydrants.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
HATHAWAY’S CORNERS INCENTIVE ZONING PROJECT  
FINAL SITE PLAN, PHASE 2B—APARTMENTS**

**PB #0603-22**

**APPLICANT: Hathaway Corner LLC, 700 Powers Building,  
16 West Main Street, Rochester, N.Y. 14614**

**ACTION: Proposed Final Site Plan Approval for Phase 2B, for the construction of eleven (11) two-story apartment buildings (total 88 dwelling units), six (6) one-story garage structures and related site improvements to be located off from Savalla Boulevard and Carmen’s Way, in the southeast portion of the Hathaway’s Corners Incentive Zoning Project.**

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

**WHEREAS,** the Planning Board has received testimony from the Applicant’s Engineer and the public upon this Action; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approve of the Final Site Plan application for Phase 2B, as referenced above, with the following conditions:

1. Final Site Plan Approval is based upon the set of drawings prepared by BME Associates, dated May 12, 2022, Project No. 2540 C, Drawing Numbers 2540C-01 through 2540C-08, entitled “Final Site Plan Phase 2B Apartments,” as are further hereby amended by these conditions of approval contained below herein.
2. Final Site Plan Approval is based upon the set of drawings prepared by James Fahy Design, Job No. A22-042, dated 4-11-2022, entitled “Ashley Management Corp., Hathaway Meadows Phase II, 8 Unit Apartment,” drawings numbers A-1, A-1.0 and A-1.1, as are hereby further amended by these conditions of approval contained below herein.
3. All conditions of incentive zoning adopted by the Farmington Town Board, on May 8, 2018, contained in Town Board Resolution No. 220 of 2018, are hereby adopted as conditions of Final Site Plan Approval, Phases 2B.
4. Prior to Town staff and the Planning Board Chairperson signing the Final Site Plan drawings, the applicant is to provide an Operations and Maintenance (O&M) Agreement for acceptance and approval by the Town Attorney, the Town Board, and then filed with the Town Clerk and the Town Water and Sewer Department. The O&M shall specify that all water lines and fire hydrants located within the Phase 2B site will be privately owned and that the Town Water and Sewer Department staff shall have access to the fire hydrants in Phase 2B for the purpose of inspections, maintenance and testing of the fire hydrants.
5. The watermain note #9, shown on the Site and Utility drawing (2540C-02) is to reference 3,000 psi concrete thrust blocks.
6. No cleanouts or water shut-offs are to be located within the pavement areas on this site. A note to this effect is to be added to the Lateral Layout Detail Drawing (2540C-04).
7. The storm sewer lateral for Building 100 is to connect to the main shown on Carmen’s Way.
8. There is to be two (2) separate sanitary sewer laterals for Buildings 300/400, instead of the one (1) combined lateral shown.
9. All storm sewer and sanitary sewer manhole frames/covers that are to be located within the private roads serving this project are required to be EJ Selflevel (pages 16/17 of the attached Innovative Access Solutions Document). A note to this effect is to be added to the site plan drawings.
10. There is to be a note added to Drawing (2540C-02) that all buildings are to be sprinklered.

11. There is to be a note added to Drawing (2540C-04) that foundation drains for all buildings are to be connected to the storm sewers.
12. There is to be a note added to Drawing (2540C-02) that there shall be signage added to identify the numbers of each apartment building. The Building Elevation Drawing referenced above herein is to be amended to reflect this signage.
13. A signature line for the Planning Board Chairperson and the file # PB 0603-22 is to be added to each of the James Fahy Design drawings referenced above herein.
14. The set of drawings prepared by BME Associates, identifies on the Cover Sheet Drawing (2540C-01) the Drawing (2540C-05) as “Landscape & Lighting Plan.” Drawing 2540C-05 is only entitled “Landscape Plan.” The title for Drawing 2540C-05 should be changed to agree with the drawing’s title on Drawing 2540C-01.
15. Several of the sidewalks, from the parking lots to the apartment units, do not have lighting and have several dark areas. The site lighting plan is to be amended to provide light coverage for all apartment units.
16. A streetlight is to be installed at each of the entrances to the project, from both Savalla Boulevard and Carmen’s Way.
17. The drawings submitted do not identify any outdoor trash receptacles. If trash receptacles are to be provided within each apartment unit then a note needs to be added to the drawings identifying this. If there are outdoor trash receptacles, then the location(s) for these units are to be shown and enclosed.
18. All comments contained in the MRB Group’s letter to the Director of Planning and Development, dated May 27, 2022, are to be resolved prior to the Town Engineer’s signing of the Final Site Plan drawings.
19. Once all of the above conditions of Final Site Plan Approval for Phase 2B Apartments, have been made to the drawings, then a mylar and one (1) paper copy of each of these sets of drawings are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, the signed mylar will be returned to the applicant’s engineer. The signed paper copy is to be filed in the Town Development Office. The applicant’s engineer will make four (4) paper sets of the signed drawings and return them to the Town. One complete set of both sets of drawings, is to be distributed to each of the following: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Construction Inspector; and the Town Engineers.
20. Final Site Plan Approval is valid for a period of 180 days and shall expire unless signatures have been made to the revised sets of drawings.

