

*Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, March 20, 2019, 7:00 p.m.**

**MINUTES—APPROVED**

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

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

**Staff Present:**  
Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Don Giroux, Town of Farmington Highway and Parks Superintendent

**Applicants Present:**  
Jacob and Amanda Bement, 69 Foster Street, Canandaigua, N.Y. 14424

**Resident Present:**  
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425

**1. MEETING OPENING**

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited. Everyone in attendance was familiar with the members of the Planning Board and staff, and with the emergency procedures and exits. Mr. Hemminger omitted introductions and the review of emergency procedures this evening.

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

**2. APPROVAL OF MINUTES OF MARCH 6, 2019**

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the March 6, 2019, meeting be approved.

Motion carried by voice vote. Ms. Neale and Mr. Maloy abstained due to their absences from the meeting on March 6, 2019.

**3. NEW FINAL SITE PLAN**

**PB #0304-19                      New Final Site Plan Application**

**Name:**                              Jacob Bement, 69 Foster Street, Canandaigua, N.Y. 14424

**Location:**                        Lot #3 of the Karley Subdivision, east side of Payne Road, north of Canandaigua–Farmington Town Line Road

**Zoning District:**                A-80 Agricultural

**Request:**                         Final Site Plan approval for a buildable lot to construct a single-family dwelling

The State Environmental Quality Review (SEQR) determination on this application (Type II Action) and the Preliminary Site Plan were approved by the Planning Board on March 6, 2019.

Jacob and Amanda Bement presented their application.

Mr. Bement said that there have been no changes to the plans since the Preliminary Site Plan was approved on March 6, 2019.

Mr. Brabant said that the applicant has submitted final site plans as required and that all conditions of Preliminary Site Plan approval have been addressed.

Mr. Hemminger asked about the question which was discussed at the previous meeting concerning the driveway pull-off area for fire apparatus access (due to the length of the driveway). Mr. Brabant said that this has been addressed to the satisfaction of the Town Fire Marshal and the fire department.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
JACOB BEMENT  
FINAL SITE PLAN, LOT #3 OF KARLEY SUBDIVISION ON PAYNE ROAD**

**PB #0304-19**

**APPLICANT: Jacob Bement, 69 Foster Street,  
Canandaigua, N.Y. 14424**

**ACTION: Final Site Plan Application for the construction of a single  
family dwelling on a 23.183 acre lot located on Lot #3 of the  
Karley Subdivision on the east side of Payne Road.**

**WHEREAS,** the Town of Farmington Planning Board (hereinafter referred to as the Board) has opened the public meeting upon this application; and

**WHEREAS,** the Board has given consideration to the public comment entered into the public record upon said project.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board has satisfied the procedural requirements set forth under the State Environmental Quality Review (SEQR) Regulations by classifying the proposed Action as being a Type II Action and Type II Actions are not subject to further review under Part 617 of the SEQR Regulations thereby completing the environmental review; and

**BE IT FURTHER RESOLVED THAT** the Board does hereby grant Final Site Plan Approval upon the above referenced Action, with the following conditions:

1. Final Site Plan Approval is based upon the drawing prepared by Grove Engineering, entitled “Final Site Plan, Proposed Bement Residence, Payne Road—T.M. #42.00-1-27.330, Town of Farmington, Ontario County, New York” dated March 12, 2019; and the Shallow Trench Septic System Plans also prepared by Grove Engineering; with the following conditions of approval.
2. The revision box is to be amended to read . . . “Planning Board Final Site Plan Approval, file PB #0304-19, March 20, 2019.”
3. Once these conditions of Final Site Plan Approval have been made and the drawing’s Revision Box amended, then one copy of the amended map is to be submitted to the Town’s Code Enforcement Officer for his review and acceptance of these conditions being shown. Upon his acceptance, the applicant is to submit four (4) additional paper prints for signing by those listed on the Site Plan Drawing.
4. This resolution granting Final Site Plan Approval with Conditions shall expire within 180 days from today, unless renewed by the Planning Board under separate resolution prior to the date of expiration.

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

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

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

Motion carried.

**4. OPEN DISCUSSION**

Mr. Hemminger acknowledged and congratulated Mr. Delpriore upon his appointment by the Town Board as the Town Code Enforcement Officer. Mr. Hemminger extended the Planning Board’s willingness to assist Mr. Delpriore in his new position.

***Highway and Parks Superintendent:***

Mr. Giroux reported that the Town staff has prepared for the audit of the Town’s MS4 (Municipal Separate Storm Sewer System) program by the New York State Department of Environmental Conservation which will begin on March 27th. The Town Building Department and Highway Department staff have been working with Mr. Brabant and representatives of MRB Group in anticipation of the audit. Mr. Giroux noted that the Town MS4 Committee has been meeting since 2016. He said that he is comfortable that all MS4-related materials and reports are in order.

