

*Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, June 3, 2020 • 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.*

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In response to the conditions in New York State that were created by the Coronavirus (COVID-19) pandemic and the directives issued by the New York State Governor, the Ontario County Administrator and the Town of Farmington Supervisor, the Planning Board meeting this evening was held in accordance with New York State Governor Andrew M. Cuomo's Executive Order No. 202.1: Continuing Temporary Suspension and Modification of Laws Relating to the Disaster Emergency, dated March 12, 2020, subsection as follows:

**Suspension of law allowing the attendance of meetings telephonically or other similar service:**

Article 7 of the Public Officers Law, to the extent necessary to permit an public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

The meeting was conducted via telephone/video conference audio format. During the meeting, the agenda and each draft resolution was posted upon the video screen for the public, the applicants and the board members who were participating in the meeting via video format.

The Public Notice of the format of the meeting, the agenda, the draft resolutions, the dial-in telephone number and the conference call identification number were posted upon the Town website and upon the Town Hall entrance doors on Friday, May 29, 2020.

This meeting was conducted according to the Rules of Procedure approved by the Planning Board on January 15, 2020, with the following revisions per the above reference to the Governor's Executive Order::

- All applications will be introduced by the Planning Board Chairperson.
  - The Planning Board Chairperson will ask for comments from the Town staff.
  - The Planning Board Chairperson will ask for comments from the Planning Board.
  - The applicant(s) will provide responses where needed at the direction of the Planning Board Chairperson.
  - The Planning Board members will vote upon the application(s).
  - Public comments will be received by the Planning Board Chairperson only during the Public Comment agenda item.
  - The meeting will be recorded and later fully transcribed by the Clerk of the Board.
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**Board Members Present via Telephone Conference:** Edward Hemminger, *Chairperson*  
 Adrian Bellis  
 Timothy DeLucia  
 Shauncy Maloy  
 Douglas Viets

**Staff Present via Telephone Conference:**

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

**Applicants Present via Telephone Conference:**

Daniel Compitello, Solar Project Developer, Delaware River Solar, 130 North Winton Road,  
 #415, Rochester, N.Y. 14610  
 Roger and Carol Smith, 4790 Fox Road, Palmyra, N.Y. 14522

**Residents Present via Telephone Conference:**

William L. Allen, 5988 County Road 41, Farmington, N.Y. 14425  
 Jim Falanga, 395 Ellsworth Road, Palmyra, N.Y. 14522  
 Other(s) [unidentified]

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**1. MEETING OPENING**

The meeting was called to order at 7:00 p.m.

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on January 15, 2020, as amended above.

## 2. APPROVAL OF MINUTES OF MAY 6, 2020, 2020

■ A motion was made by MR. BELLIS, seconded by MR MALOY, that the minutes of the May 6, 2020, meeting be approved.

Motion carried by voice vote. Mr. Viets abstained due to his absence from the meeting on May 6, 2020.

## 3. PUBLIC NOTICE

The Planning Board meeting that was to have been held on Wednesday, May 20, 2020, was cancelled. The cancellation public notice was posted on the calendar on the Town website and was published in the Canandaigua *Daily Messenger* newspaper on May 13, 2020.

Mr. Hemminger said that the board is still following the New York State Governor's directive and does not have the ability to have in-person Public Hearings at this time. Given that, he said that the board must begin preparation for resuming in-person Public Hearings. He said that the setting of dates for three Public Hearings will be on the board's agenda this evening.

## 4. PLANNING BOARD ADMINISTRATIVE ACTIONS

### A. Continued Special Use Permit

#### **PB #1006-18                      Continued Special Use Permit Application**

**Name:** Delaware River Solar LLC, 33 Irving Place, New York, NY 10003

**Location:** 466 Yellow Mills Road

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

**Request:** Special Use Permit to operate a 7-megawatt Photovoltaic (PV) System on approximately 35 acres of land proposed to be located upon three subdivided lots from Tax Map #010.00-01-37.110

On February 19, 2020, the Special Use Permit application was continued to March 18, 2020. Due to the COVID-19 pandemic, the meeting of March 18, 2020, was cancelled in compliance with the New York State Governor's Executive Order on public gatherings.

