

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD **Wednesday, March 6, 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
Douglas Viets

Board Members Excused: Shauncy Maloy
Mary Neale

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
Jamie Kincaid, Town of Farmington Fire Marshal
John Weidenborner, Assistant Chief, Farmington Volunteer Fire Association

Applicants Present:
Jacob and Amanda Bement, 69 Foster Street, Canandaigua, N.Y. 14424
Matthew Guche, Ontario Mall Antiques, 1740 State Route 332, Farmington, N.Y. 14425
One person who did not sign in

Residents Present:
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425
George Cretekos, 186 Hawthorne Circle, Farmington, N.Y. 14425

1. MEETING OPENING

The meeting was called to order at 7:00 p.m. After the Pledge of Allegiance was recited, Mr. Hemminger explained the emergency evaluation procedures. He asked everyone to please sign in and requested cell phones and other devices be set on silent mode.

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

2. APPROVAL OF MINUTES OF FEBRUARY 20, 2019

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the February 20, 2019, meeting be approved.

Motion carried by voice vote.

3. NEW FINAL SIGN SITE PLAN

PB #0302-19 New Final Sign Site Plan Application

Name: Ontario Mall Antiques, c/o Matthew Guche,
1740 State Route 332, Farmington, N.Y. 14425

Location: 1740 State Route 332

Zoning District: GB General Business

Request: Final Sign Site Plan approval to erect a freestanding commercial speech copy-change ground sign with an electronic copy-changeable sign message to be located at 1740 State Route 332

The applicant was granted an Area Variance to Town Code Article V, Chapter 165-41 (A) (2) and (6) on February 25, 2019.

Mr. Guche presented this application.

He said that he has owned the Ontario Mall Antiques for more than 25 years and is proposing to renovate the existing sign with a fresh coat of paint, a new logo and a digital lighted message board. The size of the sign and the structure will remain the same as the existing sign which is now cracked, faded and dilapidated. Mr. Guche displayed photographs of the existing sign and the proposed sign.

He said that the existing sign, in its current condition, conveys the impression that the business is closed or that a garage sale is being held. He said that the new sign will improve the quality of State Route 332 and convey a better outdoor image of the Mall.

Mr. Guche said that staff must manually replace the “1000 Dealers” section of the sign with a “Sale” section during sales events at the Mall. This cannot be done in winter when the sign freezes. He said that the proposed lighted message board would be similar in use to a gas-station lighted price sign which changes occasionally. He said that the digital

message would not change more than once per day, that it will remain stationary, and that there will be no flashing or scrolling lighting, images or words.

Mr. Guche said that 90 percent of the Mall's social media followers are from outside Ontario County and that 94 percent are from outside the Town of Farmington. He said that the Mall collects approximately \$11,500 in sales taxes each month and that tourists often learn about the Mall from their social-media contacts.

He said that highway safety will not be impacted by the sign, that it will not compromise sight distances, and that there will be no adverse effects on the highway or on nearby agricultural lands.

Mr. Brabant said that draft resolutions have been prepared for board consideration this evening for the State Environmental Quality Review (SEQR) determination (Type II Action) and for Final Sign Site Plan approval.

Mr. Delpriore reviewed the Zoning Board of Appeals conditions of approval which are included in the Planning Board's draft approval resolution. These include that the lighting intensity is to comply with the Town Lighting Standards (Chapter 165 of the Town Code); that the digital lighted portion of the sign is to remain off during dark night time periods when the Mall is closed; that the digital lighted portion is not to have any animated, flashing or moving parts such as messages being scrolled across the sign face; and that a landscaping plan around the base of the sign is to be prepared for acceptance by the Planning Board (*see* Condition #4 in the Planning Board approval resolution for a list of all of the Zoning Board of Appeals conditions of approval, pages 6 and 7 of these minutes).

Mr. Viets asked about the messages that would be shown on the digital lighted portion of the sign. Mr. Guche said that the digital lighted portion would be text only with no moving figures or images.

Mr. Viets asked about landscaping around the sign and on the property. Mr. Guche said that landscaping around the sign will include flower beds, small shrubs and perhaps some rocks. He said that future landscaping plans on the property include replacement of the existing lamp posts. He said that his intent is to have a pleasing and improved "look" to the exterior entrance of the property.

Mr. Guche also confirmed that he will address the Zoning Board of Appeals condition of approval that the parking lot be resealed and that the parking spaces be doubled striped to comply with the Town Code.

