

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, November 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  
Shauncy Maloy  
Mary Neale  
Douglas Viets

**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

**Applicants Present:**  
David Matt, Project Engineer, Schultz Associates Engineers and Land Surveyors PC,  
129 S. Union Street, Spencerport, N.Y. 14559  
Brennan Marks, P.E., Marks Engineering, 42 Beeman Street, Canandaigua, N.Y. 14424  
Gregory W. McMahon, P.E., McMahon LaRue Associates PC, 822 Holt Road,  
Webster, N.Y. 14580  
Robert Miglioratti, Owner/Developer, Loomis Road Mini Storage Project  
Terence Robinson, Esq., Boylan Code LLP, 28 South Main Street, Canandaigua, N.Y. 14424

**Residents Present:**  
William L. Allen, 5988 County Road 41, Farmington, N.Y. 14425  
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425  
Tim DeLucia, 1452 Mertensia Road, 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 evacuation procedures. He asked everyone to please sign in and requested that 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 OCTOBER 16, 2019

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, that the minutes of the October 16, 2019, meeting be approved.

Motion carried by voice vote.

## 3. CONTINUED PRELIMINARY SITE PLAN

### **PB #1007-19                      Continued Preliminary Site Plan Application**

**Name:** Victor Association of Cultural and Performing Arts Inc.,  
630 Crowley Road, Farmington, N.Y. 14425

**Location:** 1622 State Route 332

**Zoning District:** GB General Business

**Request:** Preliminary Site Plan approval to erect a 4,201-square-foot single-story building addition with deck to be used for instruction/lesson space, lectures and cafeteria space for people with disabilities.

This application was continued from the Planning Board meeting on October 16, 2019.

Mr. Delpriore said that the applicant's engineer is still working on the preparation of the building elevation drawings and a photographic simulation of the new addition as it would be viewed from State Route 332. These items were requested by the Planning Board at the meeting on October 16, 2019. Mr. Delpriore said that the applicant expects to have these materials ready for the Planning Board meeting on November 20, 2019.

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

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

**FARMINGTON PLANNING BOARD CONTINUING RESOLUTION  
PRELIMINARY SITE PLAN ACTION  
COBBLESTONE ARTS CENTER BUILDING ADDITION**

**PB 1007-19**

**APPLICANT: Victor Association of Cultural & Performing Arts, Inc.  
1622 State Route 332, Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Approval to erect a 4,201-square-foot  
single story building addition with deck to be used for  
instruction/lesson space, lectures and cafeteria space**

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

**WHEREAS**, the Board has classified said Action as an Unlisted Action under Section 617.5 of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Board has made a determination of non-significance upon said Action, thereby satisfying the procedural requirements under Article 8, of the New York State Environmental Conservation Law; and

**WHEREAS**, the Board has received testimony at tonight’s public meeting upon said Action and has given consideration to the Ontario County Planning Board’s comments and recommendation contained in County Referral #205-2019; and

**WHEREAS**, the Board, at its meeting on October 16, 2019, did continue its deliberations upon this application pending receipt of building elevation drawings of the proposed building addition; and

**WHEREAS**, the building elevation drawings were not received in time for placing them in the Planning Board’s packets for tonight’s meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby move to continue its deliberations upon this application to the November 20, 2019 Planning Board Meeting.

- |                  |     |
|------------------|-----|
| Adrian Bellis    | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy    | Aye |
| Mary Neale       | Aye |
| Douglas Viets    | Aye |

Motion carried.

**4a. PRELIMINARY SITE PLAN**

**PB #1102-19 Preliminary Site Plan Application**

**Name:** Kyle Sadler, 5654 Allen Padgham Road, Farmington, N.Y. 14425

**Location:** 5832 Yahn Road

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

**Request:** Preliminary Site Plan approval to erect a single-story single-family residence with attached garage, consisting of a total of 3,021 square feet upon Lot #1 of the David and Nancy Sadler Two-Lot Subdivision

**4b. FINAL SITE PLAN**

**PB #1103-19 Final Site Plan Application**

**Name:** Kyle Sadler, 5654 Allen Padgham Road, Farmington, N.Y. 14425

**Location:** 5832 Yahn Road

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

**Request:** Preliminary Site Plan approval to erect a single-story single-family residence with attached garage, consisting of a total of 3,021 square feet upon Lot #1 of the David and Nancy Sadler Two-Lot Subdivision

Mr. Hemminger concurrently opened the consideration of PB #1102-19 and PB #1103-19, Kyle Sadler Preliminary Site Plan and Final Site Plan, respectively.

Mr. Marks (Marks Engineering) presented this application.

He said that the applicant plans to build a single-family home on a now-vacant lot on Yahn Road. He said that a house formerly was located on the lot

Mr. Marks said that a new driveway is proposed for the eastern side of the site, the location of which would be more favorable for access to the garage on a lower portion of the property and to the first floor of the new home. He said that an existing driveway that is used for access to the agricultural field is located on the western side of the site. He said that it made sense to separate the use of the western driveway from the proposed eastern driveway to the new home.

Mr. Marks said that there is currently a standard septic system on the site.

Mr. Brand said that he has coordinated with Mr. Marks on the preparation of two draft resolutions for the board’s consideration this evening for Preliminary Site Plan and Final Site Plan approval. He said that Mr. Marks provided all the information that was requested by the Town staff.

Mr. Brand also said that a draft State Environmental Quality Review (SEQR) resolution has been prepared for the board’s consideration for the classification of this application as a Type II action.