On April 1, 2020, the Planning Board rescheduled the Public Hearing on the Special Use Permit to May 6, 2020.

On April 3, 2020, the Town staff submitted a draft Special Use Permit approval resolution to the Planning Board for consideration. The draft resolution was posted upon the Town website in the Delaware River Solar Correspondence Abstract (*see* Abstract #156).

On April 15, 2020, the Planning Board rescheduled the Public Hearing on the Special Use Permit to an unspecified date due to the continuing pandemic.

Mr. Hemminger then read aloud the description of the resolution to be considered by the board this evening:

Acknowledging receipt of the draft resolution for this application, which was received on April 3, 2020, from the Town Director of Planning and Development, as being complete for the Planning Board's consideration; and establishing noon on Thursday, June 25, 2020, as the deadline for the applicant to submit written responses to the draft resolution's Conditions of Approval which are then to become part of the continued Public Hearing record.

Mr. Brand said that the resolution for consideration this evening has been prepared in anticipation of the New York State Governor's Executive Order that is expected to be issued on Friday, June 6, 2020, providing guidelines for conducting public meetings and public hearings. He said that he has recommended that the Public Hearing on the Special Use Permit application be continued to Wednesday, July 1, 2020, at 7:00 p.m., and that notice of the Public Hearing be published and posted in accordance with the Planning Board's adopted Rules of Procedure.

Mr. Brand said that the location of the continued Public Hearing is to be determined and may be held at the Town Hall using spacing guidelines as prescribed by the Governor's Executive Order. He said that the Town Hall meeting room can accommodate nine attendees plus the board and the Town staff in compliance with the current social distancing guidelines. Mr. Brand said that additional guidelines are expected to be established on how to conduct public meetings and how the room is to be sanitized.

In the interest of keeping this application in the forefront, Mr. Brand said that the resolution that he drafted in April [on the Special Use Permit] has now been placed before the board to serve as the basis for the applicant's written response by June 25, 2020, which is the date for preparation of the board packets for the meeting to be held on July 1, 2020.

Mr. Hemminger said that the applicant's response to the draft Special Use Permit approval resolution, if received, will be posted upon the Town website upon receipt. He said that the board will reconvene the Public Hearing on the Special Use Permit on July 1, 2020, depending upon the Governor's Executive Order and how the Town determines its implementation. He said that that this is the board's target and he requested that residents refer to the Town website for announcements of alternate arrangements (if they are required).

Mr. Hemminger said that the board's goal will then be to receive final comments to the draft Special Use Permit approval resolution in writing prior to the meeting on July 1, 2020, and to receive public comments at the meeting. He said that the board is then expected to close the Public Hearing on the Special Use Permit at the conclusion of the meeting on July 1, 2020, and to begin its deliberations on the Special Use Permit application.

He then asked if Mr. Compitello wished to make a comment. Mr. Compitello thanked the board for looking into how to reconvene the Public Hearing on this application. He said that he hoped to provide the applicant's comments to the draft Special Use Permit approval resolution prior to the June 25th deadline and that thus far they do not have many comments on the draft resolution.

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 submitted by Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
DELAWARE RIVER SOLAR PROJECT, SPECIAL USE PERMIT  
ACKNOWLEDGING RECEIPT OF THE DRAFT RESOLUTION,  
ESTABLISHING DEADLINE FOR RESPONSE AND SCHEDULING THE CONTINUED  
PUBLIC HEARING**

**PB#1006-18**

**APPLICANT: Delaware River Solar LLC on behalf of the property owners Roger and Carol Smith, 466 Yellow Mills Road, Palmyra, NY 14522**

**ACTION: Special Use Permit Approval with Conditions for the development of a 7 Megawatt Solar Farm to be constructed upon approximately 45.105 acres of land (Lots #2, #3 and #4, Roger & Carol Smith Subdivision) and having a property address cited above herein**

**WHEREAS**, the Planning Board (hereinafter referred to as Board) has received on April 3, 2020, a draft resolution submitted by the Town Director of Planning and Development for discussion at the Planning Board meeting originally scheduled for May 6, 2020, upon the proposed Special Use Permit application referenced above (hereinafter referred to as Action); and