Mr. Viets discussed Town Code §165-45 regarding prohibited signs and signs which are not permitted in all zoning districts. He requested that Mr. Guche work with the Code Enforcement Officer to assure that the digital lighted portion of the sign does not violate any of the provisions of this section of the Town Code. Mr. Guche said that he will do so.

Mr. Bellis asked about the frequency of the changes of the digital lighted sign message. Mr. Guche said that the message would be changed only once per day and that the same message may remain on the sign for a number of days.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
ONTARIO MALL ANTIQUES, C/O MATTHEW GUCHE
FINAL SIGN SITE PLAN, 1740 STATE ROUTE 332
SEQR RESOLUTION—TYPE II ACTION**

PB #0302-19

APPLICANT: Ontario Mall Antiques, c/o Mathew Guche, 1740 State Route 332, Farmington, N.Y. 14425

ACTION: Final Sign Site Plan for Ontario Mall Antiques for a freestanding commercial speech copy-change ground sign with an electronic copy-changeable sign message to be located at 1740 State Route 332.

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

WHEREAS, the Board finds the Action is identified in Section 617.5 (c) (7) of Article 8 of the New York State Environmental Conservation Law (hereinafter referred to as SEQR Regulations) as an Action involving construction of a non-residential structure less than 4,000 square feet in area and not involving a change in zoning or a use variance and consistent with local land use controls is classified as being a Type II Action. Type II Actions are not subject to review under the SEQR Regulations.

NOW, THEREFORE, BE IT RESOLVED THAT the Board finds that the Action is classified a Type II Action under Section 617.5 (c) (7) of the SEQR Regulations.

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

NOW, THEREFORE, BE IT RESOLVED THAT the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

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

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
 ONTARIO MALL ANTIQUES, C/O MATTHEW GUCHE
 FINAL SIGN SITE PLAN, 1740 STATE ROUTE 332**

PB #0302-19

APPLICANT: Ontario Mall Antiques, c/o Mathew Guche, 1740 State Route 332, Farmington, N.Y. 14425

ACTION: Final Sign Site Plan for Ontario Mall Antiques for a freestanding commercial speech copy-change ground sign with an electronic copy-changeable sign message to be located at 1740 State Route 332.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has opened the meeting upon the proposed Final Sign Site Plan for Ontario Mall Antiques for a freestanding commercial speech copy-change ground sign with an electronic copy-changeable sign message to be located at 1740 State Route 332 (hereinafter referred to as Action); and

WHEREAS, the applicant’s application for an Area Variance from the Town Zoning Board of Appeals was reviewed by the Ontario County Planning Board on February 13, 2019; was assigned Referral No. 30-2019; was determined to be a Class AR2 (Administrative Review); and was returned with an recommendation of Denial; and

WHEREAS, the Town Zoning Board of Appeals, on February 25, 2019, approved by unanimous vote (exceeding the majority + one requirement) a resolution to override the Ontario County Planning Board’s recommendation; and

WHEREAS, the Town Zoning Board of Appeals, on February 25, 2019, approved the applicant’s request for an Area Variance to Town Code Chapter 165, Article V, Chapter 165-41 (A) (2) and (6); and

WHEREAS, the Planning Board has received public testimony at tonight’s meeting upon the proposed Final Sign Site Plan (hereinafter referred to as Action); and

WHEREAS, the Planning Board, has reviewed the photographs of the proposed type of monument sign and related landscaping to be installed at 1740 State Route 332 at the March 6, 2019 Planning Board meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby grant Final Sign Site Plan Approval upon this Action with the following conditions:

1. Final Sign Site Plan Approval is based upon the sign face drawing by Sign & Lighting Services.
2. Two (2) paper prints of the Final Sign Site Plan drawing and the two (2) photographs are to be submitted to the Town Code Enforcement Officer for his review and acceptance. Upon his acceptance of the Final Sign Site Plan documents, the Planning Board Chairperson's signatures will be affixed to the Plot Plan drawings and the photographs.
3. One (1) signed paper print of the Final Sign Site Plan and two (2) signed photographs of the sign and landscaping are to be provided to the applicant. One (1) signed paper print of the Final Sign Site Plan and two (2) signed photographs of the sign and landscaping are to be filed with the Town's Property File on this Action.
4. Final Sign Site Plan Approval is based upon the conditions of approval of the applicant's Area Variance to Town Code Chapter 165, Article V, Chapter 165-41 (A) (2) and (6) granted by the Zoning Board of Appeals on February 25, 2019, as follows:
 - a. The applicant is to obtain Final Sign Site Plan approval from the Town Planning Board which is to be based in part by the conditions set forth herein; and
 - b. The proposed electronic Copy-Change Sign lighting intensity is to comply with the Town Lighting Standards contained in Chapter 165 of the Town Code; and
 - c. The proposed electronic Copy-Change Sign is to operate on a timer and is to remain off during dark night time periods when the Mall is closed; and
 - d. The proposed electronic Copy-Change Sign is not to have any animated, flashing or moving parts such as messages being scrolled across the sign face; and
 - e. The applicant is to also install the Public Safety Signage for this site in accordance with the provisions contained in: Chapter 165, Article V, Section 41. A. (11) of the Town Code; and Appendix G-9.0, Public Safety Sign

Detail, a part of the adopted Town of Farmington Site Design and Development Criteria; and

- f. The applicant is to prepare a landscaping plan around the base of the proposed sign to be accepted by the Town Planning Board; and
 - g. The applicant is to seal coat the existing parking lot this year, not later than May 31, 2019, and re-stripe the parking spaces to conform to the double-line striping requirements set forth in Chapter 165 of the Town Code.
5. Final Sign Site Plan Approval is valid for a period of 180 days and shall expire unless drawing and photographs have been filed with the Town Development Office.

Following the reading of the conditions of approval, Mr. Guche said that the normal business hours of the Mall are 10:00 a.m. to 6:00 p.m. He asked about having the digital lighted message portion of the sign operational from approximately 9:00 a.m. to 7:00 p.m. Mr. Delpriore said that the Zoning Board of Appeals conditions of approval require that the digital lighted message must remain off during dark night time periods when the Mall is closed. He said that the digital message may be on whenever the Mall is open.

Mr. Viets asked about the date of May 31, 2019, for the completion of the parking lot resealing and restriping. Mr. Giroux said that the date of May 31st is the Town’s standard date of completion for all applicants for work which cannot be completed during winter months. Mr. Kincaid requested that Mr. Guche should notify him in writing if weather conditions this spring will prevent this work from being completed by May 31st.

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

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

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

Motion carried.

4. NEW PRELIMINARY SITE PLAN

PB #0303-19 New Preliminary 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

Zoning District: A-80

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

Mr. Bement presented this application. Ms. Bement and one other person also attended.

Mr. Bement said that they have purchased a 23.183-acre lot on the east side of Payne Road, across from 1752 Payne Road, and plan to construct a 2,100-square-foot log home.

Mr. Kincaid said that he met with Mr. Bement to review the plans and that the Town's request for the addition of a driveway pull-off for fire apparatus access (due to the length of the driveway) has been made on the Preliminary Site Plan.

Mr. Delpriore said that a review of this application was not required by the Ontario County Planning Board due to its distance from Canandaigua–Farmington Town Line Road.

Mr. Brabant said that draft resolutions have been prepared for board consideration this evening for the State Environmental Quality Review (SEQR) determination (Type II Action) and for Preliminary Site Plan approval.

Mr. Brabant said that this application is for Preliminary Site Plan approval and not Preliminary Subdivision Plat approval, therefore, no Public Hearing is required for this application. Site Plan approval is required for the issuing of building permits to develop this site.

He requested that the following condition be added to the draft Preliminary Site Plan resolution:

New Condition #3	All comments contained in the Town Engineering Firm's letter of February 12, 2019, to the Town Director of Planning and Development are to be addressed in writing and changes made to the Preliminary Site Plan as may be required in said letter.
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(Clerk's Note: The Preliminary Site Plan resolution that appears below includes Mr. Brabant's requested condition of approval.)

Assistant Chief Weidenborner said that the driveway pull-off complies with the requirements for emergency vehicle access on the long driveway.

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

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
JACOB BEMENT
PRELIMINARY SITE PLAN, LOT #3 OF KARLEY SUBDIVISION ON PAYNE ROAD
SEQR RESOLUTION—TYPE II ACTION**

PB #0303-19

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

**ACTION: Preliminary 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 reviewed the criteria, under Part 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations, for determining the Classification associated with the above referenced Action; and,

WHEREAS, the Board finds the Action is identified in Section 617.5 (c) (9) involving construction of a single-family residence upon an approved lot including provision of necessary utility connections as provided in paragraph 617.5 (c) (11).