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

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

**FARMINGTON PLANNING BOARD RESOLUTION  
SEQR RESOLUTION— TYPE II DETERMINATION**

**PB #1102-19**

**APPLICANT: Kyle Sadler, 5654 Allen-Padgham Road,  
Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Application, Lot #1  
Dale L. and Nancy A. Sadler Subdivision, 5832 Yahn Road**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has determined the proposed Action referenced above to be a Type II Action as defined under Part 617.5 (c) (11) of the State Environmental Quality Review Act (SEQR) Regulations; and

**WHEREAS**, Type II Actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under New York State Environmental Conservation Law, article 8.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board in making this finding has satisfied the procedural requirements set forth in Article 8, of the New York State Environmental Conservation Law.

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

Motion carried.

Mr. Hemminger then asked Mr. Marks if he received the draft Preliminary Site Plan and Final Site Plan resolutions prior the meeting, if he understood the resolutions and if he agreed with the conditions. Mr. Marks said that he received the resolutions prior to the meeting, that he understood the resolutions and that he agreed with the conditions.

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

**FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN APPROVAL, LOT #1  
DAVID AND NANCY SADLER SUBDIVISION**

**PB #1102-19**

**APPLICANT: Kyle Sadler, 5654 Allen-Padgham Road,  
Farmington, N.Y. 14425**

**ACTION: Preliminary Site Plan Application, Lot #1  
Dale L. and Nancy A. Sadler Subdivision, 5832 Yahn Road**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an application from Kyle Sadler for preliminary site plan approval for the development of a single-family dwelling upon Lot #1 of the above referenced subdivision; and

**WHEREAS**, the preliminary site plan drawings for this application have been prepared by Marks Engineering, entitled “Preliminary Site Plan for New Single Family Residence, Lot #1, of David & Nancy Sadler, 2 Lot Subdivision,” job no. 19-164, dated 10/16/2019 with revisions dated 10/31/19.

**WHEREAS**, the Planning Board has given consideration to the testimony presented at tonight’s public meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approved the above referenced Preliminary Site Plan with the following conditions:

- 1, Prior to the issuance of a Building Permit, the Planning Board shall grant Final Site Plan approval for Lot #1.
2. Prior to the issuance of a Building Permit, the Applicant is to provide the Town Clerk payment of the prevailing Park and Recreation Fee.
3. Three (3) stamped paper prints of the Preliminary Site Plan drawings are to be submitted to the Town Code Enforcement Officer for signing. One signed copy shall be provided to the Town Highway and Parks Superintendent, one copy to

remain in the Town Development Office and one copy returned to the Applicant’s Engineer. If the applicant desires additional copies of the signed Preliminary Site Plan then those copies are to be provided at the time of signing.

- 4. Once the Preliminary Site Plan drawings have been signed by the Town Highway and Parks Superintendent and the Town Planning Board Chairperson, the applicant may submit an application for Final Site Plan Approval.
- 5. Preliminary Site Plan Approval is valid for a period of 180 days and shall expire unless signed drawings have been obtained.

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

Motion carried.

■ 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 the Town staff:

**FARMINGTON PLANNING BOARD RESOLUTION  
FINAL SITE PLAN APPROVAL, LOT #1,  
DAVID AND NANCY SADLER SUBDIVISION**

**PB #1103-19**

**APPLICANTS: Kyle Sadler, 5654 Allen-Padgham Road,  
Farmington, N.Y. 14425**

**ACTION: Final Site Plan Application, Lot #1  
Dale L. and Nancy A. Sadler Subdivision, 5832 Yahn Road**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received an application from Kyle Sadler for Final site plan approval for the development of a single-family dwelling upon Lot #1 of the above referenced subdivision; and

**WHEREAS**, the Final site plan drawings for this application have been prepared by Marks Engineering, entitled “Final Site Plan for New Single Family Residence, Lot #1, of David & Nancy Sadler, 2 Lot Subdivision,” job no. 19-164, dated 10/16/2019 with revisions dated 10/31/19.

**WHEREAS**, the Planning Board has given consideration to the testimony presented at tonight’s public meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approved the above referenced Final Site Plan with the following conditions:

1. Prior to the issuance of a Building Permit, the Planning Board shall grant Final Site Plan approval for Lot #1.
2. Prior to the issuance of a Building Permit, the Applicant is to provide the Town Clerk payment of the prevailing Park and Recreation Fee.
3. Three (3) stamped paper prints of the Final Site Plan drawings are to be submitted to the Town Code Enforcement Officer for signing. One signed copy shall be provided to the Town Highway & Parks Superintendent, one copy to remain in the Town Development Office and one copy returned to the Applicant’s Engineer. If the applicant desires additional copies of the signed Final Site Plan then those copies are to be provided at the time of signing.
4. Final Site Plan Approval is valid for a period of 180 days and shall expire unless signed drawings have been obtained.

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

Motion carried.

**5. PLANNING BOARD ACTION ITEMS**

**Concept Discussion—Loomis Road Self Storage:**

Mr. McMahon (McMahon LaRue Associates) and Robert Miglioratti, the owner/developer of the project, presented this application.

Mr. McMahon said that the unusually-shaped parcel, which is zoned General Industrial, is located at the bend on the north side of Loomis Road at a point that is parallel with the New York State Thruway. He said that three mini storage buildings (total of 13,500 square feet) are planned. Two buildings will be parallel with the Thruway. The third building with double-sided doors would be located in the middle of the parcel.

Mr. McMahon said that a setback Area Variance of 10 feet (30 feet required by the Town Code) from the Thruway will be requested from the Zoning Board of Appeals due to the

unusual geometry of the parcel's property lines. Thirty-foot setbacks from the adjoining properties will be maintained. He said that the intent is to request the Area Variance from the area of the parcel that would be the least impactful upon the adjacent residential homes.