***Code Enforcement Officer:***

Mr. Delpriore said that a site plan has been submitted for a Byrne Dairy Store (with gasoline pumps) proposed for the southwest corner of State Route 96 and Mertensia Road. He said that the staff’s initial concerns include the safety of motor vehicle access and buffering of the store from the adjacent manufactured home community to the west of the site. Mr. Brabant said that the application may be on the Project Review Committee’s agenda on April 4th. Mr. Bellis also expressed concern about safe motor vehicle access and buffering of the site. Mr. Brabant discussed the proximity of the Tops Supermarket fueling station which also has been proposed for the south side of State Route 96 just east of this intersection on the Farmington Market Center site. Mr. Delpriore said that there would be no issue [with the proximity of the gas stations] if they were to be on opposite sides of

State Route 96. But he said that a zoning variance may be required by one of the applicants because of the proposals to have both the Byrne Dairy and the Tops Supermarket gas stations on the same side of the road.

***Town Engineer:***

Mr. Brabant discussed the following topics:

- The Final Site Plan application for the ALDI Supermarket expansion will be on the Planning Board agenda on April 3rd. He said that revised plans which address the conditions of Preliminary Site Plan approval were submitted to the Town on February 20th.
- The Blumont Rise Subdivision has been proposed on the Blumont Stables property on the south side County Road 41 in the Town of Victor. The property is just west of the Town and within 500 feet of the Farmington–Victor boundary. Mr. Brabant said that the Planning Board may wish to consider sending comments to the Victor Planning Board on this proposal because of its proximity to the Town. He said that the input could include comments on the Farmington MS4 program, stormwater control, and stormwater runoff. Mr. Brabant said that this may be on the Farmington Planning Board agenda on April 3rd in advance of the Victor Planning Board meeting on April 9th.
- The Public Hearing on the Delaware River Solar subdivision, site plan and special use permit applications will be reconvened on April 17th at 7:00 p.m. at the Town Highway Department on Hook Road. Mr. Hemminger said that that it is not known at this time whether the report from the Commissioner of the New York State Department of Agriculture and Markets will be received by this date. He said that the Public Hearing will reconvene as scheduled, but that the Planning Board may have to continue the Public Hearing to a future date if the State report is not received by April 17th. He also noted that the Commissioner of Agriculture and Markets is expected to request an opinion on the application from the Ontario County Agricultural Enhancement Board which meets on April 7th. Mr. Hemminger said that he is unsure if the County board would have enough time to prepare an opinion and transmit it back to the State in time for the Public Hearing session on April 17th meeting. Mr. Hemminger said that the Planning Board cannot act upon the State Environmental Quality Review (SEQR) declaration until the report from the Commissioner of Agriculture and Markets is received and the Public Hearing is closed.
- The revised Preliminary Subdivision Plat and the revised Preliminary Site Plan for the Home Power Systems addition have been submitted to the Town. The revised plans must be reviewed by the Town staff and signed, following which the applicant will submit the Final Subdivision Plat and the Final Site Plan applications. Mr. Brabant said that these applications may be on the Planning Board

agenda on April 17th, which is the same evening as the Delaware River Solar Public Hearing. He will keep the board advised of the Home Power Systems schedule.

- Public Hearings have been scheduled in the Town of Macedon for two solar projects, as follows:

**April 11, 2019, 7:45 p.m.** Special Use Application for Delaware River Solar—Frey Road to construct a photovoltaic facility on land located on the northeast corner of Frey Road and West Walworth Road. The applicant requires a Special Use Permit from the Macedon Town Board and Site Plan approval from the Macedon Planning Board (Bergmann Associates engineering firm).

**April 11, 2019, 8:00 p.m.** Special Use Application for Abundant Solar—Barnes Road to construct a ground-mounted solar array. The applicant requires a Special Use Permit from the Macedon Town Board and Site Plan approval from the Macedon Planning Board (LaBella Associates engineering firm).

Mr. Hemminger said that he may attend these hearings.

## 5. PUBLIC COMMENTS

None.

## 6. BOARD MEMBERS' COMMENTS

Mr. Hemminger reported that the Empire Pipeline project has received approval from the Federal Energy Regulatory Commission (FERC). This project received Preliminary Site Plan approval from the Planning Board on September 19, 2018 (PB #0505-18); and Final Site Plan approval on December 19, 2018 (PB #1204-18).

Mr. Maloy asked about the Delaware River Solar Public Hearing on April 17th. Mr. Hemminger said that the Public Hearing has been continued to this specific date, that the Public Hearing will be reconvened, and that comments from the applicant and from the public will be taken for the record. He said that the Public Hearing will have to be continued to a future date if the report from the New York State Commissioner of Agriculture and Markets is not received by April 17th. Mr. Hemminger said that the Planning Board may not take action upon the SEQR declaration until this report is received and the Public Hearing is closed.

**7. TRAINING OPPORTUNITY**

**Genesee–Finger Lakes Regional Planning Council  
Spring 2019 Regional Local Government Workshop**

May 17, 2019

*Information: dave.zorn@gflrpc.org*

**8. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 7:20 p.m.

The next regular meeting of the Planning Board will be held at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Wednesday, April 3, 2019, at 7:00 p.m.

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

Respectfully submitted,

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