21. Once a letter of credit for site improvements within Phase 2B has been filed with the Town Clerk, then the Town Code Enforcement Officer may schedule a Pre-Construction Meeting.
22. No Building Permits shall be issued until after the Pre-Construction Meeting and the Town Code Enforcement Officer has issued the notice to proceed.

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

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

Motion carried.

## 6. **OPEN DISCUSSION**

### ***Director of Development and Planning:***

Mr. Brand reported on the following topics:

- Following a site visit by Mr. Brand and Mr. Delpriore to Section 8S of the Auburn Meadows Subdivision, memoranda have been sent to Walter Baker of D.S.B. Engineers & Architects (the developer's engineer) and to Emily Smith, P.E. of Fisher Associates (the engineer for the Auburn Trail) regarding the location of the storm-water pond in Section 8S which will be too close to the Trail. Mr. Brand said that Supervisor Ingalsbe would like a 10-foot level shoulder along the Trail for the protection of Trail users. Mr. Brand said that the contractor who is digging the pond has agreed to relocate the Trail farther from the pond and to install protective barriers in the form split-rail fencing. Mr. Brand said that the Town staff will await the responses to these suggested amendments from Mr. Baker and from Ms. Smith at the next meeting of the Project Review Committee tomorrow (June 2, 2022).
- An application for the Powers Incentive Zoning Project, a development of more than 200 residential units on State Route 96 between Collett Road and west of County Road 8, is expected soon.
- A Traffic Generation Report, prepared by SRF Associates of Rochester, N.Y., was received today (June 1, 2022) on behalf of the Farmington Market Center. A similar report was received several weeks ago from the developer of the GLN Farmington Realty project (east of the Farmington Market Center on the south side of State Route 96). The Town is now awaiting the Traffic Generation Report from the owner

of the Farmington Commons Plaza (on the southwest corner of State Route 332 and State Route 96). Upon receipt of the third report, Mr. Brand said that a joint meeting with the Town staff, with the three developers and with the New York State Department of Transportation will be convened to discuss traffic safety and mitigation measures in the vicinity of these projects. Following this meeting, Mr. Brand said that he hopes to resume the Town Board's consideration of the Farmington Market Center Incentive Zoning application and to reconvene the Public Hearing on the application.

Mr. Brand also said that the Town Board has recalled the Farmington Market Center State Environmental Quality Review (SEQR) classification resolution (Type II Action) and has reclassified the application as a Type I SEQR Action due to the potential disturbance of land.

- No information has been received on the status of the 2021–2022 Transportation Alternatives Program (TAP) and Congestion Mitigation and Air Quality (CMAQ) Improvement Program grant. The application for this grant was presented at a public information meeting which was held at the Town Hall on August 3, 2021.

The TAP–CMAQ Program, is a Federal Highway Administration Program which provides reimbursement of up to 75 percent of project-related costs for non motorized transportation improvements, with the remaining 25 percent to be provided by the Town. The Program's goals and objectives are focused toward improving non-driver access to jobs, education, services, public transit and community amenities by providing non-motorized alternatives, increasing the number of trips taken by pedestrians and/or bicyclists, and improving bicycle and pedestrian safety programs.

If approved, the grant award will fund the construction of approximately 17,000 lineal feet of sidewalks and the construction of a 350-foot pedestrian bridge across Beaver Creek and along the south side County Road 41. The total grant estimate is \$1,996,800. The TAP-CMAQ is a matching grant. The Federal share would be 75 percent (\$1,497,600). The Town share would be 25 percent (\$499,200).

- The medical building which is now under construction at the Auburn Junction site on the west side of State Route 332 at the intersection with Carmen's Way will be medical offices for the University of Rochester Medical Center/Thompson Health. Mr. Brand said that this facility *will not* replace the URMC/Thompson Health Urgent Care Center which is located in Farmington on the east side of State Route 332 between Collett Road and State Route 96.
- The Town staff is working with D.S.B. Engineers & Architects regarding landscaping and sidewalk issues in Section 7N and Section 8N of the Auburn Meadows Subdivision

***Code Enforcement Officer:***

Mr. Delpriore said that the Public Hearing for the Farmbrook Subdivision (Phase 7A, Alfalfa Crescent) will be reconvened at the next meeting of the Planning Board on June 15, 2022. He said that the State Environmental Quality Review (SEQR) 30-day coordinated review will end on Monday, June 6, 2022. The board opened the Public Hearing and classified this application as a SEQR Type I Action on May 4, 2022.