**WHEREAS**, the Board on April 15, 2020 adopted a resolution that continues all public hearings to an unspecified date; and

**WHEREAS**, the Board understands that the State Governor's Executive Order No. 202.28 extends the suspension of Article 7 of the Public Officers Law contained in Executive Orders Nos. 202.1 and 202.14 through June 6, 2020; and

**WHEREAS**, the Board further understands that unless the State Governor again extends Executive Order No. 202.28 that public hearings originally scheduled for the previous months of April or May can be held commencing on June 7, 2020; and

**WHEREAS**, the Board has completed its review of the above referenced April 3, 2020, draft resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the Board offers the Applicant the opportunity to provide written responses, if any, to the Conditions of Approval listed in said resolution on or before noon on Thursday, June 25, 2020, for inclusion in the Planning Board packets that are to be distributed by the Town Development Office for the scheduled July 1, 2020, Planning Board Meeting.

**BE IT FURTHER RESOLVED** that the Board does hereby schedule the continued Public Hearing upon the above referenced Action to commence at 7:00 p.m., on Wednesday, July 1, 2020, at a place to be established which will be in accordance with the latest State Governor's Executive Order for conducting public meetings.

**BE IT FURTHER RESOLVED** that the Clerk of the Board is hereby directed to provide a Legal Notice for this continued Public Hearing which is to be published in the Town's Official Newspaper, posted upon the Bulletin Board in the Town Hall and posted upon the Town's Official Website [www.townof farmingtonny.com](http://www.townof farmingtonny.com) all in accordance with the provisions contained in New York State Town Law, Article 16.

**BE IT FURTHER RESOLVED** that the Clerk of the Board is to provide copies of this resolution to: Roger and Carol Smith, 4790 Fox Road, Palmyra, N.Y. 14522; Peter Dolgos, Delaware River Sola, LLC, 33 Irving Place, New York, N.Y. 10003; David Matt, Schultz Associates, P.C., P.O. Box 89 Spencerport, N.Y. 14559; the Town Highway & Parks Superintendent; the Town Water and Sewer Superintendent; the Town Director of Planning and Development; the

Town Code Enforcement Officer; and the Town Engineering Firm, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC, Director of Planning Services.

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

Motion carried.

**B. Continued Preliminary Subdivision Plat**

**PB #0302-20 Continued Preliminary Subdivision Plat Application**

**Name:** Earl Johnson, 4686 Rushmore Road, Palmyra, N.Y. 14522

**Location:** 4650 Rushmore Road

**Zoning District:** A-80 Agricultural

**Request:** Preliminary Subdivision Plat approval for a proposed two-lot subdivision of land located at 4650 Rushmore Road

Mr. Brand said that this application has been on hold since April due to the COVID-19 pandemic. He said that he has submitted a draft resolution for the board’s consideration this evening to scheduled the Public Hearing on this subdivision application for Wednesday, June 17, 2020, depending upon the Town’s ability to comply with the Executive Order from the Governor on holding public meetings that is anticipated to be issued on June 6, 2020.

Mr. Hemminger asked if the applicant or a representative was on the telephone conference call this evening. There was no response to his question.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
SCHEDULING A PUBLIC HEARING UPON AN APPLICATION  
FOR A PRELIMINARY 2-LOT SUBDIVISION OF LAND  
LOCATED AT 4650 RUSHMORE ROAD, PALMYRA, N.Y. 14522**

**PB# 0302-20**

**APPLICANT:** Earl Johnson, 4686 Rushmore Road,  
Palmyra, N.Y. 14522

**ACTION:** Application for a Preliminary 2-Lot Subdivision of  
Land Located at 4650 Rushmore Road, Palmyra, N.Y.  
14522

**WHEREAS**, the Planning Board (hereinafter referred to as Board) has previously scheduled a Public Hearing upon the above referenced Action that was to have been held on Wednesday, March 18, 2020, which was canceled in accordance with an Executive Order issued by the State's Governor, during the current Coronavirus (COVID-19) Pandemic; and