He said that the mini storage buildings will be slab on grade steel buildings with electricity and no other utilities. No office will be on the site. The site will be gated with coded access. The buildings will have interior lights and low-level exterior lighting.

Mr. McMahan said that Mr. Miglioratti operates several other mini storage locations including one on Phillips Road in Webster, N.Y.

Mr. McMahan displayed an aerial photograph of the property and views of the property from the eastbound lane of the Thruway and from Crowley Road, which is located on the north side of the Thruway. He said that there is a great deal of existing vegetation along the Thruway. An existing swale and a small embankment separate the Thruway property from the northern boundary of the applicant's property. He said that there would be very little visibility of the buildings from the Thruway.

Mr. McMahan said that he does not anticipate a large impact of the view of the buildings from the homes on Crowley Road. He said that any impact to the homes on Crowley Road would be minimal.

He said that the two buildings that would face the Thruway would have overhead doors on the south sides (facing Loomis Road). The third building would have 40-foot wide doors accessible from both sides.

Mr. McMahan said that the storage facility would not be staffed and that an office will not be located here. The only utility will be electricity for lighting inside the storage units and for exterior low level downcast lighting for security purposes. Mr. McMahan said that no exterior storage and no truck-rental (U-Haul) operations are proposed. Entrance will be from a gated access point off Loomis Road.

He said that this is currently a concept plan and that drainage calculations and proposed landscaping have not yet been designed. Mr. McMahan said that he would like to receive the board's comments on the concept this evening and that the next step would be the Area Variance application to the Zoning Board of Appeals. If the variance is approved, Mr. McMahan said that a site plan application would be submitted to the Planning Board.

Mr. Brand said that Mr. McMahan presented the concept plan to the Project Review Committee (PRC) on November 1, 2019. He said that PRC comments included the visual impact of the storage buildings from Crowley Rod and that any signage that will face the Thruway must be set back at least 660 feet from the Thruway boundary, per the Federal Highway Beautification Act of 1965.

Mr. Miglioratti said that no signage is proposed on the Thruway side and that the largest sign that would be seen from Loomis Road would be the road number [of the property].

Mr. Brand said that it was difficult to envision any type of development for this odd-shaped parcel of land.

Mr. Brand said that the fire department is concerned about turning radii for fire and emergency equipment. Mr. McMahon said that this will not be an issue and that a turning template will be provided on the site plan.

Mr. Hemminger said that the monthly PRC meetings are valuable for the Town staff and for the applicants to review the details of applications and for the applicants to prepare for the presentations to the Planning Board.

Mr. Viets discussed the provisions of the Town Code regarding decorative brick or stone for buildings that will be visible from the Town right of way. He also discussed the Town Code provisions for landscaping adjacent to a fence line. Mr. McMahon said that he will review the specifics of the Town Code during his preparation of the Preliminary Site Plan.

Mr. Hemminger requested that Mr. McMahon work with the Town staff to address the Town Code requirements. Mr. McMahon said that he would do so.

Mr. Bellis expressed concern about vehicle headlights shining at night into the windows of the adjacent residential homes. Mr. Miglioratti said that he has been considering the hours of operation because of the nearness of the homes. Mr. McMahon said that the applicant operates another site on Phillips Road in Webster and that exterior lighting is not an issue. Mr. Bellis also expressed concern about the visibility of the buildings from the Thruway during the months when the leaves are off the trees.

Mr. McMahon said that he and Mr. Miglioratti understand that landscaping and screening will be required. He said that he will refer to the Town Code for the building design and fencing. He suggested that a less impactful type of fence (other than chain link) may be considered near the residential homes. He said that these issues will be worked out at the Preliminary Site Plan stage.

Mr. Bellis expressed concern about vehicle stacking while waiting to enter the site. He asked about the distance from Loomis Road to the entrance gate. Mr. McMahon said that the entrance gate as shown on the concept plan at approximately 50 feet from the road and that he could adjust the spacing to provide 60 feet to 70 feet if needed. Mr. Bellis said that he is concerned about large trucks waiting to enter the site and other vehicles stacked up behind them on Loomis Road.

Mr. Bellis asked about snow removal. Mr. McMahon reviewed the vehicle flow on the drawing and discussed the locations for snow removal and storage. Mr. Miglioratti said

that there is enough room on the property for snow storage without pushing the snow onto Loomis Road.

Mr. Maloy asked about the asphalt pavement and the removal of trees. Mr. McMahon said that a number of large trees are located on the Thruway property and cannot be disturbed. He said that some brush and scrub vegetation would be removed during construction, and that anything that can be left undisturbed would not be removed. He said that all vegetation within the requested 10-foot setback from the Thruway would not be removed. He said that to clear and replant would not make a lot of sense.

Mr. Maloy asked if there were any wetlands on the property. Mr. McMahon said no.

Mr. Miglioratti said that there are a limited number of available colors for the buildings. He said that no decisions have been made but that he is thinking of a moss green for the blending in of the buildings [with the surrounding vegetation]. Mr. Bellis asked if he considered red to give the appearance of a barn or agricultural buildings. Mr. Miglioratti said that he was considering a subdued color to blend in with the surroundings. Mr. McMahon said that brochures of the available colors will be submitted with the site plan. He also said that faux windows, shutters and other decorative features will be considered.

Mr. Hemminger said that it will be important for Mr. McMahon to work with the Town staff to comply with the Town Code requirements to avoid having additional applications for Area Variances. He also said that he would prefer a more subdued color to avoid the buildings being obtrusive.

