

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD **Wednesday, September 1, 2021 • 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.

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

Board Members Present: Edward Hemminger, *Chairperson*
Timothy DeLucia
Aaron Sweeney
Douglas Viets

Board Member Excused: Adrian Bellis

Staff Present at the Town Hall:
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
Don Giroux, Town of Farmington Highway and Parks Superintendent

Applicants Present at the Town Hall:
Gregory W. McMahon, P.E., McMahon LaRue Associates, P.C., 822 Holt Road,
Webster, N.Y. 14580
Edward Parrone, P.E., Parrone Engineering, 349 West Commercial Street, Suite 3200,
East Rochester, N.Y. 14445
Don Payne, CountryMax Stores, CountryMax Support Center, 6290 State Route 96,
Victor, N.Y. 14445

Applicants Present via Zoom Video Conference:
None

Others Present at the Town Hall:
Charlene Henecke, 6018 Loomis Road, Farmington, N.Y. 14425

Others Present via Zoom Video Conference:

None/unidentified

Town Board Appointment to the Planning Board:

The Farmington Town Board appointed AARON SWEENEY to fill the remainder of the unexpired term of Shauncy Maloy, effective from September 1, 2021, to December 31, 2025 (*see* Town Board Resolution #286-2021, August 10, 2021). Mr. Sweeney attested to having taken the oath of office prior to the meeting.

Mr. Sweeney took his place upon the Planning Board.

Planning Board Members and Terms of Office:

Edward Hemminger	Appointed 2017	Term expires December 31, 2021
Timothy DeLucia	Appointed January 7, 2020*	Term expires December 31, 2022
Douglas Viets	Appointed 2019	Term expires December 31, 2023
Adrian Bellis	Appointed 2020	Term expires December 31, 2024
Aaron Sweeney	Appointed 8/10/2021**	Term expires December 31, 2025

*Filling the unexpired term of Mary Neale.
 **Filling the unexpired term of Shauncy Maloy, per Town Board Resolution #286-2021 of August 10, 2021; term effective September 1, 2021.

1. MEETING OPENING

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

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on January 20, 2021.

2. APPROVAL OF MINUTES OF AUGUST 18, 2021

■ A motion was made by MR. DELUCIA, seconded byMR. VIETS, that the minutes of the August 18, 2021, meeting be approved.

Motion carried by voice vote. Mr. Sweeney abstained.

3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on August 25, 2021:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 1st day of September 2021 commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, New York 14425 for the purpose of receiving testimony upon and giving consideration to the application of:

PB #0901-21: RAMSS LLC, 728 EAST AVENUE, BROCKPORT, NEW YORK 14420: Final Site Plan approval to erect three single story self-storage buildings totaling approximately 12,900 square feet on the parcel identified as Tax Map 17.00-1-28.000. The property is located on Loomis Road and is zoned GI General Industrial.

ALL PARTIES IN INTEREST and citizens will be given an opportunity to be heard in respect to such application. Persons may appear in person or by agent.

Ed Hemminger, Chairman, Planning Board

**4. CONTINUED PUBLIC HEARING:
PRELIMINARY THREE-LOT RE-SUBDIVISION**

PB #0801-21 New Preliminary Three-Lot Subdivision Application

Name: G&A Development and Construction Corporation, c/o Jim Stathopoulos, 101 North Street, Canandaigua, N.Y. 14424

Location: West side of State Route 332, south of State Route 96

Zoning District: GB General Business, MTOD Major Thoroughfare Overlay District, MSOD Main Street Overlay District

Request: Preliminary Three-Lot Re-Subdivision Plat approval of land, identified as Tax Map Accounts 29.00-1-19.110 and 29.00-1-20.110 containing a total of 9.976 acres of land; and as further to be identified as Preliminary Re-Subdivision Plat Map for Lot #R-1, #R-2 and #R-3, G&A Development & Construction Corporation. The proposed Action involves creating Lot #R-1 consisting of 7.384 acres, Lot #R-2 consisting of 1.019 acres, and Lot #R-3 consisting of 1.573 acres. Lot #R-1 and Lot #R-2 are to remain vacant as non-approved building lots requiring site plan approval before any

Building Permits may be issued. Lot #R-3 is partially developed with an existing building and related site improvements known as Farmington Commons Plaza.

This application was reviewed by the Project Review Committee (PRC) on May 7, 2021; and on July 2, 2021.

The Public Hearing on this application was opened on August 4, 2021.

On August 4, 2021, the Planning Board classified this application as a Type II Action under the State Environmental Quality Review (SEQR) regulations, and continued the application to the meeting this evening (September 1, 2021).

Mr. Hemminger reconvened the Public Hearing on this application.

At the request of the applicant’s engineer (letter from Matt Tomlinson, CPESC, Marathon Engineering, August 25, 2021), Mr. Brand said that he has prepared a resolution for the board’s consideration this evening to continue consideration of the Preliminary Re-Subdivision Plat application (PB #0801-21) and the Preliminary Site Plan application (PB #0802-21) until October 6, 2021, to allow time for the Zoning Board of Appeals to consider the Area Variance which is involved with the Preliminary Site Plan.

Mr. Hemminger asked if anyone in the meeting room wished to speak for or against this application, or to ask questions. There were no requests from those in the meeting room.

Mr. Hemminger then asked if anyone on the Zoom video conference wished to speak for or against this application, or to ask questions. There were no requests from those on the Zoom video conference.

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

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

**FARMINGTON PLANNING BOARD RESOLUTION
CONTINUATIONS**

**PB #0801-21
PB #0802-21**

**APPLICANT: James Stathopoulos, 101 North Street, Canandaigua, N.Y.
14424**

**ACTION: Preliminary Re-Subdivision Plat approval for the creation of
proposed Lot #R-2, a part of the proposed Preliminary Plat**

Map prepared for Lots #R-1, #R-2 and #R-3, G&A Development and Construction Corporation, a 44,408.3-square-foot lot

ACTION: Preliminary Site Plan Approval for a 2,600-square-foot single-story financial institution to be located upon proposed Lot #R-2 of the proposed Preliminary Plat Map prepared for Lots #R-1, #R-2 and #R-3, G&A Development and Construction Corporation (Farmington Commons)

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has tonight continued a Public Hearing upon the above referenced Action; and

WHEREAS, the applicant’s engineers, Marathon Engineering, Matt Tomlinson, CPESC, has submitted a letter to the Town Director of Planning and Development, dated August 25, 2021, requesting the board to table further discussion upon the Preliminary Re-subdivision Application (PB #0801-21) and to continue board’s deliberations upon this application at a continued Public Hearing to be held at the October 6, 2021, Planning Board meeting; and

WHEREAS, the above referenced applicant’s engineers letter also requests the Planning Board continue its deliberations upon the Preliminary Site Plan application (PB #0802-21), for a credit union facility to be placed upon proposed Lot R-2, to the October 6, 2021, Planning Board meeting; and

WHEREAS, the Board has received testimony at tonight’s continued Public Hearing upon the above referenced Application (PB #0801-21).

NOW THEREFORE BE IT RESOLVED that the board does hereby move to table further discussion upon the above referenced Action (PB #0801-21) and continues the Public Hearing upon the proposed re-subdivision of land to the Planning Board’s scheduled meeting on Wednesday, October 6, 2021.

BE IT FURTHER RESOLVED that the public meeting upon the proposed Preliminary Site Plan (PB #0802-21) is hereby scheduled for the Planning Board’s meeting on Wednesday, October 6, 2021.

BE IT FURTHER RESOLVED that the Board directs the Clerk of the Board to provide a copy of tonight’s Public Hearing record and this resolution to: the Town Zoning Board of Appeals; the applicant, the applicant’s engineers; and the applicant’s attorney.