**WHEREAS**, the above referenced Public Hearing was rescheduled by the Board to be held on Wednesday, May 20, 2020; and

**WHEREAS**, the Board on April 15, 2020, suspended all Public Hearings from being held to an unspecified future date following the State Governor's suspension of Article 7 of the Public Officers Law as contained in Executive Orders Nos. 202.1 and 202.14; and

**WHEREAS**, the Board further understands that the State Governor has issued Executive Order No. 202.28 specifying that Public Hearings originally scheduled for the previous months of April or May can be held, in accordance with State Guidelines issued for Re-Opening New York State, commencing on June 7, 2020.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby schedule the Public Hearing upon the above referenced Action to commence at 7:00 p.m. on Wednesday, June 17, 2020, at a place to be established which will be in accordance with the State Governor's latest Executive Order for conducting public meetings which is to be issued on June 7, 2020.

**BE IT FURTHER RESOLVED** that the Clerk of the Board is hereby directed to provide a Legal Notice for this continued public hearing which is to be published in the Town's Official Newspaper, posted upon the Bulletin Board in the Town Hall and posted upon the Town's Official Website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com), all in accordance with the provisions contained in New York State Town Law, Article 16.

**BE IT FURTHER RESOLVED** that the Clerk of the Board is to provide copies of this resolution to: Earl Johnson, 4686 Rushmore Road, Palmyra, N.Y. 14522; Timothy Voellinger, P.L.S., Greene Land Surveying, PLLC, 403 East Miller Street, Newark, N.Y. 14513; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Director of Planning & Devel-



opment; the Town Code Enforcement Officer; and the Town Engineering Firm, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC, Director of Planning Services.

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

Motion carried.

**C. Continued Preliminary Subdivision Plat**

**PB #0402-20 Continued Preliminary Subdivision Plat Application**

**Name:** Dianne Aldrich, 4811 Herendeen Road, Shortsville, N.Y. 14548

**Location:** 4811 Herendeen Road

**Zoning District:** A-80 Agricultural

**Request:** Preliminary Subdivision Plat approval for a proposed two-lot subdivision of land located at 4811 Shortsville Road

Mr. Brand said that this application has been on hold, similar to the previous two applications, due to the COVID-19 pandemic. He said that he has submitted a draft resolution for the board’s consideration this evening to schedule the Public Hearing on this subdivision application for Wednesday, June 17, 2020, depending upon the Town’s ability to comply with the Executive Order from the Governor on holding public meetings that is anticipated to be issued on June 6, 2020.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
SCHEDULING A PUBLIC HEARING UPON AN APPLICATION  
FOR A PRELIMINARY 2-LOT SUBDIVISION OF LAND  
LOCATED AT 4811 HERENDEEN ROAD, SHORTSVILLE, N.Y. 14548**

**PB# 0402-20**

**APPLICANT: Dianne Aldrich, 4811 Herendeen Road, Shortsville, N.Y. 14548**

**ACTION: Application for a Preliminary 2-Lot Subdivision of Land Located at 4811 Herendeen Road, Shortsville, N.Y. 14548**

**WHEREAS,** the Planning Board (hereinafter referred to as Board) has previously scheduled a Public Hearing upon the above referenced Action that was to have been held on Wednesday, May 20, 2020, which was canceled by the Planning Board’s Resolution, dated April 15, 2020, that suspended all Public Hearings from being held to an unspecified future date in accordance with Executive Orders (No. 202.1 and No. 202.4) issued by the State’s Governor, during the current Coronavirus (COVID-19) Pandemic; and

**WHEREAS,** the Board further understands that the State Governor has issued Executive Order (No. 202.28) specifying that Public Hearings originally scheduled for the previous months of April or May can be held, in accordance with State Guidelines issued for Re-Opening New York State, commencing on June 7, 2020.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby schedule the Public Hearing upon the above referenced Action to commence at 7:05 p.m. on Wednesday, June 17, 2020, at a place to be established which will be in accordance with the State Governor’s latest Executive Order for conducting public meetings which is to be issued on June 7, 2020.