NOW, THEREFORE, BE IT RESOLVED THAT the Board finds that the Action is classified a Type II Action under Section 617.5 (c) (9) of the SEQR Regulations.

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

NOW, THEREFORE, BE IT RESOLVED THAT the Board in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the Town file upon this Action.

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

Motion carried.

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
PRELIMINARY SITE PLAN, LOT #3 OF KARLEY SUBDIVISION ON PAYNE ROAD**

PB #0303-19

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

**ACTION: Preliminary 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.

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

1. Preliminary Site Plan Approval is based upon the drawing prepared by Grove Engineering, entitled “Preliminary Site Plan, Proposed Bement Residence, Payne Road—T.M. #42.00-1-27.330, Town of Farmington, Ontario County, New York” dated February 1, 2019, and the Shallow Trench Septic System Plans also prepared by Grove Engineering; with the following conditions of approval.
2. Sheet 1 is to be amended to provide a Site Note to the drawing that reads . . . “The proposed driveway shall comply with the requirements set forth in the adopted Town of Farmington Site Design and Development Criteria.”
3. All comments contained in the Town Engineering Firm’s letter of February 12, 2019, to the Town Director of Planning and Development are to be addressed in writing and changes made to the Preliminary Site Plan as may be required in said letter.

4. Once these conditions of Preliminary 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. If additional copies of the Preliminary Site Plan Drawings are needed by the Applicant, then the additional number is to be provided at the time of signing.
5. Once the Preliminary Site Plan drawings have been signed, then the applicant may submit application for Final Site Plan Approval. At that time such application will be placed upon the next available planning board agenda.
6. This resolution granting Preliminary 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.

Following the reading, Mr. Brabant suggested to Mr. Bement that consideration by the Planning Board of the Final Site Plan could be scheduled for the Planning Board meeting on March 20, 2019, if Mr. Bement's engineer could submit revised Preliminary Site Plan and a second set of drawings marked "Final Site Plan" by March 13, 2019. Mr. Bement said that he would discuss this schedule with his engineer.

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

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

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

Motion carried.

5. PLANNING BOARD ACTION ITEMS

Letter of Credit Establishment (1): *Maddie's Motorsports*

■ 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
LETTER OF CREDIT ESTABLISHMENT
MADDIE’S MOTORSPORTS, 6226 STATE ROUTE 96**

PB #0207-19

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineer, to approve a Letter of Credit for site improvements to be located within the above referenced project; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit along with the Engineer’s Estimates of Value attachment thereto; and

WHEREAS, under the provisions of Chapter 144, Section 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 establishment of the 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 Engineers, does hereby recommend that the Town Board take formal action to approve the request to establish of letter of credit in the total amount of \$11,005.53.

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

Motion carried.

**Cerone Incentive Zoning Project (Auburn Junction, Phase 1):
*Preliminary and Final Site Plan Resolution Amendments—Re-Approval***

Mr. Brabant said that it was reported that there was an issue with the filing of PB #0501-17 and PB #1209-17 (Preliminary and Final Site Plan Resolutions Amendments), which was approved by the Planning Board on December 5, 2018.

Mr. Brabant said that Mr. Brand recommended that the Planning Board re-approve the amendments at this meeting.

Mr. Brabant also said that the re-approval of the amendments was discussed with Michael Cerone (the applicant) of MIII Enterprises and Paul Colucci (Mr. Cerone’s engineer) of The DiMarco Group at the Project Review Committee meeting on March 1, 2019.

Mr. Hemminger said that the draft re-approval resolution is the same resolution approved by the Planning Board on December 5, 2018.