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

**Delaware River Solar LLC Project:**

*Acceptance of revised Full Environmental Assessment Form Part 1*

*Receipt of revised Preliminary Subdivision Plat application (PB #1003-18)*

*Receipt of revised Preliminary Site Plan application (PB #1004-18)*

*Receipt of revised Special Use Permit application (PB #1006-18)*

*Receipt of Stormwater Pollution Prevention Plan (SWPPP).*

Mr. Matt (Schultz Associates Engineers and Land Surveyors) and Mr. Robinson, Esq. (Boylan Code) were in attendance this evening.

Project update as of November 1, 2019:

**August 26, 2019**

*Area Variances (4) denied by the Zoning Board of Appeals.*

**September 5, 2019**

*Revised information provided with setbacks as required by the Town Code (due to the denial of the Area Variances):*

**New Design: Project Information**

<b>PV Plant</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>Totals</b>
Number of racks	243	247	260	
Solar panels per rack	28	28	28	
Number of solar panels	6,804	6,916	7,280	21,000
Area of S.E.S. equipment	3.054 acres	3.104 acres	3.268 acres	9.426 acres
Area of side access drives	0.226 acre	0.112 acre	0.050 acre	0.388 acre
Area of main access drive	0.046 acre	0.036 acre	0.000	0.082 acre
Area of temporary facilities	0.020 acre	0.000	0.078 acre	0.098 acre
Lot area	14.802 acres	13.008 acres	15.246 acres	43.056 acres
Percent coverage	22.6%	25.0%	22.3%	23.2%

The solar panels are attached to racks. Each rack is 45.4 feet long x 12.0 feet wide and has 28 solar panels. There will be at least 19.0 feet between each row of racks.

**Subdivision Information**

Parcel 1	Total of 135.367± acres
Proposed Lot #1	92.311 acres
Proposed Lot #2	14.802 acres
Proposed Lot #3	13.008 acres
Proposed Lot #4	15.246 acres

**October 31, 2019**

- Revised Preliminary Subdivision Plat Drawing S-1 submitted.*
- Revised Preliminary Site Plan Drawing S-1 submitted.*
- Revised Preliminary Site Plan Drawing S-2 submitted.*
- Revised Preliminary Landscaping Plan Drawing L-1 submitted.*
- Revised SEQR Full Environmental Assessment Form Part 1 submitted.*
- Preliminary Stormwater Pollution Prevention Plan (SWPPP) submitted.*

**November 1, 2019**

- Second Revised Preliminary Subdivision Plat S-1 submitted.*
- Second Revised Preliminary Site Plan Drawing S-1 submitted.*
- Second Revised Preliminary Site Plan Drawing S-2 submitted.*
- Second Revised Preliminary Landscaping Plan Drawing L-1 submitted.*

On October 31, 2019, Daniel Compitello of Delaware River Solar submitted the following written summary of site plan changes that were made because of the denial of the Area Variances by the Zoning Board of Appeals:

The new site plan design is a relocation of panels from areas within the newly determined 40-foot setbacks. The original exterior footprint of each project largely stays the same—please refer to the setback comparison table for a list of all changes.

Setbacks were increased by 20 feet between the three systems to 40 feet, which creates two 80-foot corridors, dividing the systems east to west. Panels were moved from these two 80-foot-wide corridors to the eastern side of the system by adding one rack of panels to the eastern side of the project area, extending the system 45 feet toward Yellow Mills Road.

The majority of the panels were relocated within the originally proposed 160-foot setback behind the Smith's barn, which was reduced to 80 feet under the new setback determination. This new usable space created ample acreage for the relocation of panels to be sited within the original project footprint. The southern cattle pass-through corridor was retained from the barn to the western pasture fields, which is now five feet wider than originally proposed. Should Delaware River Solar (DRS) decide to herd sheep, the two 80-foot corridors will provide for new ideal pasture and space for a sheep shed. Landscaped screening was enhanced and realigned around the perimeter of visible area of the project from public roads.

On October 31, 2019, Mr. Compitello said in a letter to the Town that each of the three systems requires its own Point of Interconnection (POI) to connect to existing Rochester Gas & Electric Corporation (RG&E) power lines. He said that RG&E conducted a site visit on October 10, 2019, and proposed that two new access roads were to be built to serve two of the POI, and that the center POI would be served by the originally proposed access road.

He said that normally POI detail is only possible to be determined by RG&E after a final site plan is approved for a project. He said that in this case RG&E was able to conduct the site visit prior to final site plan approval, in part because they are required to schedule the design and ordering of the POI equipment within a certain time frame and because DRS requested this to be done so that the full site plan details can be determined prior to SEQR being amended.

On November 1, 2019, Mr. Compitello provided second revised subdivision and site plan drawings. In a cover letter of that date, he said that DRS has completed coordination with RG&E to revise the POI design so that all three POI locations can be sited at the central access road. He said that this change avoids building two additional access roads from Fox Road and also minimizes visual impacts to the greatest extent possible. He said that these changes do not impact the SWPPP scope and that the SWPPP will be updated after comments are received from the Town Engineer.

The second revised drawings were reviewed by the Project Review Committee on November 1, 2019, and were referred to the Ontario County Planning Board for consideration at its meeting on Wednesday, November 13, 2019.

Mr. Hemminger said that a draft resolution has been prepared by the Town staff for the board's consideration this evening to confirm that the revised Full Environmental Assessment Form Part 1 submitted by Delaware River Solar is complete.

Ms. Neale discussed the revised Full Environmental Assessment Form Part 1, Item #E. 3. "Designated Public Resources On or Near Project Site," Line h. iii, as follows:

"Is the project site within five miles of any officially designated and publicly accessible federal, state or local scenic or aesthetic resources?"

YES

If yes:

h. iii. Distance between project and resource: \_\_\_\_ miles."