The following vote upon the above resolution was recorded in the meeting minutes:

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye

Aaron Sweeney	Aye
Douglas Viets	Aye

Motion carried.

5. NEW PUBLIC HEARING: FINAL SITE PLAN

PB #0901-21 Final Site Plan Application

Name: RAMSS LLC, 728 East Avenue, Brockport, N.Y. 14420

Location: Loomis Road adjacent to the New York State Thruway (I-90)

Zoning District: GI General Industrial

Request: Final Site Plan approval to erect three single-story self-storage buildings totaling approximately 12,900 square feet and related improvements on the parcel identified as Tax Map #17.00-1-28.000.

The Planning Board reviewed the concept plan for this project on November 6, 2019.

On December 23, 2019, the Zoning Board of Appeals (ZBA) approved an Area Variance for two of the three proposed buildings for rear setbacks of 10 feet when the Town Code requires a minimum rear setback of 30 feet (ZB #1201-19).

On February 5, 2020, the Planning Board classified this application as an Unlisted Action under the State Environmental Quality Review (SEQR) regulations, approved a SEQR determination of Non-Significance, and approved the Special Use Permit for this project (PB #0201-19).

On December 2, 2020, the Planning Board approved the Preliminary Site Plan (PB #1201-20).

Updates on the status of the Final Site Plan application were provided by the applicant’s engineer to the Project Review Committee on December 4, 2020; January 8, 2021; February 5, 2021; March 5, 2021; April 1, 2021; May 7, 2021; June 4, 2021; and July 2, 2021.

Mr. Hemminger opened the Public Hearing on this application.

Mr. McMahon (McMahon LaRue Associates P.C.) presented this application in the meeting room.

Mr. McMahon said that the site plan is virtually the same as that which was presented at the Preliminary Site Plan stage, other than changes which have been made in response to the conditions of approval of the Preliminary Site Plan.

He said that three single-story mini-warehouse buildings of a total of approximately 13,200 square feet are proposed on the 1.54-acre site on the north side of Loomis Road. Mr. McMahon said that electricity will be the only utility on the site, that dark-sky compliant lighting fixtures will be mounted on the buildings (as shown on the plans), that lighting contours have been provided, that a stormwater infiltration system will be installed, and that no stormwater will leave the site. Mr. McMahon said that the entrance will be located off Loomis Road. The site will be entirely surrounded by fencing with a key-pad type entry.

Mr. McMahon displayed a color elevation rendering of the structures which will include a stone-face treatment.

Mr. Hemminger asked about the fencing. Mr. McMahon said that a solid six-foot fence will back up to the neighboring residential property, and that the fence will switch to a chain link fence in the rear of the property and coming around to the entrance gate on Loomis Road. He said that the solid fence will extend along the adjoining property lines. He then reviewed the locations of the solid and chain link fence on the site plan which was displayed on the video screens in the meeting room.

Mr. McMahon acknowledged receipt of the MRB Group engineering comment letter. He said that none of the comments cause any major concerns and that he will work through the process [of addressing them].

Mr. Brand said that the application is at the point for granting final approval. He said that a draft resolution has been prepared for the board's consideration this evening for Final Site Plan approval with conditions, and that the draft resolution has been posted upon the Town website. Mr. Brand said that it has been a while [since the Preliminary Site Plan was approved on December 2, 2020] and that he is glad that the project is moving forward.

Mr. Delpriore said that the Development Office review has been completed and that there are no real issues. He said that the entrance key pad will only be for the users [of the site] and will have an override with a Knox Rapid Access System or similar device for fire department and emergency access. Mr. McMahon said that this device will be noted on the Final Site Plan.

Mr. Delpriore discussed the solid fencing along the residential property lines. He requested that a neutral color be selected (not bright white vinyl) and that the color blend in [with the surroundings]. Mr. McMahon said that the selected fence color will be added to the Final Site Plan drawing prior to submission for signatures.

Mr. Hemminger referred to the MRB Group engineering comment letter of August 26, 2021, regarding Engineering Comment #1, i.e., "It appears that additional site plan revis-

ions are required in order to address Conditions #24 and #26 of the Special Use Permit conditions of approval. Please update the plans accordingly,” as follows:

Special Use Permit Condition #24 (February 5, 2020):

All mini-warehouse sites shall have posted by the gated entrance an information sign with contact information of the owners. The applicant acknowledges that as part of the future site plan application, there will be a sign site plan identifying this required information [§165-84.1. DD.].

Special Use Permit Condition #26 (February 5, 2020):

All mini-warehouse sites shall provide internal roadway circulation that is designed to accommodate access throughout the site by emergency vehicles. The applicant is aware of this requirement and will provide, as part of a future site plan, a drawing showing the turning radii necessary to accommodate emergency vehicles on the site [§165-84.1. FF.].

Mr. Brabant said that the Final Site Plan addresses the conditions of Preliminary Site Plan approval. He said Special Use Permit Condition #24 and #26 are Town considerations. Mr. McMahon said that a sign with the owner’s name and contact information will be installed at the entrance, and that emergency vehicle turning movements are shown on the Final Site Plan drawing.

Mr. Hemminger said that all conditions of approval of the Special Use Permit have been met.

Mr. Giroux asked about the placement of the six-foot solid wood fence. He asked if this fence would extend all the way out to Loomis Road. Mr. McMahon reviewed the location of the solid wood fence on the site plan drawing on the video screen. He said that the solid wood fence would not extend all the way out to Loomis Road and that it will extend to a point where the chain link fence begins at the road and to the entrance gate.

Mr. Brabant discussed MRB Group Engineering Comment #4 regarding the location and labeling of the snow storage area which is shown behind the timber guard rail. He said that it would seem that the guard rail would be prohibitive toward providing snow storage in this area, that the area should be reviewed and revised as necessary, and that it may just be a matter of shifting the snow storage area or adjusting the timber guard rail.

Mr. Brabant said that the balance of the engineering comments are technical in nature regarding the Stormwater Pollution Prevention Plan (SWPPP) and the New York State Department of Environmental Conservation Notice of Intent (NOI). He said that he will work with Mr. McMahon to be sure that all engineering comments are addressed.

Mr. Hemminger asked if anyone in the meeting room wished to speak for or against this application, or to ask questions.

Ms. Henecke (6018 Loomis Road) said that her notes from the previous presentation of this application indicated that an area of dense landscaping would be located between the [solid wood] fence and her property line in a six-foot-wide space. She said that she called the Town and requested that a message be put through that she would be willing to sign a boundary line agreement and that she wanted this area of dense vegetation to be put in place. Ms. Henecke said that this dense vegetation is not shown on the site plan drawing. She referred to Condition #19 of approval of the Special Use Permit:

Special Use Permit Condition #19 (February 5, 2020):

A landscaped area at least six (6) feet in width shall be provided around the mini-warehouse site, adjacent to the security fence and within the rear, side and front yard setbacks. The applicant understands this requirement for a Special Use Permit and will be providing, as part of a future site plan application a landscaping plan, including plant species and sizes, for the planning boards review as part of a future site plan [§165-84.1. Y.].

Mr. Delpriore said that the maintenance of the landscaping is the problem. He said that the applicant can maintain all their property right up to the boundary line [with Ms. Henecke's property] but that it would be difficult for the applicant to maintain vegetation outside his property line. He said that the Town staff determined that a [solid wood] fence would blend in [with the surroundings].