**BE IT FURTHER RESOLVED** that the Clerk of the Board is hereby directed to provide a Legal Notice for this continued Public Hearing which is to be published in the Town’s Official Newspaper, posted upon the Bulletin Board in the Town Hall and posted upon the Town’s Official Website [www.townoffarmingtonny.com](http://www.townoffarmingtonny.com) all in accordance with the provisions contained in New York State Town Law, Article 16.

**BE IT FURTHER RESOLVED** that the Clerk of the Board is to provide copies of this resolution to: Dianne Aldrich, 4811 Herendeen Road, Shortsville, N.Y. 14548; David Parrinello, P.L.S., Freeland-Parrinello Land Surveyors, 42 Beeman Street, Canandaigua, N.Y. 14424; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Director of Planning and Development; the Town Code Enforcement Officer; and the Town Engineering Firm, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC, Director of Planning Services.

Adrian Bellis	Aye
Timothy DeLucia	Aye
Edward Hemminger	Aye

Shauncy Maloy                      Aye  
 Douglas Viets                      Aye

Motion carried.

## 5. **PLANNING BOARD ACTION ITEMS**

### A. **Home Power Systems Surety Estimate:**

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
 RECOMMENDATION TO THE TOWN BOARD TO ESTABLISH A LETTER OF CREDIT  
 LOT R-6A CENTERPOINTE SUBDIVISION, HOME POWER SYSTEMS  
 TOTAL AMOUNT—\$13,603.75**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated May 19, 2020, to recommend approval for the establishment of a Letter of Credit for site improvements to be located upon property within Lot R-6A Centerpointe Sub-division Tract, the Home Power Site; and

**WHEREAS**, the above referenced Letter of Credit estimate has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document to be consistent with the final site plan conditions and the private contractor pricing respectively; and

**WHEREAS**, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested Letter of Credit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to authorize the establishment of a Letter of Credit, in the total amount of \$13,603.75.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Matthew Heilmann, Town Construction Inspector; Robin MacDonald, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Dan Delpriore, Town Code

Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; Ronald L. Brand, Town Director of Planning and Development; James Swetman, President, Home Power Systems, 1127 Corporate Drive, Farmington, N.Y. 14425; and to the applicant’s engineers, BME Associates, attention Linc Swedrock, P.E., 10 Lift Bridge Lane East, Fairport, N.Y. 14450

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

Motion carried.

**B. Swetman Properties Surety Estimate:**

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
RECOMMENDATION TO THE TOWN BOARD TO ESTABLISH A LETTER OF CREDIT  
LOT R-6A CENTERPOINTE SUBDIVISION, HOME POWER SYSTEMS  
TOTAL AMOUNT—\$77,689.30**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, dated May 19, 2020 to recommend approval for the establishment of a Letter of Credit for site improvements to be located upon property within Lot R-6B Centerpointe Sub-division Tract, the Swetman Properties, LLC Site; and

**WHEREAS**, the above referenced Letter of Credit estimate has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document to be consistent with the final site plan conditions and the private contractor pricing respectively; and

**WHEREAS**, under the provisions of Chapter 144-32. F. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the requested Letter of Credit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board, after having reviewed the file on this project and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the

Town Board take formal action to authorize the establishment of a Letter of Credit, in the total amount of \$77,689.30.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide certified copies of this resolution to the following parties: Farmington Town Clerk; Farmington Town Board; Matthew Heilmann, Town Construction Inspector; Robin MacDonald, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Dan Delpriore, Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; Ronald L. Brand, Town Director of Planning and Development; James Swetman, President, Swetman Properties LLC, 1127 Corporate Drive, Farmington, N.Y. 14425; and to the applicant’s engineers, BME Associates, attention Linc Swedrock, P.E., 10 Lift Bridge Lane East, Fairport, N.Y. 14450

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

Motion carried.

**C. Final Subdivision Plat 90-Day Extension:**

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SUBDIVISION PLAT, SECTION 2**

**PB #0701-19**

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

**ACTION: Final Subdivision Plat Approval: 90-Day Extension  
Section 2, Monarch Manor Incentive Zoning Project**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has received a written request dated May 29, 2020, from Walter F. Baker, Engineering Manager, D.S.B. Engineers & Architects, P.C., for a 90-day extension to the conditions of approval for the above referenced Action; and

**WHEREAS**, the Planning Board understands from the above referenced request that Mr. Baker is working to obtain signatures from both the New York State Department of Health and the New York State Department of Environmental Conservation.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to grant approval for a 90-day extension to the conditions of approval for the Final Subdivision Plat for Section 2, Monarch Manor Incentive Zoning Project.