She noted that this item identifies the Erie Canal, Pal-Mac Aquaduct Park and the Macedon Canal Park as resources and that the distance must be entered on the form.

Mr. Hemminger requested that Mr. Matt provide the distance. Mr. Matt said that he would do so and that he would submit a revised form to Mr. Brand on Thursday morning, November 7, 2019.

Mr. Hemminger reviewed the text of the draft resolution which indicates that the board has completed its review of the revised subdivision and site plan drawings, and the revised Full Environmental Assessment Form Part 1 (as corrected).

He said that the draft resolution provides for the revised materials to be forwarded tomorrow (November 7, 2019) to the State Environmental Quality Review (SEQR) Involved Agencies with a request that comments be received by Wednesday, November 20, 2019, the date which the Public Hearings upon these applications will be reconvened. Mr. Hemminger said that the Involved Agencies may request an extension to this date if more time is required for their review of the revised materials.

Mr. Hemminger said that the Public Hearings will be reconvened on November 20, 2019. If each of the Involved Agencies have responded by that date, he said that the board will then determine if Part 2 and Part 3 of the Full Environmental Assessment Form, and the SEQR Determination of Significance (Negative Declaration, August 7, 2019) must be modified due to the subdivision and site plan revisions.

Mr. Hemminger said that the date for this determination may be affected if any of the Involved Agencies requests more time for the review of the revised materials.

He said that the Town staff and the Planning Board are being cautious and taking what may be viewed by some as excessive steps to be sure that each Involved Agency, the Ontario County Planning Board and the public are aware of the revisions to the

application and have the opportunity for review and comment, especially because of the Article 78 court proceeding that has been filed by the group Concerned Citizens of Farmington and that is now under review in New York State Supreme Court.

Mr. Brand said that packets will be mailed tomorrow (November 7, 2019) to the Involved Agencies as well as to Town staff and consultants.

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

■ A motion was made by MS. NEALE, seconded by MR. BELLIS, 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  
DELAWARE RIVER SOLAR LLC  
CONTINUATION OF PUBLIC MEETING**

**Actions:**

- PB #1003-18                      Revised Preliminary Subdivision Plat Application**
- PB #1004-18                      Revised Preliminary Site Plan Application**
- PB #1006-18                      Special Use Permit Application**

**APPLICANT:                      Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003, on behalf of Roger and Carol Smith, owners of property at 466 Yellow Mills Road.**

**ACTIONS:                              Revised Preliminary Subdivision Plat, Revised Preliminary Site Plan and Special Use Permit applications for the development of a 7-megawatt solar farm on approximately 35 acres of land at 466 Yellow Mills Road**

**WHEREAS,** the Town of Farmington Planning Board (hereinafter referred to as Board) has opened the Public Meeting upon the above identified Actions at tonight’s meeting; and

**WHEREAS,** the Board has received the revised Preliminary Subdivision Plat drawing; the revised Preliminary Site Plan drawing; a proposed Stormwater Pollution Prevention Plan (SWPPP); a four- (4-) page Project Status Log, dated October 31, 2019, from Daniel Compitello, Project Developer, Delaware River Solar; a two- (2-) page Project Status Log dated November 1, 2019, from Daniel Compitello, Project Developer, Delaware River Solar; and a revised Part 1 of the Full Environmental Assessment Form, dated November 1, 2019, as requested by the Board at their October 16, 2019, meeting; and

**WHEREAS,** the Board has received testimony and additional information at tonight’s public meeting relating to the proposed Actions; and

**WHEREAS**, the Board has, under separate resolution adopted at its meeting on Wednesday, October 16, 2019, determined that the proposed revised preliminary subdivision plat and proposed revised preliminary site plan applications referenced above herein are Actions identified under Part 617.7 (e) of the State Environmental Quality Review (SEQR) Regulations, which may require amendment of the previously filed Determination of Significance; and

**WHEREAS**, the Board has learned from the minutes of the November 1, 2019, Project Review Committee (PRC) Meeting, that the latest preliminary site plan drawing has been amended since it was previously referred to the Ontario County Planning Board for their review at their October 9, 2019, meeting and that the Stormwater Pollution Prevention Plan (SWPPP) had not been previously submitted to the County Board, as part of the second submission; and

**WHEREAS**, the Board has learned from the November 1, 2019, Project Review Committee (PRC) Meeting Minutes, that a third submission has been sent to the Ontario County Planning Board, which includes among other items the latest Site Plan drawing that allegedly has been agreed-to by RG&E on November 1, 2019, and the Stormwater Pollution Prevention Plan (SWPPP) for the amended Project; and

**WHEREAS**, the Board has completed its review of the above described packet of new information received, including the amended Part 1 of the Full Environmental Assessment Form (FEAF); and

**WHEREAS**, the Board also desires to provide time for the public and the other involved agencies identified under the State Environmental Quality Review (SEQR) Regulations to review the new information and the requested revisions to the preliminary subdivision plat and preliminary site plan drawing before continuing its deliberations upon an amended environmental record leading to the Board's eventual Determination of Significance upon the most recent information received to date upon the above described proposed Actions.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby accept the Part 1 of the amended FEAF as being complete.