Ms. Henecke then referred to Condition #7 of the Zoning Board of Appeals approval of the applicant's Area Variance, i.e.:

ZB #1201-19 (December 23, 2019):

There shall also be an area of dense landscaping located on the site between the three (3) proposed self-storage buildings and related site improvements and the adjacent single-family residential sites fronting along Loomis Road.

Mr. Brand said that this is correct and that the applicant plans to have this landscaping remain on his property.

Ms. Henecke asked why the applicant would have an area of dense vegetation outside the fence. Mr. Brand said that the solid [wood] fence will screen the applicant's property from [her] view, which is better than planting trees which would take time [to grow to adequate heights] so as to provide meaningful screening.

Ms. Henecke said that it was discussed at the previous meeting that [a representative of the applicant] would meet with the residents to review a landscaping plan which would be okay with the residents. She said that this did not happen.

Ms. Henecke said that if you look at the requirements [of this project] they speak about landscaping.

Mr. Hemminger said that [property in a] General Industrial (GI) Zoning District typically does not require solid fencing. He said that the Town Planning Board has upgraded the buffering being provided to a solid fence to create a visual blockage instead of a standard chain link fence. Mr. Hemminger said that the applicant agreed to this. He also said that he did not know how the Town could require the applicant to move the fence off his property line and into the site and then have access to maintain the plantings on the outside of the fence. Mr. Hemminger said that this would be extremely difficult.

Ms. Henecke referred to references in the Special Use Permit approval resolution (PB #0201-20, February 5, 2020) regarding Town Code § 165-84.1.Y and § 165-84.1.Z, i.e.:

PB #02-1-20 (February 5, 2020):

A landscaped area at least six (6) feet in width shall be provided around the mini-warehouse site, adjacent to the security fence and within the rear, side and front yard setbacks. The applicant understands this requirement for a Special Use Permit and will be providing, as part of a future site plan application a landscaping plan, including plant species and sizes, for the Planning Board's review as part of a future site plan [§165-84.1. Y.].

PB #02-1-20 (February 5, 2020):

All mini-warehouse sites shall have adequate landscaped areas across the frontage of the site and along any side or rear yard portion of the site. A landscaping plan is to be submitted as part of any site plan application. The amount of funds to be provided for landscaping shall not exceed five percent (5%) of the total project cost. The applicant is committed to providing, as part of future site plan approval, a landscaped plan for the site that meets these requirements [§165-84.1. Z.].

Ms. Henecke said that the resolutions indicate that all landscaping shall be identified on the site plan and shall be installed within six months of receipt of a Certificate of Compliance.

Mr. Giroux said that he recalls that landscaping inside the fence was discussed, and that the fence and the addition of the trees would create a buffer which would additionally shield the view [of the mini warehouse units] from the view [of the adjacent residential properties]. He said that once the trees grow they will be visible over the fence, and that the fence will create the lower solid barrier.

Mr. Viets said that he agreed that the Planning Board was looking for additional trees.

Mr. Delpriore referred to the Landscape Plan which indicates the locations of trees to be planted along the entire fence line.

The Landscape Plan was then displayed on the video screens in the meeting room.

Ms. Henecke asked if the space [between the fence and the property line] is an area of at least six feet wide. Mr. Delpriore said yes, and that it appears to be larger in some locations.

Mr. Delpriore reviewed the placement of trees around the stormwater pond. Ms. Henecke asked about landscaping around the pond. Mr. Brand said that the pond is a requirement of the New York State Department of Environmental Conservation Municipal Separate Storm Sewer System (MS4 Program). The Town of Farmington is an MS4 community.

Ms. Henecke asked if the applicant was going to move the pond or take other measures to comply with the MS4 requirements.

Mr. Delpriore asked Mr. McMahon if the applicant would agree to plant additional trees along the fence line. Mr. McMahon said that the applicant would have no problem adding more trees around the pond with similar spacing as the planting of the other trees along the fence line. He said that this is not a problem.

Mr. Hemminger confirmed that Mr. McMahon has agreed to plant more trees along the southwest property line.

Mr. McMahon said that there had been a discussion about dense vegetation but that the selection of a solid fence with trees located behind it had been a compromise. He said that they could go back to a chain link fence [around the entire property] or they could add more vegetation inside the wood fence and along the portion adjacent to the applicant's boundary with Ms. Henecke.

Ms. Henecke asked about lighting. She said that she understands that the applicant must follow dark-sky lighting. Mr. Brabant said that all lighting fixtures will be downward and shielded, and that the applicant is not permitted to have a foot candle illumination of over .5. He said that all illumination must remain on the property and that little or no light will escape the property with the solid fencing and the trees.

Mr. Viets asked about motion sensors on the lighting fixtures. Mr. McMahon said that the site will be used mostly during the daytime hours. He said that there will be a type of cellular alarm that will be hooked into the system for security purposes.

Ms. Henecke asked about the hours of operation.

Mr. McMahon said that it is expected that this will be a dawn to dusk operation. He said that there will not be a rental office on the site and that the site will be accessible only to customers who have access to the keypad. He said that the keypad will time out in the evening and return in the morning.

Mr. Brabant said that these details were included in the Special Use Permit approval resolution.

Ms. Henecke said that the Special Use Permit says [that the hours of operation will be] 7:00 a.m. to 10:00 p.m.

(Clerk's Note: The hours of operation of 7:00 a.m. to 10:00 p.m. appear in the Zoning Board of Appeals Area Variance approval resolution, ZB #1201-19, December 23, 2019, p. 4 of 5.)

Mr. Brand asked Ms. Henecke why she asked about the hours of operation if she already knew the hours. Ms. Henecke said that she wanted to double check.

Mr. Brand said that the Town staff has noticed that earlier this year a number pine trees located on the adjacent residential sites adjacent to the proposed mini-warehouse site have been cut down. He asked if any of these trees have been cut from Ms. Henecke's property. She said no. She that her neighbor has stacked cut trees but that they are not from her property. Mr. Brand said that he could not understand how those trees would have been removed if landscaping/buffering between the project and adjacent residential sites was so important.

Ms. Henecke said that obviously there were discussions [about landscaping] after the [Planning Board] meeting of which she was not a part.

Mr. Hemminger said that the Town tries to make a project as good and sustainable as possible. He said that the staff has had discussions and determined that having [plantings] outside the fence [and outside the applicant's property] did not seem right.

Mr. Brabant said for the record that he has no knowledge that the Planning Board has discussed this project outside a public venue. He said that all dialogue about this application has been at a Planning Board meeting or at a Project Review Committee (PRC) meeting, both of which are open to the public.

Ms. Henecke said that she did not know what a PRC Meeting is. Mr. Hemminger explained that the monthly PRC Meetings are staff meetings at which the Town staff reviews projects with applicants and with representatives of the Ontario County Planning Department and the New York State Department of Transportation.

Mr. Hemminger asked if there were any additional comments or questions on this application from those in the meeting room.

There were no comments or questions from those in the meeting.

Mr. Hemminger then asked if anyone on the Zoom video conference wished to speak for or against the application, or to ask questions.

There were no comments from those on the Zoom video conference.

Mr. DeLucia and Mr. Sweeney had no comments or questions.

Mr. Viets said that his comments were addressed in the MRB Group engineering comment letter and during the discussion on the landscaping.

Mr. Hemminger said that this is a good project for the GI Zoning District in which there are also nearby residential homes. He said that it is a better compromise project than one which could have been proposed and permitted in the GI Zoning District. Mr. Hemminger said that this project is less noisy and calmer than other projects which would be permitted at this location by the Town Code.

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

■ A motion was made MR. DELUCIA, seconded by MR. SWEENEY, that the Public Hearing on this application be closed.

Motion carried by voice vote. The Public Hearing on PB #0901-21 was closed.