■ 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
CERONE INCENTIVE ZONING PROJECT (MIII ENTERPRISES)
PRELIMINARY AND FINAL SITE PLAN RESOLUTIONS AMENDMENTS—RE-APPROVAL**

PB #0501-17 and PB #1209-17

**APPLICANT: Michael Cerone (MIII Enterprises), P.O. Box 509,
Webster, N.Y. 14580**

**ACTION: Cerone Incentive Zoning Project: Preliminary Site Plan and
Final Site Plan Resolutions Amendments—Re-Approval**

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

WHEREAS, the Planning Board has given consideration to the information presented by the Town Director of Planning and Development and the Town Code Enforcement Officer concerning the need to amend certain conditions of approval in both Planning Board Resolutions PB #0501-17, Preliminary Site Plan, Condition #6; and PB #1209-17, Final Site Plan, Condition #9; and

WHEREAS, the Planning Board has determined that these two previous conditions of approval have placed restrictions upon the Applicant that prior to the issuance of the first Certificate of Occupancy for the first structure, which in this instance in the mini-warehouse portion of the site, all land transfers associated with this Incentive Zoning Project are to be completed and accepted by the Town Board; and

WHEREAS, the Planning Board has also determined that the involved land transfers continue to be delayed but not by this applicant; and

WHEREAS, the Planning Board has also determined that negotiations among all affected property owners continue to proceed toward resolution; and

WHEREAS, the Planning Board has also determined that the mini-warehouse portion of the project has been inspected by Town Code Enforcement Officials and found to be complete and ready for a Certificate of Occupancy to be issued.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to amend the two above referenced conditions of Preliminary Site Plan and Final Site Plan approvals as follows:

- 1. Condition #6, PB #0501-17, is hereby amended in its entirety to read:
 - 6. Preliminary Site Plan Approval is based upon the Applicant’s showing of good faith in reaching agreement with all of the other involved land owners associated with the proposed land transfers that were originally envisioned by the Town Board’s approval of the Incentive Rezoning for the Project. In the event such land transfers have not been accomplished at time of completion of the first structure(s), understood to be either or both the mini-warehouse structures or the first of two climate controlled structures, then the Town Code Enforcement Officer may issue a Certificate of Occupancy for those completed units.

- 2. Condition # 9, PB #1209-17, is hereby amended in its entirety to read:
 - 9. Final Site Plan Approval is based upon the Applicant’s showing of good faith in reaching agreement with all of the other involved land owners associated with the proposed land transfers that were envisioned by the Town Board’s approval of the Incentive Rezoning for the Project. In the event such land transfers have not been accomplished at time of completion of the first structure(s), understood to be either or both the mini-warehouse structures or the first of two climate controlled structures, then the Town Code Enforcement Officer may issue a Certificate of Occupancy for those completed units.

- 3. A certified copy of this resolution shall be appended to both of the above referenced resolutions, filed with the Town Clerk and with the Project Files, in the Town Development Office.

- 4. A certified copy of this resolution shall also be provided to Michael Cerone, MIII Enterprises, LLC; Paul Colucci, The DiMarco Group; and the Town Code Enforcement Officer.

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

Motion carried.

6. OPEN DISCUSSION

Highway and Parks Superintendent:

Mr. Giroux reported that his office is involved in pre-bid meetings for several projects and is gearing up for summer work.

Town Engineer:

Mr. Brabant said that the Town has been selected by the New York State Department of Environmental Conservation for an audit of the MS4 Program. He said that weekly meetings will be held with the staff to coordinate the file of MS4 inspections, meeting minutes and related documents in preparation for the audit.

Mr. Brabant reported that the Town is awaiting revised Preliminary Site Plans for the ALDI Food Store and the Home Power Systems applications.

He also said that the monthly status agenda of projects in progress will be distributed on the third Friday of every month.

7. PUBLIC COMMENTS

None.

8. BOARD MEMBERS' COMMENTS

Mr. Hemminger said that he plans to review the entire file of the Delaware River Solar application prior to the reconvening of the Public Hearing on April 17, 2019, to assure that all the information which was requested by the board has been received.

Mr. Hemminger also discussed the opening of Eagle Star Housing on Corporate Drive, which provides transitional housing for homeless veterans. He said that the Farmington facility provides 20 beds, four of which are for homeless women veterans. Mr. Hemminger said that the facility is funded by the Veterans Administration and that he is pleased that a facility of this type is located in Farmington.

9. TRAINING OPPORTUNITY

**Genesee–Finger Lakes Regional Planning Council
Spring 2019 Regional Local Government Workshop
May 17, 2019**

Information: dave.zorn@gflrpc.org

10. ADJOURNMENT

■ A motion was made MR. BELLIS, seconded by MR. VIETS, 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 at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Wednesday, March 20, 2019, at 7:00 p.m.

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

Respectfully submitted,

John M. Robortella,
Clerk of the Farmington Planning Board

L.S.