**BE IT FURTHER RESOLVED** that the Board does hereby confirm—as determined at the board's meeting that was held on October 16, 2019—that the Public Hearings and deliberations upon the three Actions identified above herein will be reconvened on November 20, 2019, meeting to: enable the public and the involved agencies time to review the new applications referenced above herein; to enable the Ontario County Planning Board time to complete its review of the new information, as provided for under the provisions of Sections 239-l, -m & -n of the New York State General Municipal Law; to review the November 1, 2019, Town Project Review Committee (PRC) meeting with Town Staff; and to allow the Planning Board, in turn, time to determine what, if any changes may be necessary to complete Parts 2 and 3 of a Full Environmental Assessment Form.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby direct the Town Director of Planning and Development to send a complete set of the above described new information to the involved agencies, requesting responses by noon on Wednesday, November 20, 2019.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby instruct the Clerk of the Board to provide by U.S. Mailing, a certified copy of this resolution to the applicant, the Involved Agencies and to the Town Clerk.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is to provide certified copies of this resolution to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Attorney to the Town; the Special Legal Counsel to the Town; the Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C.

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

Motion carried.

**Maintenance Bond Establishment, Letter of Credit Release, Letters of Credit Establishment (2):**

Mr. Brand said that four draft resolutions have been prepared for the board’s consideration this evening for the establishment of a Maintenance Bond for Farmington Gardens II, Phase 1 (Landscaping and Site Stabilization), for the Letter of Credit Release #4 (Final) for MIII Enterprises (Cerone Incentive Zoning Project/Always Locked Mini Storage), and for establishing two Letters of Credit for the Auburn Meadows Subdivision (Sections 7S and 8S).

He said that Home Leasing—the developer of the Farmington Gardens II project—agreed to the Maintenance Bond for landscaping and site stabilization in sensitivity of the comments from residents who live in the adjacent subdivision. He said that the bond is an extra step of caution for the Town to be sure that the trees that have been replanted will not wither during the winter.

Mr. Hemminger said that he is aware of the comments from some of the concerned neighbors. He noted that trees and other plantings cannot be installed within water, sewer and other utility easements.

Mr. Brabant said that Home Leasing desires to draw down (close out) their first Letter of Credit and were willing to post this new surety for the planting of the new trees.

Mr. Brand said that the MIII Enterprises Letter of Credit was originally proposed for release in July but was delayed while the developer took corrective action on several items. He said that all issues have been completed to the satisfaction of the Town staff as discussed at the Project Review Committee on November 1, 2019, that a Maintenance Bond has been established for the items that have been dedicated to the Town, and that the Letter of Credit can be released.

Mr. Hemminger discussed the topsoil pile on the Always Locked Mini Storage site on State Route 332. He said that the Planning Board has required the developer to level the topsoil and seed the frontage along State Route 332 if a site plan for the commercial building along the road frontage is not submitted by September 2020. Mr. Brand said that Paul Colucci of the DiMarco Group told the Project Review Committee at the meeting on November 1, 2019, that the topsoil pile would be stabilized for the winter this week by Victor Excavating.

Mr. Viets said that the Town has been struggling with the developer of Farmington Gardens. He asked if the Town staff is confident that the Maintenance Bond for landscaping and site stabilization in the amount of \$10,800 is enough to cover the cost of replanting the trees if they do not survive the winter. Mr. Brabant said that Home Leasing was willing to post this surety to cover the landscaping that was planted late in this season to provide coverage for the Town.

Mr. Viets asked if the Major Thoroughfare Overlay District (MTOD) guidelines would provide additional leverage for the Town regarding Farmington Gardens. Mr. Delpriore said that ultimately the Town accomplished everything that was necessary but that it is not always as easy with some developers as with others. He said that where we are with Farmington Gardens is the best at this point.

Mr. Brabant also said that the Town has not yet authorized the Home Leasing final release of the Letter of Credit.

There were no further comments or questions on the following sureties this evening.

■ A motion was made MR. BELLIS, seconded by MR. VIETS, that the following four resolutions be blocked for concurrent action, that the readings of the resolutions be waived, and that the resolutions be approved as submitted by Town staff:

**A. Farmington Gardens II, Phase 1—Landscaping and Site Stabilization  
Maintenance Bond Establishment**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
MAINTENANCE BOND ESTABLISHMENT—LANDSCAPING AND SITE  
STABILIZATION**

## **FARMINGTON GARDENS II, PHASE 1**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request dated October 16, 2019 from Lance S. Brabant, Director of Planning Services, MRB Group, D.P.C., the Town Engineers, to approve a two (2) year maintenance bond with conditions for the landscaping and site stabilization work completed within Phase 1 of the Farmington Gardens II, Project; and

**WHEREAS**, the Planning Board has also received and reviewed a Maintenance Bond No. 42BSBHN0212, from The Hartford Fire Insurance Company, in the total amount of \$10,800.00 having an effective date of October 31, 2019, 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 Maintenance Bond as being an acceptable form of surety.

**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 establishment of a two (2) year maintenance bond in the total amount of \$10,800.00.

### **B. Cerone Incentive Zoning Project, Phase 1 (MIII Enterprises)—Letter of Credit Release #4 (Final)**

#### **TOWN OF FARMINGTON PLANNING BOARD RESOLUTION FINAL LETTER OF CREDIT RELEASE—RELEASE #4 CERONE INCENTIVE ZONING PROJECT (MIII ENTERPRISES LLC), PHASE 1**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received from the Town Director of Planning and Development (hereinafter referred to as Director) a request to consider the final release of funds from the established Letter of Credit for site improvements located within Phase 1 of the Route 332, MIII Project; and

**WHEREAS**, the request is based upon a letter to the Director from Lance S. Brabant, CPESC, MRB Group, D.P.C., the Town Engineer, dated July 1, 2019, which requests the final release of funds being held in the Letter of Credit for the above referenced project in the total amount of \$78,567.98; and

**WHEREAS**, the request 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 improvements to date; and

**WHEREAS**, the Town Department Heads have completed their reviews and signed-off on the attached Letter of Credit Form, Appendix G-1.0; and

**WHEREAS**, under the provisions of Chapter 144, Section 32. of the Farmington Town Code, the Planning Board is to render recommendations to the Town Board whether or not to honor the final release of funds from a Letter of Credit; and

**WHEREAS**, Town Board Resolution #523 of 2018 was approved accepting a two- (2-) year form of surety, a letter of credit in the total amount of \$51,174.18, for site improvements for the MIII Enterprises, LLC, Phase 1 Project.