Board deliberations:

Mr. Brand then offered the following amendment to the draft Final Site Plan approval resolution which had been prepared for the board's consideration this evening:

New Condition #2: Additional trees are to be shown on the revised Landscaping Drawing and planted along the applicant's southwest property line (along the south edge of the stormwater pond and between the board-on-board fence) at distances comparable to the spacing of other trees in this area as depicted upon the landscaping plan under review.

Mr. Hemminger then asked Mr. McMahon if he received the draft resolution prior to the meeting, if he understood the resolution and if he agreed with the conditions of approval as amended. Mr. McMahon said that he received the draft resolution prior to the meeting, that he understood the resolution and that he agreed with the conditions of approval as amended.

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

**FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN APPROVAL, MINI-WAREHOUSE PROJECT
6006 LOOMIS ROAD**

PB #0901-21

APPLICANT: RAMSS LLC, 728 East Avenue, Brockport, N.Y. 14420

ACTION: Final Site Plan approval to construct three (3) single-story

mini-warehouse buildings, totaling approximately 13,200 square feet in building area, and related site improvements on a 1.54-acre site fronting along the north side of Loomis Road and the south side of the New York State Thruway.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has opened a public hearing upon this application at tonight's meeting; and

WHEREAS, the Board has previously reviewed and given consideration to the Town of Farmington Zoning Board of Appeals resolution ZB #1201-19, dated December 23, 2019; and

WHEREAS, the Board has previously reviewed the criteria, under Parts 617.4 and .5 of the State Environmental Quality Review (SEQR) Regulations, making a determination of non-significance upon the proposed Action classified as being an Unlisted Action; and

WHEREAS, the Board has reviewed the Ontario County Planning Board referral Number CP 14-2020, dated January 8, 2020; and

WHEREAS, the Board has reviewed their File #PB 0201-20, dated February 5, 2020, which granted Special Use Permit Approval with Conditions for the proposed mini-warehouse project; and

WHEREAS, the Board has given consideration to the public comments entered into tonight's Public Hearing record.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby approve with the following condition the final site plan for the above referenced Action:

1. All conditions of approval for the Special Use Permit (File #PB 0201-20) remain in effect and shall apply to the Final Site Plan prepared by McMahan/LaRue Associates, having a revised date of August 2021, Project Number 1185.05, Sheets 1 through 6, entitled "Loomis Storage, 6006 Loomis Road, Final Site Plan."
2. Additional trees are to be shown on the revised Landscaping Drawing and planted along the applicant's southwest property line (along the south edge of the stormwater pond and between the board-on-board fence) at distances comparable to the spacing of other trees in this area as depicted upon the landscaping plan under review.
3. All comments contained in the Town Engineer's Letter dated August 26, 2021, to the Town Director of Planning and Development are to be addressed in writing and amendments, where necessary, are to be made to the final drawings before the Town Engineer's signature is to be affixed to the final site plan drawings.

BE IT FINALLY RESOLVED that a copy of this resolution is to be provided to: the Applicant; the Applicant's Engineers; and the Project's Property File.

The following vote upon the above resolution was recorded in the meeting minutes:

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

Motion carried.

6. FINAL SITE PLAN AMENDMENT

PB #0602-19 Final Site Plan Amendment Application

Name: DiFelice Development Inc., 91 Victor Heights Parkway, Victor, N.Y. 14565

Location: Southwest corner of Collett Road and Hook Road

Zoning District: LI Limited Industrial

Request: Amendment to the Final Site Plan (PB #0703-17) approved by the Planning Board on December 6, 2017.

The Planning Board received an informal discussion from the applicant’s engineer for the construction of a proposed industrial building at this location on August 19, 2015.

The State Environmental Quality Review (SEQR) 30-day public review and comment period was held from February 18, 2016, to March 25, 2016. The Planning Board approved a SEQR determination of Non-Significance on April 6, 2016.

On December 6, 2017, the Planning Board approved the Final Site Plan with conditions.

On June 5, 2019, the Planning Board approved the Final Site Plan Amendment with conditions (PB #0602-19).

On February 5, 2020, the Planning Board approved the first and second 90-day extensions to the Final Site Plan from February 5, 2020, to May 5, 2020 (PB #0602-19).

On May 6, 2020, the Planning Board approved the third 90-day extension to the Final Site Plan from May 6, 2020, to August 4, 2020.

On August 5, 2020, the Planning Board approved the fourth 90-day extension to the Final Site Plan from August 5, 2020, to November 3, 2020.

On November 4, 2020, the Planning Board approved the fifth 90-day extension to the Final Site Plan from November 4, 2020, to February 3, 2021.

On February 3, 2021, the Planning Board approved the sixth 90-day extension to the Final Site Plan from February 3, 2021, to May 4, 2021.

On March 17, 2021, the Planning Board approved a 180-day extension to the Final Site Plan from May 4, 2021, to October 31, 2021.

The Farmington CountryMax proposal for this location was discussed by the Project Review Committee on May 7, 2021; June 4, 2021; July 2, 2021; and August 6, 2021.

Mr. Parrone (Parrone Engineering) and Mr. Payne (CountryMax Stores) presented this application in the meeting room.

Mr. Parrone said that the applicant seeks an amendment to the Final Site Plan which was approved by the Planning Board on June 5, 2019 (PB #0602-19). He presented a color rendering of the drawing which represents the proposed amended site plan and a black-and-white rendering which depicts the site plan which was approved in 2019.

Mr. Parrone said that the site plan which was approved in 2019 was developed as a generic warehouse with no specific tenants at that time. He said that the applicant then sought to have a shovel-ready structure for prospective tenants. He said that the site plan tonight has been amended to fit the need of CountryMax which plans to open a product distribution center on the site.

Mr. Parrone provided the following information:

- The original site plan proposed a 72,000-square-foot structure on one floor. The amendment proposes a total of 79,000 square feet with 72,280 square feet on the ground floor, a second floor, and an enclosed loading dock area. Mr. Parrone said that the loading docks were not enclosed in the original site plan.
- The height of the structure in the original site plan was 35 feet. The height of the structure in the amended plan will be 28 feet.
- One hundred twenty-six parking spaces were originally planned. The amended plan proposes 80 parking spaces which are enough to meet the Town Code.
- The previously proposed driveway entrance/exit along Hook Road has been eliminated. Access to the site will be only from Collett Road.
- The original site plan proposed six truck loading bays. The amendment proposes three loading docks with each to have the ability to accommodate up to three trucks. Mr. Parrone said that having nine trucks on the site at any one time would not occur often.

- No changes are proposed to the location of the water mains, which will be dedicated to the Town. Mr. Parrone said that the applicant did not wish to submit additional approvals to the New York State Department of Health. The structure will be served by only one water service connection (six separate water service connections had been proposed in the original site plan).
- One sanitary sewer lateral will serve the structure.
- Several offices will be located on the ground floor. An additional 5,000 square feet of office space will be located on the second floor.

Mr. Parrone said that the applicant understands the Planning Board's concern with the exterior design and architectural features of the structure. He said that an enclosed roofed area which will be attached to the structure [on the west side of the building] will be provided for outdoor storage of products. In addition, an approximate 30-foot x 80-foot pavilion for the use of employees (for breaks and lunch) will be enclosed by an opaque fence to screen the view from Collett Road and from the nearby Hickory Rise residential subdivision on the east side of Hook Road.

Mr. Parrone said that he and Mr. Payne have reviewed the draft resolution which has been prepared by the Town staff for the board's consideration this evening and that they understand that a dialogue with the board on architectural issues is needed. For this reason, Mr. Parrone said that he asked Mr. Payne to attend the meeting this evening.