Mr. Delpriore said that a representative of Meyer's RV has been requested to attend the next meeting of the Planning Board on June 15, 2022, to discuss the status of the project which is located on the northwest corner of State Route 96 and Mertensia Road. Mr. Hemminger said that there are a number of outstanding items on the punch list which were to have been completed by May 31, 2022. He said that he requested that a representative attend the next meeting to inform the board that all remaining items have been completed and that the project is completed. Otherwise, Mr. Hemminger said that the board may consider a request to the Town Board for the use of the funds in the applicant's Letter of Credit to complete any outstanding punch-list items. He said that a recent email indicated that approximately five of the outstanding items have already been completed and that this is a complex issue with a number of outstanding pieces. Mr. Delpriore said that there are a number of small items to be addressed for completion of the project and that overall the site is close [to completion].

Mr. Delpriore said that Carol Marvel has been hired as a new administrative staff member in the Development Office.

He also said that the Project Review Committee meetings have been rescheduled to the first Thursday of each month beginning tomorrow (Thursday, June 2, 2022). Sarah Mitchell, an administrative staff member in the Development Office, will serve as clerk of the Committee.

***Town Highway and Parks Superintendent:***

Mr. Ford said that the Highway Department continues the Canandaigua–Farmington Town Line Road improvement project. He said that paving is tentatively scheduled for next week.

Mr. Ford said that vandalism has occurred in Farmbrook Park and that security cameras have now been installed.

He also said that the fence around the new playground area in Beaver Creek Park will be removed this weekend and that the playground will be open.

***Town Engineer:***

Mr. Brabant said that the Site Design and Development Criteria manual has been updated, that staff members have received hard copies and that a PDF digital file will be provided for posting on the Town website. Mr. Brabant said that the revisions include standardization of lighting fixtures, updated sidewalk detail to match the New York State Department of Transportation standards, and several minor changes to internal procedural issues.

***Board Members' Comments:***

Mr. Hemminger asked if the sanitary sewer force main has been located on the property of A Safe Place Storage, 6025 Denny Drive. Mr. Brabant said yes and that the force main is more than six feet deep at the identified crossing point for the new climate-controlled mini warehouse building. Mr. Brabant said that two options have been provided for consideration by the applicant's engineer, i.e.:

- 1) Continue to move forward with the plan as originally proposed; or
- 2) Consider the installation of two pipes, instead of one, as a cushion.

Mr. Brabant said that the applicant's engineer will perform calculations to select the most viable option. It was noted that the applicant's Special Use Permit was approved by the Planning Board on April 20, 2022 (PB #0104-22) and that the Preliminary Site Plan was approved with conditions on May 4, 2022 (PB #0803-22). Mr. Hemminger said that he signed the Preliminary Site Plan. Mr. Delpriore said that he expects that the Final Site Plan application will be submitted for consideration by the Planning Board in July.

**7. PUBLIC COMMENTS**

None.

**8. TRAINING OPPORTUNITIES****■ 2022 Municipal Bootcamp:**

Hancock Estabrook and MRB Group are offering a free annual training program to assist local governments, municipal officials, and planning and zoning boards. The program will include 10 hours of remote training designed to provide a comprehensive education that encompasses all aspects of municipal governance. Each program in the series will be provided remotely on the fourth Thursday of each month with subject matter experts from MRB Group and knowledgeable attorneys from Hancock Estabrook LLP. Topics will be ively, useful and—potentially as important—qualify for the education requirements for members of planning boards and zoning boards of appeal.

Remaining sessions in 2022:

***Thursday, June 23, 2022, 6:00 p.m. to 7:00 p.m.***

How it All Fits Together: Long-Range Plans and Near-Term Challenges

***Thursday, July 28, 2022, 6:00 p.m. to 7:00 p.m.***

Ask Us Anything: Hot Topics in Planning, Zoning and Community Development

***Thursday, September 22, 2022, 6:00 p.m. to 7:00 p.m.***

What Not to Say and What Really Not to Do: Avoiding Sexual Harassment

***Thursday, October 27, 2022, 6:00 p.m. to 7:00 p.m.***

A History Lesson: Managing Projects with Historic Significance

***Thursday, December 22, 2022, 6:00 p.m. to 7:00 p.m.***

Santa's Nice and Naughty List: The Best and Worst of 2022

*Select this link for the 2022 Municipal Bootcamp information page. RSVP and registration tab are at the bottom of the website page.*

<https://www.hancocklaw.com/events/the-2022-municipal-bootcamp/>

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

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

***The Essentials of Planning and Zoning:***

Introduction to Planning, Zoning and Land Use

Everything You've Ever Wanted to Know About Preparing a Comprehensive Plan

Understanding and Applying SEQRA (NY State Environmental Quality Review Act)

The What, Why, and How of Site Plan Review

Common Mistakes and Mishaps in Site Plan Review

***Meeting Process and Communication:***

Enhancing Transparency Effectiveness in Planning Proceedings

Innovations and Best Practices for Planning/Zoning Boards

Engaging Diverse Communities and Dealing with Difficult People

Working with Elected Officials and Understanding Everyone's Role in Planning

The Open Meetings Law for Zoning and Planning Boards, Part 2

Working with Developers to Foster Investment in the Community

Communication, the Media and Social Media

Open Government and Planning and Zoning Decision Making

■ **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>

**9. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 7:40 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, June 15, 2022, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and via remote video conference.

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

Respectfully submitted,

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