**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, the Town Engineer and the Town Department Heads, does hereby confirm this request and recommends that the Town Board take formal action to accept the requested final release (Release #4) from the Letter of Credit, in the total dollar amount of \$ 78,567.98.

**BE IT FINALLY RESOLVED** that the Clerk of the Board is hereby directed to provide copies of this resolution to: Michael Cerone, MIII Enterprises LLC, P.O. Box 509, Webster, N.Y. 14580; Paul Colucci, Executive Vice President, DiMarco Group, 1950 Brighton–Henrietta Town Line Road, Rochester, N.Y. 14623; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Code Enforcement Officer; the Town Construction Inspector; the Town Engineer; and the Director of Planning and Development.

**C. Auburn Meadows Subdivision, Section 7S—Letter of Credit Establishment:**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
ESTABLISH LETTER OF CREDIT AND RECOMMENDATION TO THE TOWN BOARD  
AUBURN MEADOWS SUBDIVISION, SECTION 7S  
TOTAL AMOUNT—\$647,740.86.**

**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 October 21, 2019, to recommend approval for the establishment of a Letter of Credit for site improvements located upon property within Section 7S of the Auburn Meadows Subdivision Tract; and

**WHEREAS**, the above referenced Letter of Credit 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 \$647,740.86.

**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; Farmington Town Principal Account Clerk; Matthew Heilmann, Town Construction Inspector, Robin MacDonald, Acting 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; Anthony DiPrima, A&D Real Estate Development Corporation, LLC, 7 Beauclaire Drive, Fairport, N.Y. 14450; Walt Baker, D.S.B. Engineers, 2394 Ridgeway Avenue, Rochester, N.Y. 14626; and Frank Affronti, 104 Contractors, P.O. Box 205, Union Hill, N.Y. 14563.

**D. Auburn Meadows Subdivision, Section 8S—Letter of Credit Establishment:**

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
ESTABLISH LETTER OF CREDIT AND RECOMMENDATION TO THE TOWN BOARD  
AUBURN MEADOWS SUBDIVISION, SECTION 8S  
TOTAL AMOUNT—\$807,670.04.**

**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 October 21, 2019, to recommend approval for the establishment of a Letter of Credit for site improvements located upon property within Section 8S of the Auburn Meadows Subdivision Tract; and

**WHEREAS**, the above referenced Letter of Credit 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 \$807,670.04.

**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; Farmington Town Principal Account Clerk; Matthew Heilmann, Town Construction Inspector, Robin MacDonald, Acting 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; Anthony DiPrima, A&D Real Estate Development Corporation, LLC, 7 Beauclaire Drive, Fairport, N.Y. 14450; Walt Baker, D.S.B. Engineers, 2394 Ridgeway Avenue, Rochester, N.Y. 14626; and Frank Affronti, 104 Contractors, P.O. Box 205, Union Hill, N.Y. 14563.

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

Motion to approve the above four resolutions carried.

**6. OPEN DISCUSSION**

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

Mr. Brand reported on the following topics:

- The contract has been approved between the bonding company and Nardoizzi Contracting (29 Hogarth Avenue, Geneva, N.Y. 14456) for the completion of work remaining on the Auburn Trail project. Mr. Brand said that the bonding company’s attorney is awaiting insurance papers from the contractor. Once this information has been received the bonding company will likely issue the order to proceed. In addition to completing the work that was abandoned by the original contractor, some additional items such as a small section of stone dust trail, blacktop paving of the parking area, signage and the installation of bollards are being coordinated with Nardoizzi Contracting for issuing a change order contract.

- Eleven residents are expected to be appointed to serve on the Comprehensive Plan Update Committee by the Town Board next week. The Committee will meet on the third Tuesday of the month. The first meeting will be Tuesday, November 19, 2019, at 6:30 p.m. at the Town Hall. Mr. Hemminger highly encouraged that the Committee and its work receive maximum coverage on social media outlets to inform the residents of this update and to assure that the correct information is communicated. He said that development is a hot topic on social media in the Town.
- A paving contractor is working to complete the turning lane and other road improvements into the new Byrne Dairy Store on State Route 96. The only access into the Byrne Dairy Store may have to be from Mertensia Road if the highway work within the State Route 96 right of way cannot be completed this season prior to the close of the asphalt plants. (The closing of the asphalt plants is weather dependent and may be in the next few week.) Additional sidewalk and landscaping will be completed by the applicant in the spring following the re-routing of a water main across State Route 96 at the intersection with Mertensia Road.

***Code Enforcement Officer:***

Mr. Delpriore reported on the following topics:

- Mr. Delpriore and Zoning Officer John Weidenborner are now reviewing the Town Code updates that have been completed to date. They will meet with Mr. Brand as this work continues. Mr. Delpriore said that now is the time to submit suggested amendments to the Town Code.
- The agenda for the Planning Board meeting on November 20, 2019, is expected to include the review of the Full Environmental Assessment Form Parts 2 and 3 for the Delaware River Solar project, the Special Use Permit for MIII Enterprises (Always Locked Mini Storage U-Haul truck rental), the Preliminary Site Plan for the Cobblestone Arts Center addition, the Final Site Plan for Victor Softball, and the Preliminary Site Plan for New Energy Works.
- Mr. Hemminger requested that Mr. Delpriore contact the Supervisor Ingalsbe to ask if a representative from the Farmington Fire Department could attend the Planning Board meetings (similar to the attendance of Assistant Chief John Weidenborner prior to his appointment as Zoning Officer). Mr. Hemminger said that the fire department review and comments regarding emergency access and safety are important considerations for Planning Board applications. Mr. Delpriore said that he would discuss this with the Town Supervisor.