Mr. Hemminger acknowledged receipt of the MRB Group 11-point engineering comment letter of August 30, 2021. The engineering comments relate to the site plan and other general comments.

Mr. Hemminger asked about Engineering Comment #6 regarding the suggestion of the installation of a potential guard rail or grading on the elevated berm which is located on the south side of Collett Road at the northern portion of the applicant's property, i.e.,

MRB Group Engineering Comment #6 (August 30, 2021):

It is our suggestion that guide railing be reconsidered along the Collett Road frontage due to extended slope lengths and the proximity of the slopes to the public road, especially as trees along the embankment may pose a hazard in the event that a vehicle leaves the roadway. Please coordinate with the Town Highway Superintendent.

Mr. Hemminger said that this berm may have to remain in place due to an underground telephone and other fiber conduit. Because of this conduit, Mr. Hemminger said that a guard rail may not be required.

Mr. Brabant said that other engineering comments are generally technical in nature. He said that the Stormwater Pollution Prevention Plan (SWPPP) is now being modified and that there are no major engineering issues.

Mr. Parrone said that the lighting plan will be modified to reflect the structure's use as basically an 8:00 a.m. to 5:00 p.m. operation for the distribution of products such as topsoil, mulch, potting soil and related goods from the distribution center. He said that the products which will be stored in the outdoor area will be coming in and out as they are unloaded and distributed to the CountryMax stores in the Rochester and Syracuse area.

Mr. Parrone said that samples of the building's exterior construction [architectural] materials will be provided if requested by the board. He said that specific exterior colors and renderings will be submitted and that Mr. Payne desires to make the distribution center as pleasing as possible.

Mr. Parrone said that there are a number of Town-owned utilities which are installed near the intersection of Collett Road and Hook Road. He said that the planting of additional landscaping in this area may not be possible [due to the utilities] and that the applicant's landscape architect has done the best as possible. Mr. Parrone said that he will discuss the location of these utilities with Acting Water and Sewer Superintendent Robin MacDonald, and if additional landscaping can be planted within the southern portion of the site without impacting these utilities and their easements.

Mr. Parrone discussed exterior lighting on the proposed structure. He said that there should be little effect of the lighting on the backs of the residential homes in the Hickory Rise subdivision on the east side of Hook Road. He also said that the applicant does not know at this time the extent of the future development of the commercial component of the Hickory Rise Subdivision which is approved for the southeast corner of the Collett Road/ Hook Road intersection.

Mr. Parrone said that Mr. Payne would appreciate receiving comments from the Planning Board and the Town staff and to have the Final Site Plan Amendment approved in October. He acknowledged the expiration of the Final Site Plan on October 31, 2021.

Mr. Hemminger said that the Planning Board's goal this evening is to provide as much feedback as possible [on the Final Site Plan Amendment] for the applicant to be able to provide "one good iteration," to make final changes, and to receive approval of the Final Site Plan Amendment in October. Mr. Parrone said that this is also the applicant's goal.

Mr. Brand said that his concern is that the clock is ticking [toward the expiration of the Final Site Plan on October 31, 2021]. He said that this October 20th is the last date that the Planning Board could grant Final Site Plan approval without the applicant having to demonstrate that he has been working in good faith and requires additional time to complete the details which have been requested as a result of the amendments to the drawings. To that end, Mr. Brand suggested that the applicant attend the Project Review Committee (PRC) meetings on September 3, 2021, and on October 1, 2021, to meet with Mr. MacDonald regarding the possible additional landscaping in the area of the Collett Road/Hook Road intersection and with other Town staff. He said that the applicant's participation in these PRC meetings would serve to create a record that demonstrates and documents the applicant working toward Final Site Plan approval and would provide

justification for any extensions, if it becomes necessary, which have already been provided to the previous applicant. Mr. Brand said that the Town wants to make sure that it has sound justification [for a possible additional extension of Final Site Plan approval].

Mr. Delpriore said that he was glad to hear that Mr. Parrone will discuss possible additional landscaping at the Collett Road/Hook Road intersection and along the southern boundary areas with Mr. MacDonald. Mr. Delpriore said that the Town may need to take a closer look at this corner.

He also said that outdoor storage of products will be a big concern. He said that the applicant has his Town Code interpretation regarding the open storage area and that the storage of anything outside the storage area will not be permitted. Mr. Delpriore requested that this interpretation is to be noted on the Final Site Plan.

Mr. Brand suggested that the draft resolution which has been provided by the Town staff for the consideration by the Planning Board this evening be amended to continue the application to the meeting on October 6, 2021. He also requested that Mr. Parrone and Mr. Payne attend the PRC meeting on September 3, 2021, to discuss the opportunity for additional landscaping at the Collett Road/Hook Road corner and along the southern property boundary with the Town Construction Inspector Matt Heilmann and with Mr. MacDonald.

Mr. Giroux said that he shares the concerns of having additional balsam evergreen trees planted at the Collett Road/Hook Road corner. He said that although the backs of the homes in the Hickory Rise Subdivision face the corner, many of the residents use these portions of their properties as family areas with decks and other outdoor amenities. He said that additional balsams would assist with the screening [of the distribution center operations from the residential homes].

Mr. Brand said that details in the draft resolution on the sidewalks and crosswalks are the result of Mr. Giroux's review of the resolution and the redesign of the alignments.

Mr. Parrone said that the sidewalk on the south side of Collett Road near the Hook Road intersection may have to be shifted farther to the south to avoid utility guy wires. Mr. Giroux said that he did not see a problem if this sidewalk drifts farther to the south to avoid the guy wires but he said that the sidewalk should not be shifted closer to the road. Mr. Parrone agreed that the sidewalk should not be shifted closer to the road.

Mr. Viets asked if a round-about had been considered at the Collett Road/Hook Road intersection.

Mr. Giroux said that the elevation along Hook Road, which is located north of the Collett Road/Hook Road intersection, had been lowered by three feet a number of years ago. However, the remaining sight distance for southbound traffic on Hook Road continues to be of concern. There are no plans, at the present time, under consideration for constructing a round-about at this intersection.

Mr. Brabant said that the amended site plan is a better plan [than the original site plan]. He asked if the applicant considered changing the pattern for the proposed truck traffic flow on the property to deal with lighting and illumination which may extend off the property and toward the Hickory Rise subdivision. Mr. Parrone said that they reanalyzed the truck and vehicle flow on the property and that the current proposed flow is a better way for trucks to drop off and pick up products. He said that this plan is a much safer and a better approach.

Mr. Payne said that he has tried as best as possible to complete the plans within the current 120-day extension [which expires on October 31, 2021]. He said that this is the fastest that he has developed a project.

Mr. Payne said that the company knew that this project would involve some outdoor unloading of vehicles. He said that he shares the big concern and understanding of the sensitivity of outdoor storage and their need to deal with this. Mr. Payne said that it is important for them to mitigate this beforehand and that he understands and appreciates the opportunity to have this outdoor storage area screened to avoid an adverse effect upon the residential areas which are off the site.

Mr. Payne said that exterior renderings of the proposed structure will be upgraded as needed. He said that they have tried their best to make the structure look different, that they want to be proud of this, and that it will be the company's office and home. Mr. Payne said they also wish to impress corporate visitors from out-of-town and that they wish to have it look pleasant from the exterior. He said that the addition of timber frame features and a gazebo will help to cover up the "business" end of the structure and that additional landscape plantings are available.

Mr. Payne said that they will attempt to provide additional landscaping on the Hook Road side of the property which will not have a vehicle entry.