**BE IT FURTHER RESOLVED** that said 90-day period is to commence on June 4, 2020, and shall end on Wednesday, September 2, 2020.

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

Motion carried.

## 6. OPEN DISCUSSION

### *Director of Development and Planning:*

Mr. Brand discussed the following topics:

- The Auburn Trail parking area on Ivory Drive has been paved and striped, and the area around the parking area has been seeded. In addition, the Trail connection on Amber Drive to the sidewalk on Amber Drive also has been completed. The installation of pedestrian crossing signs and crosswalk striping will be completed upon receipt of the signs. Mr. Brand said that the Auburn Trail project has been very well received and that a great deal of positive feedback has been received. He also said that the Town is very pleased with the work that has been done by Nardozzi Companies of Geneva, N.Y., on this project.
- The LeFrois Development Project has been proposed for a parcel of land on the south side of State Route 96 east of the Farmington Market Center (Tops Supermarket plaza) and west of the State Route 332/State Route 96 intersection. The LeFrois project is expected to include commercial and mixed-office flexible buildings, and a realignment of a public road connecting Mercier Boulevard to the Farmington Market Center and to State Route 96. The project will be discussed at the Project Review Committee meeting on Friday, June 5, 2020.
- Two 200,000-square-foot warehouse/distribution facility buildings are proposed for the remaining parcel of the Blackwood Office Industrial Park on the northwest

corner of County Road 8 and County Road 41. This project also will be discussed at the Project Review Committee meeting on June 5th. The concept plan is expected to be presented to the Planning Board in the near future.

- A resolution to the sanitary sewer connection agreement and easements for the proposed America's Best Value Inn on State Route 96 also will be discussed at the Planning Review Committee meeting on June 5th.

Mr. Hemminger asked about the status of the development plans of the Farmington Market Center site. Mr. Brand said that the owner of the Farmington Market Center is very interested in the adjacent LeFrois project on State Route 96 and may be considering a revision to the Farmington Market Center Incentive Zoning proposal that has been under discussion since the initial concept presentation to the Project Review Committee on September 1, 2017; the Incentive Zoning presentation to the Town Board on January 22, 2019; and the concept presentation to the Planning Board on February 6, 2019. However, due to the restraints imposed on public meetings during the current COVID-19 pandemic, there have been no recent meetings with the owner.

***Code Enforcement Officer:***

Mr. Delpriore reported that the Building Department has been involved in the reopening of the department during the State's Phase 1 and Phase 2 initiatives. He noted that the status of a number of applications will be discussed at the the Project Review Committee meeting on June 5th.

***Planning Board Members:***

Mr. Hemminger said that the next meeting of the Planning Board on June 17, 2020, is expected to be held at the Town Hall in compliance with the anticipated Governor's Executive Order on conducting in-person public meetings. He requested that residents refer to the Town website for announcements of alternate arrangements (if they are required). Mr. Hemminger also requested that board members plan to arrive at 6:30 p.m. on June 17th to be briefed on the procedures that will be in place for the return of in-person meetings.

**7. PUBLIC COMMENTS**

Mr. Hemminger asked if anyone who was participating in the telephone conference call wished to make comments or ask questions.

He asked twice. There were no comments or questions from those on the telephone line.

**8. TRAINING OPPORTUNITIES**

**New York State Department of State  
Division of Local Government Services  
Spring 2020 Webinar Series:**

*June 10, 2020*

Blight: Strategies and Tools for Local Governments  
3:00 p.m. to 5:00 p.m.  
2 hours training credit

Information:

<http://www.dos.ny.gov/lg/lut/index.html>

**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. BELLIS, that the meeting be adjourned.

Motion carried by voice vote.

The meeting was adjourned at 7:30 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, June 17, 2020, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425. (Refer to the Town website prior to the meeting regarding alternate arrangements, if any are needed.)

Respectfully submitted,

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