***Town Engineer:***

Mr. Brabant reported on the following topics:

- MRB Group and the Town staff are working on the response to the MS4 audit that was completed earlier this year by the New York State Department of Environmental Conservation (DEC). Mr. Brabant said that the audit provided the Town with an opportunity to present the Town's MS4 compliance to the DEC. The response will be submitted to the Town Board for approval prior to submission to the DEC, which is scheduled for next week.
- The State Route 96 Street Scape Guidelines have been revised based upon comments received and will be submitted to the Town Board for adoption in early December. Mr. Hemminger requested that the Street Scape Guidelines be publicized on social media outlets to inform the community that the Town has measures in place to insure that the Town receives the best possible projects with consistency. He requested that the adopted guidelines also be posted on the Town website.
- The revised Site Design and Development Criteria will be submitted to the Town Board for adoption on November 12, 2019. Mr. Brabant said that the revisions generally include forms and a number of procedural items that are already integrated into the Town's Building Department processes.

**7. PUBLIC COMMENTS**

William Allen (5988 County Road 41) asked about the construction of Lyons National Bank on the northwest corner of State Route 332 and County Road 41 and the restoration of the historic Hathaway House. Mr. Hemminger said that the bank will restore the Hathaway House for use as a public meeting location and will include a history room for the display of artifacts and other objects related to the history of Farmington and Ontario County. He said that the meeting space also will have a coded access for public use when the bank is closed.

Mr. Allen asked about the abandoned house at 5982 County Road 41. He said that he heard that the bank has purchased the property and that it will be used for a parking lot. Mr. Delpriore said that the bank will have permission only to demolish the house if they purchase it. He said that several concepts for the use of the property have been discussed, such as for use as an outdoor gathering area, but that no plans have been submitted to the Town.

Mr. Allen also asked about the site work at the Hathaway's Corners project on the southwest corner of State Route 332 and County Road 41. Mr. Delpriore said that the work this season has been on site clearing and infrastructure installation, such as water and sewer lines, and electric service. Mr. Allen said that it seems that all they have done is to move

dirt around. Mr. Delpriore said that a great deal of site work and infrastructure installation have been ongoing, including the installation of the oversized sanitary sewer connection from the Town's interceptor sewer located north of Perez Drive south to County Road 41, and then the bore under County Road 41 to the project site. Mr. Brabant said that the infrastructure installation can be accomplished with minimal disruption when it can be done before the structures are built. It also was noted that this work needed to proceed any highway improvements that will be made.

Mr. Allen asked about the timing of the improvements at the State Route 332/County Road 41 intersection and the speed of vehicles along County Road 41 in this area. He said that the minute that the sheriff's deputies leave the area, motorists seem to drive faster. He also said that traffic on County Road 41 will increase when Lyons National Bank opens. Mr. Brand said that the developer of Hathaway's Corners has been working with the New York State Department of Transportation (DOT) for a number of months on the plans and permits. He said that the intersection improvements will be made in 2020. Mr. Hemminger said that it is important to also get the turning lanes arrows installed at the intersection.

## **8. Board Members' Comments**

Mr. Bellis asked about the attendance of Greg Trost, DOT Assistant Resident Engineer, at the monthly Project Review Committee meetings and the length of time that it takes for permits and approvals to be issued by the DOT for projects. Mr. Brand said that Mr. Trost advises applicants on the DOT requirements and guides them through the process helping to insure that when Highway Work Permits are submitted to the DOT Regional Office in Rochester, N.Y., that they are complete. He said that all permits must be issued by the Regional Office and that it is Mr. Trost's responsibility, once the permits are issued, to implement the conditions of the permits.

## **9. TRAINING OPPORTUNITIES**

### **Genesee/Finger Lakes Regional Planning Council Fall 2019 Regional Local Government Workshop**

Friday, November 15, 2019

Quality Inn & Suites, 8250 Park Road, Batavia, N.Y. 14020

Information: David Zorn, Genesee/Finger Lakes Regional Planning Council at  
(585) 454-0190, ext. 14 or [dave.zorn@gflrpc.org](mailto:dave.zorn@gflrpc.org)

### **Livable Communities and other Site Plan Review Topics**

Wednesday, November 20, 2019

6:00 p.m. to 8:00 p.m.

Ontario County Safety Training Facility

2914 County Road 48, Canandaigua, N.Y. 14424

Two-hour training certificate awarded to participants

Register online (by November 15th) to:  
<https://preview.tinyurl.com/y662pmcs>  
or Ontario County Planning Department, (585) 396-4455

**Conservation Easement Workshops for Farmland Owners**

Tuesdays, December 9 and 16, 2019; and January 6 and 13, 2020  
6:30 p.m. to 8:30 p.m.

Ontario County Safety Training Facility  
2914 County Road 48, Canandaigua, N.Y. 14424

Registration link: <https://tinyurl.com/y6wadcg>  
or Ontario County Planning Department, (585) 396-4455

**Future Training Opportunities Online**

Ontario County Planning Department website now lists upcoming training:  
<https://www.co.ontario.ny.us/192/Training>

**10. ADJOURNMENT**

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

Motion carried by voice vote.

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

The next regular meeting of the Planning Board will be held at Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, on Wednesday, November 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.