Mr. Hemminger said that he hopes that the structure will appear to be a two-story house and not [appear to be] a factory. He suggested the use of overhangs with colors and faux windows to provide a more appealing exterior. Mr. Hemminger referred the applicant to the Planning Board's exterior suggestions for the Meyer's RV facility which is now under construction on State Route 96 at Mertensia Road.

Mr. Viets said that he is pleased with the site plan and that he appreciated the applicant pulling it all together so quickly. He asked about the covered and fenced outdoor area. Mr. Parrone said this area will be enclosed with a solid fence and a gazebo at the corner.

Mr. Delpriore asked about the construction of the outdoor product storage area. Mr. Parrone said that the applicant seeks to satisfy the Town's request on this. He suggested a solid metal enclosure, a solid fence enclosure or solid fencing of wood or steel. Mr. Delpriore asked about the height of the enclosure. Mr. Payne said that it will be 12 feet high to block the view of pallets as they are loaded and unloaded from the trucks. He said that one would not be able to see anything that high.

Mr. Hemminger said that his biggest issue [with the outdoor enclosure] is its maintenance. He suggested the use of materials which will be easy to maintain and that the materials must fit with the style of the building.

Mr. Delpriore asked about the dimensions of the enclosure. Mr. Parrone said that the dimensions will be submitted with the final drawing. He also acknowledged that the outdoor storage area must blend in with the building and must not look like an attachment.

Mr. Viets asked if the proposed height of the gazebo is high enough. Mr. Payne said yes. He said that products (such as soils and mulch) which are to be stored in the outdoor enclosure will be set on the ground and on pallets and that they will be transferred onto vehicles. He said that the outdoor storage area will be extremely temporary as products are received and delivered, and that the outdoor storage area will be more of a transfer space. Mr. Viets said that the outdoor storage area should be durable and should blend in with the building. Mr. Hemminger said that it will be located below the height of Collett Road.

In reference to the telephone conduit in the area of the elevated berm along the south side of Collett Road, Mr. Hemminger said that fiber optic cable also may have been installed within this area.

Mr. Hemminger said that although samples of the building materials are not required, he requested that color architectural renderings be provided. He suggested that these can be submitted via email and that the board members can then provide feedback.

Mr. Giroux said that the area of the elevated berm on Collett Road has been hydroexcavated and that there is only about one foot of cover over the utility conduit. Mr. Parrone said that they will then have no plans to disturb the berm and that they may have to live with a 1:2 slope on the site.

Mr. Viets said that the overall site layout is good and that he is “good” with the traffic flow pattern on the site as has been presented.

Mr. DeLucia said that he supports the use of the timber frame features. He said that he is not fond of a blue roof and that this would not be his choice for the color of the roof. Mr. DeLucia also said that he hopes that the exterior color of the building will not be white as is now shown on the rendering. He said that he would like to see an exterior color which follows the timber frame design.

Mr. Sweeney asked about interior and exterior fire protection. Mr. Parrone said that fire hydrants will be provided and that fire suppression sprinklers will be installed in the building. Mr. Brabant said that hydrants are proposed for installation on the north, east and west sides of the building.

Mr. Hemminger said that exterior building-material samples will be fine if they can be provided. He also expressed concern about the outside storage of products and the ability of each of the three loading docks to accommodate three trucks each. He said that he does

not want to see truck trailers being kept on the site for months for the long-term storage of products. He said that he has no problem with trucks coming in and out, but that he would not be happy if truck trailers are there for months. Mr. Hemminger said that we do not need trailers there for storage.

Mr. Hemminger said that the possibility of additional landscaping at the Collett Road/Hook Road intersection can be discussed by the applicant with the Town staff. He also encouraged the applicant to contact the Town staff with questions and that he [Mr. Hemminger] is available to provide additional feedback if needed. He said that the board does not want to have to consider another extension [of the Final Site Plan approval] if it does not have to do so.

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

■ A motion was made by MR. VIETS, seconded by MR. SWEENEY, that the reading of the following resolution be waived and that the resolution be approved as amended with the submission date of materials to be September 22, 2021, for the Planning Board meeting on October 6, 2021:

**FARMINGTON PLANNING BOARD CONTINUING RESOLUTION
COUNTRYMAX FINAL SITE PLAN AMENDMENT AND CONTINUATION
DIFELICE INDUSTRIAL COMPLEX**

PB #0602-19

**APPLICANT: Donald Payne, CountryMax Stores,
6290 State Route 96, Victor, N.Y. 14564**

**ACTION: Approval of the Final Site Plan Amendment for the DiFelice
Industrial Complex, located on the south side of Collett Road,
east of State Route 332 and west of Hook Road**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has received an application to amend the previously approved Final Site Plan for the DiFelice Industrial Complex site located on the southwest corner of the intersection of Collett Road and Hook Road, from Donald Payne, CountryMax Stores; and

WHEREAS, the Board has opened the above referenced Action at tonight's public meeting and has received comment on the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to table any further discussion upon the proposed Final Site Plan Amendment for the proposed CountryMax Building and related site improvements.

BE IT FURTHER RESOLVED that the Board directs the Applicant and the Applicant's Engineer to make the following changes to the Final Site Plan Drawings:

1. Final Site Plan Amendment Approval is based upon the drawings prepared by Parrone Engineering, dated August 12, 2021, Job No. 7007-CM, Sheets 1–17 of 17, entitled “Amendment to Approved Final Site Plan for Country Max” which is to be further amended as follows:
 - a. The Title of all of the Drawings is to be amended to read as follows . . . “Amendment to Final Site Plan Approval for the DiFelice Industrial Complex (PB #0703-17) dated December 6, 2017, for the CountryMax Warehouse/Office Building and related Site Improvements, Collett Road & Hook Road.”
 - b. All of the drawings that show proposed pedestrian sidewalk sections along both the north and south side of Collett Road and a proposed cross walk for Collett Road are to be further amended as follows:
 - (i) The section of proposed sidewalk to be located along the north side of Collett Road, between the two (2) existing driveways (K.J.’s Collision and Ultra Fab) and the intersection of Collett Road and Hook Road is to be removed.
 - (ii) The proposed cross walk shown for Collett Road is to be removed.
 - (iii) The proposed sidewalk shown along the south side of Collett Road is to be amended to extend easterly from the proposed driveway entrance/exit for the CountryMax site to the southwest corner of the intersection of Collett Road and Hook Road. Said section of sidewalk is to be located on the outside of the existing Stop Sign at the intersection of Collett Road and Hook Road.
 - (iv) There is to be a crosswalk shown on all of the affected drawings which is to be located at a 90-degree angle between the north side of Collett Road and the south side of Collett Road at a distance west of the two (2) driveways (K.J.’s and Ultra Fab) on the north side and west of the driveway to the proposed CountryMax site (near the start of the driveway radius). The final location is to be accepted by the Town Highway Superintendent.
 - (v) There are to be two (2) Pedestrian Crossing Ahead Signs and two (2) Pedestrian Crossing Signs shown on all of the affected drawings which are to be accepted by the Town Highway Superintendent.
 - (vi) There is to be a ladder-type cross walk installed at the agreed-to location.

- (vii) There is to be a section of sidewalk shown on the south side of Collett Road, between the crosswalk and the driveway to the CountryMax Site.
- c. Drawing C 1.0, Final Site Plan, is to have a note added that identifies the entire site lies within a Zone C Area of Minimal Flooding, the Community's Flood Insurance Number, the Map (Panel) number and the Effective Date.
- d. Drawing C 1.0, Final Site Plan and all affected drawings are to be further amended to define the land use located along the north side of Collett Road (e.g., FedEx, K.J's, Ultra Fab and NVR).
- e. Drawing C 1.0, Final Site Plan and all affected drawings are to be further amended to show the by-pass lane on Collett Road for east bound traffic.
- f. Drawing C 1.0, Final Site Plan and all affected drawings are to be further amended to identify the type of material to be used for the enclosure of the outdoor storage areas.
- g. Drawing C 1.0, Final Site Plan, is to be further amended by adding a Note that reads . . . "All outdoor storage is permitted only within the area across the west side of the proposed building and behind the screening walls. There shall be no outside storage of product or materials allowed elsewhere on the site."
- h. Drawings C 8.1 through C 8.5 are to be further amended to show the specifications for the fence material to be used to screen the outdoor storage areas.
- i. Drawing C 5.0, Landscaping Plan, is to have a note 5 added that reads . . . "All existing landscaping located along the west of Hook Road is to be identified and maintained as part of the amended landscaping plan drawing."
- j. Drawing C 5.0, Landscaping Plan, is to be further amended to install as much additional screening of plants and trees along the south side of the property, between the pavement and the existing easements. The Town's Acting Water and Sewer Superintendent is to determine where and how much additional screening material can be allowed across this area. The purpose for which is to better screen the head lights of trucks using the loading docks on the south side of the building from the nearby residential development "Hickory Rise Subdivision."
- k. Drawing C 6.0, Lighting Plan, is to be further amended by relocating the two (2) on-site light poles closer to the driveway entrance/exit at Collett Road to illuminate this sidewalk crossing.

- l. Drawing C 6.0, Lighting Plan, is to be further amended adding one (1) additional on-site light at the south side of the Cross Walk for Collett Road. This light is to be positioned to illuminate the crosswalk and the sidewalk connection that is to be located on the south side of Collett Road between the Cross Walk and the driveway entrance/exit to the Country Max Site.
- m. Drawings C 8.1 through C 8.5, Detail Drawings, are to be further amended to include the Pedestrian Crossing Ahead Signs, the Pedestrian Crossing Signs and the crosswalk details to be accepted by the Town Highway Superintendent.

BE IT FURTHER RESOLVED that the Applicant and the Applicant's Engineer are to make the following changes to the building elevation drawings:

- a. The Applicant is to prepare and submit to the Board revised Building Elevation Drawings that specify the elevations being shown (i.e., west elevation, south elevation, etc.) for each of the four (4) sides of the proposed building. In addition, the drawings are to specify the building materials proposed to be used including color of the materials.
- b. There is to be a separate Building Elevation depicting the view of the proposed structure and related site improvements from along the east bound direction of flow of traffic along Collett Road.
- c. Each of the Building Elevation drawings are to have a title, a scale, a drawing number and are to reflect the landscaping as shown on Drawing C 5.0, Landscaping Plan, a part of the proposed Final Site Plan drawings.
- d. The Building Elevation drawings are to include the heights of all building mounted light fixtures that are to be located on each side of the building, the loading docks and any freestanding site lighting fixture(s) within 20 feet of the building.
- e. The Building Elevation drawings are to include any roof-top fixture (i.e., heating/air conditioning and satellite dish equipment, etc.).
- f. The Building Elevation drawings are to identify all site features (i.e., propane tank facility shown on the west side of the site).
- g. Any on-site commercial speech signage is to be shown, or a separate application will be required.
- h. The Building's Street Identification Number is to be shown on one of the Building Elevation drawings.

BE IT FURTHER RESOLVED that the Applicant and the Applicant’s Engineer is to provide a written response to the Town Engineer’s August 30, 2021, letter and show on the revised drawings the information requested by the Town Engineer.

BE IT FURTHER RESOLVED that at the time of submission of revised Final Site Plan drawings and Building Elevation drawings, the Applicant is instructed to provide the following:

- a. The easements for the proposed watermain and the Storm Water Maintenance Facility which are shown on the drawings are to be prepared and submitted to the Town Construction Inspector for his review and approval.

BE IT FURTHER RESOLVED that prior to scheduling any Pre-Construction Meeting for this Project, said easements must be accepted by the Town Construction Inspector and be at the Town Attorney’s Office undergoing review and acceptance.

BE IT FURTHER RESOLVED that the Applicant and the Applicant’s Engineer are to commence immediately to make the above referenced revisions to the Final Site Plan drawings and the Building Elevation drawings; and are to attend the Town Project Review Committee (PRC) Meetings on Friday, September 3, 2021; and Friday, October 1, 2021.

BE IT FURTHER RESOLVED that the Applicant and the Applicant’s Engineer are to provide revised drawings to the Town Development Office, on or before noon on Wednesday, September 22, 2021, for including in the Planning Board’s packets for their Wednesday, October 6, 2021 meeting.

BE IT FINALLY RESOLVED that the Planning Board does hereby agree to continue its deliberations, upon the proposed Action and the revised drawings to the October 6, 2021, meeting.

BE IT FINALLY RESOLVED that the Planning Board reminds the Applicant and the Applicant’s Engineer that the extension of time granted earlier this year for obtaining Final Site Plan Approval for this Action expires on Sunday, October 31, 2021.

The following vote upon the above resolution was recorded in the meeting minutes:

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

Motion carried.

7. PLANNING BOARD ACTION ITEM

Recommendation to Establish a Letter of Credit:

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
RECOMMENDATION TO ESTABLISH A LETTER OF CREDIT
RG&E STATION #168 PROJECT**

PB #0701-21

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineers, dated August 31, 2021, to recommend approval of a Letter of Credit for site improvements within the above referenced Project; and

WHEREAS, the Planning Board has reviewed the above referenced letter and the attached Applicant’s Engineer’s Estimate of Value for certain site improvements to be dedicated to the Town of Farmington; 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 a Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board, after having reviewed the file on this subdivision and the recommendations from the Town Construction Inspector and the Town Engineer, does hereby recommend that the Town Board take formal action to accept and recommend the filing of a Letter of Credit, in the Town Clerk’s Office, in the total amount of \$30,733.04 for the above referenced Project.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide copies of this resolution to the Applicant and the Applicant’s Engineer, the Town Code Enforcement Officer, the Town Construction Inspector and the Town Engineer.

The following vote upon the above resolution was recorded in the meeting minutes:

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

Motion carried.

8. OPEN DISCUSSION

Director of Development and Planning Report:

Mr. Brand provided the following information:

- The 2020 United States Census data for the Town of Farmington was recently released, as follows:

Ontario County's population increased during the last ten-year period (2010–2020) by a total of 4,527 people bringing the total population to 112,458 people. This is an increase of 4.2 percent since 2010. Ontario County's population increase is the largest increase within the six-county region (e.g., Livingston, Monroe, Ontario, Orleans, Wayne and Yates counties). The County's increase in population is just over twice that for Monroe County during this census period. The other counties all reported population loss.

Farmington's population increased by a total of 2,345 people, during the last 10-year period, bringing the Town's total population (2020) to 14,170 people. This is an increase of 16.5 percent since 2010.

The population increase for the Town of Farmington during the last ten-year period (2010–2020) accounts for 51.8 percent of the total population increase within Ontario County during this census period.

The Town of Farmington, as of 2020, ranks second in total population in the County. The Town of Victor, as of 2020, ranked first with a total population of 15,860 people (does not include the Village of Victor). We now have more people living in the Town of Farmington than live within the City of Geneva.

The total number of Housing Units within the Town of Farmington, in 2010, was 4,664. The total number of Housing Units within the Town of Farmington, in 2020, was 5,814. This is an increase of 1,150 Housing Units during the past decade. This equates to a 20 percent increase in Housing Units during the past 10-year census period.

During the past 10-year census period, there was reported an increase of 4,392 Housing Units in Ontario County. The Town of Farmington's total number of additional Housing Units (1,150) is 26.2 percent of the County's 2020 Housing Unit total.

The Town Code Enforcement Officer reports that for the period January 1, 2021, through August 31, 2021, a total of 117 permits were issued for new Housing Units. This brings the total number of Housing Units to date, since 2010, to 1,267 units.

Mr. Hemminger asked if the Town is at its maximum development for subdivisions which have already been approved. Mr. Brand said that currently residential development is ongoing in the Auburn Meadows, Hathaway's Corners, Redfield Grove and Monarch Manor subdivisions. He said that there are available parcels in these current subdivisions for additional homes.

- A presentation had been expected tonight for the future development of the Auburn Junction site (Cerone Incentive Zoning Project) on State Route 332 at Carmen's Way. However, Mr. Brand has just learned the Mr. Cerone is experiencing medical issues and could not be available tonight. Mr. Brand said that an advertising sign on the property identifying development of the site was recently shared with the Planning Board and Town staff. This drawing includes a potential University of Rochester Medical Center Urgent Care facility within a portion of the proposed plaza structure, an outparcel [perhaps a restaurant] and a Starbuck's coffee shop with drive-through service located on another outparcel close to the intersection of State Route 332 and Carmen's Way. Mr. Brand said that the applicant has also somewhat improved the appearance of the "front lawn" area along the State Route 332 frontage, that there have been improvements to the site's landscaping, and that the Town may receive a future presentation of the site development plans by the owner.
- Comments had been expected today (September 1, 2021) from the New York State Department of Transportation regarding the Town's preliminary 2021–2022 Transportation Alternatives (TAP) Improvement Program Grant. The deadline for submitting the final grant application to the State is September 29, 2021. If approved, the grant will provide 75 percent of the total project cost for design, construction and inspection of 17,000 lineal feet of sidewalks, approximately 330 lineal feet of stone dust trails, and one pedestrian bridge crossing of Beaver Creek on County Road 41. At the present time, the total project cost is \$1,996,800 with \$1,497,600 being the Federal share and \$499,200 the Town's share.

Mr. Brand said that four easements for proposed sidewalk construction have been received from the Simmons-Rockwell car dealership which owns property on State Route 96 between Glen Carlyn Drive and the Redfield Grove subdivision. He also said that easements are being acquired from the owner of the two manufactured home parks on Mertensia Road for proposed sidewalk construction. At present, there remains three properties where easements have not been acquired.

- On August 18, 2021, the Planning Board approved a recommendation to the Town Board to establish a Letter of Credit for Phase 1A of the GLN Farmington Realty project on State Route 96 in the amount of \$874,588.12 for site improvements.

Code Enforcement Officer:

Mr. Delpriore reviewed the Planning Board agenda for the meeting to be held on September 15, 2021. Among the applications will be the Loomis Road Industrial Park (which also requires a Special Use Permit for a vehicle doll-up operation), the Preliminary Site Plan for A Safe Place Storage, the Preliminary Subdivision Plat for Gerstner Medical, the construction schedule review for Meyer's RV, and a Letter of Credit for the Villas at Hathaway's Corners.

Mr. Hemminger said that the Town staff should assume responsibility for the review and monitoring of the Meyer's RV project following the meeting on September 15, 2021. Mr. Delpriore suggested that the applicant must continue to attend the monthly Project Review Committee meetings to provide updates to the Town staff on the progress of the construction.

Mr. Brand said that the Planning Board established a deadline for the completion of Phase 1 of the Meyer's RV project. He said that the Phase 1 deadline has been extended and that the applicant will be providing an update to their previous schedule for completion of the Phase 1 portion of this project at the Planning Board meeting on September 15, 2021.

Highway and Parks Superintendent:

Mr. Giroux said that the binder course is to be installed on Canandaigua–Farmington Town Line Road, following which a catch basin will be installed at the State Route 332/Canandaigua–Farmington Town Line Road intersection. Following this work, the road improvement project will be on hold for the season and will resume with the rebuilding of the road when the installation of the water main—which is part of the water tower replacement project on Brickyard Road in the Town of Canandaigua—is completed. Upon installation of the new water main, Mr. Giroux said that additional curbing and sidewalks will be constructed on Canandaigua–Farmington Town Line Road, followed by installation of the paving top coat on the entire road from end to end.

Mr. Giroux said that the application, from both the towns of Canandaigua and Farmington to the New York State Department of Transportation to reduce the speed limit on Canandaigua–Farmington Town Line Road between State Route 332 and New Michigan Road from 55 miles per hour to 40 miles per hour has been denied. He said that the existing 40-mile-per-hour speed limit from State Route 332 to Birchwood Drive will remain; and then the remaining portion from Birchwood Drive to New Michigan Road will be 55 miles per hour. Mr. Giroux said that the speed limit reduction request had been endorsed by the Farmington Town Board, the Canandaigua Town Board and by the Ontario County Department of Public Works. He said that he was puzzled by the State's denial for lowering the speed limit especially with all of the new residential development at the nearby Monarch Manor Subdivision and with access to the Auburn Trail off Canandaigua–Farmington Town Line Road.

Mr. Giroux said that solar-powered pedestrian crossing signals have been ordered for installation at the Auburn Trail Crosswalk on County Road 41. He also said that work is moving along well at Beaver Creek Park.

Town Engineer:

Mr. Brabant said that five Pre-Construction Meetings are scheduled for Friday, September 3, 2021, as follows: RG&E Substation #168, Redfield Grove Lot #72, GLN Farmington Realty, Creekwood Townhomes and Auto Wash. With these meetings, Mr. Brabant said that there will be a total of 11 major projects underway concurrently in the Town.

Board Members' Comments:

Mr. Sweeney extended thanks for his appointment to the Planning Board. Mr. Sweeney had previously served as a member of the Town Zoning Board of Appeals.

9. PUBLIC COMMENTS

None.

10. TRAINING OPPORTUNITIES

■ 2021 Municipal Bootcamp:

A free annual program to provide certification credits to newly elected officials, planning and zoning boards and town officials sponsored by Hancock Estabrook and MRB Group. The program includes 10 hours of remote training designed to provide a comprehensive education that encompasses all aspects of municipal governance. Each program will be provided remotely on the fourth Thursday of the month with subject matter experts and attorneys from Hancock Estabrook and MRB Group.

Remaining sessions in 2021:

Thursday, September 23, 2021, 6:00 p.m. to 7:00 p.m.

Session 8: From Big to Small

Thursday, October 28, 2021, 6:00 p.m. to 7:00 p.m.

Session 9: Well, Aren't You Special?

Thursday, December 23, 2021, 6:00 p.m. to 7:00 p.m.

Session 10: All the Right Forms in All the Right Places

Questions to:

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wmarsh@hancocklaw.com
(315) 565-4536

Matt Horn, Director, Local Government Services, MRB Group
matt.horn@mrbgroup.com
(315) 220-0740

Registration link:

<https://register.gotowebinar.com/rt/4608077833213548299>

■ New York Planning Federation 2021 Summer Programming

“The Essentials of Planning and Zoning”
“Meeting Process and Communication”
“Clean Energy”
“Planning Past, Present & Future”

Each session lasts about an hour. Watch at your convenience for training credit hours.

To enroll: nypf@nypf.org to receive a link to watch any program in the NYPF library. Include your municipality and position.

■ General Code e-Code

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.
Information:
<https://www.generalcode.com/training/>

■ Future Training Opportunities Online:

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

11. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:40 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, September 15, 2021, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

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

Respectfully submitted,

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