

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, September 4, 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
David Degear, Town of Farmington Water and Sewer Superintendent
Don Giroux, Town of Farmington Highway and Parks Superintendent
August Gordner, Town of Farmington Code Enforcement Officer

Applicants Present:

Jeffrey M. Ashline, CSI, Senior Project Manager, Mossien Associates, 70 Linden Oaks,
Suite 110, Rochester, N.Y. 14625-2804
Daniel Compitello, Solar Project Developer, Delaware River Solar, 130 North Winton Road,
#415, Rochester, N.Y. 14610
Steve DeRaddo, Executive Vice President, Lyons National Bank, 399 Exchange Street,
Geneva, N.Y. 14456
Jeff Friend, District Manager, Lyons National Bank, 399 Exchange Street, Geneva, N.Y. 14456
Thomas L. Kime, President, Lyons National Bank, 399 Exchange Street, Geneva, N.Y. 14456
John and Erin Lord-Astles, 4949 Fox Road, Palmyra, N.Y. 14522
J. Lincoln (Linc) Swedrock, P.E., BME Associates, 10 Lift Bridge Lane East,
Fairport, N.Y. 14450

Residents Present:

Linda Bailey, 5163 Fox Road, Palmyra, N.Y. 14522
Jennifer Baxter, 266 Yellow Mills Road, Palmyra, N.Y. 14522
Gerald A. Bloss, 81 Gannett Road, Farmington, N.Y. 14425

Jack and Elfie Boonstra, 5059 Maxwell Road, Farmington, N.Y. 14425
 Edie Chapman, 230 Ellsworth Road, Palmyra, N.Y. 14522
 James Falanga, 395 Ellsworth Road, Palmyra, N.Y. 14522
 Frances Kabat, Esq., The Zoghlin Group PLLC, 300 State Street, Suite 502,
 Rochester, N.Y. 14614
 Pat Murphy, 4995 Rushmore Road, Palmyra, N.Y. 14522
 Sharyn and Jake Pate, 224 Yellow Mills Road, Palmyra, N.Y. 14522
 John Orbaker, 4960 Fox Road, Palmyra, N.Y. 14522
 Chad Redmond, 322 Stafford Road, Palmyra, N.Y. 14522

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 AUGUST 21, 2019

■ A motion was made by MR. MALOY, seconded by MR. VIETS, that the minutes of the August 21, 2019, meeting be approved.

Motion carried by voice vote. Ms. Neale abstained due to her absence from the meeting on August 21, 2019.

3a. PUBLIC HEARING: CONTINUED PRELIMINARY FOUR-LOT SUBDIVISION

PB #1003-18 Continued Preliminary Four-Lot Subdivision Application

Name: Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003

Location: 466 Yellow Mills Road

Zoning District: A-80 Agricultural District

Request: Preliminary Subdivision Plat approval for a four-lot subdivision of land, Tax Account #010.00-01-37.110, which contains approximately 136.4 acres of land

3b. CONTINUED PRELIMINARY SITE PLAN

PB #1004-18 Continued Preliminary Site Plan Application

Name: Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003

Location: 466 Yellow Mills Road

Zoning District: A-80 Agricultural District

Request: Preliminary Site Plan approval for erect a 7-megawatt Photovoltaic (PV) Solar System comprised of 21,000 solar panels utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

3c. PUBLIC HEARING: CONTINUED SPECIAL USE PERMIT

PB #1006-18 Continued Special Use Permit

Name: Delaware River Solar LLC, 33 Irving Place, New York, N.Y. 10003

Location: 466 Yellow Mills Road

Zoning District: A-80 Agricultural District

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

These applications were reviewed by the Project Review Committee on August 3, 2018; and September 7, 2018.

The Zoning Board of Appeals (ZBA) opened Public Hearings on four Area Variance applications associated with this project on September 24, 2018. The ZBA Public Hearings were reconvened on November 26, 2018; December 17, 2018; January 28, 2019; April 22, 2019; May 20, 2019; June 24, 2019; July 22, 2019; and August 26, 2019.

The ZBA Public Hearings were closed on August 26, 2019, following which the ZBA took the following actions on each of the four Area Variance applications, i.e.:

ZB #0902-18 Setback of 20 feet along the south property line of proposed Lot #2 (the Town Code requires a minimum rear setback of 160 feet)—*Denied*

ZB #0903-18 Setback of 20 feet along the north property line of proposed Lot #3 (the Town Code requires a minimum rear setback of 160 feet)—*Denied*

ZB #0904-18 Setback of 20 feet along the north property line of proposed Lot #3 (the Town Code requires a minimum front setback of 180 feet)—*Denied*

ZB #0905-18 Setback of 20 feet along the north property line of proposed Lot #4 (the Town Code requires a minimum front setback of 180 feet)—*Denied*

On October 3, 2018, the Planning Board declared its intent to be designated Lead Agency under SEQR for making the determination of significance upon these applications.

The SEQR Involved and Interested Agencies that were identified by the Planning Board and that participated in the 30-day public review and comment period are:

Involved Agency: New York State Energy Research and Development Authority
 Involved Agency: New York State Department of Environmental Conservation
 Involved Agency: U.S. Army Corps of Engineers
 Involved Agency: New York State Office of Parks, Recreation and Historic Preservation
 Involved Agency: Town of Farmington Planning Board
 Involved Agency: Town of Farmington Zoning Board of Appeals
 Involved Agency: Town of Farmington Highway and Parks Department
 Interested Agency: Ontario County Agricultural Enhancement Board
 Interested Agency: New York State Department of Agriculture and Markets
 Interested Agency: Town of Farmington Agricultural Advisory Committee
 Interested Agency: Town of Farmington Conservation Advisory Board
 Interested Agency: Town of Farmington Town Clerk
 Interested Agency: Town of Farmington Historian

On November 7, 2018, Mr. Hemminger opened the Planning Board Public Hearings on PB #1003-18 (Preliminary Four-Lot Subdivision), PB #1006-18 (Special Use Permit) and PB #1004-18 (Preliminary Site Plan). The Public Hearings were reconvened on December 5, 2018; January 16, 2019; April 17, 2019; May 15, 2019; June 5, 2019; July 17, 2019; August 7, 2019; and were continued to tonight's public meeting (September 4 2019).

The following State Environmental Quality Review (SEQR) actions were approved by the Planning Board on August 7, 2019:

- Acceptance of a Complete Part 2, Full Environmental Assessment Form
- Acceptance of a Complete Part 3, Full Environmental Assessment Form
- SEQR Determination of Significance—Negative Declaration

- Continuation of the Planning Board Public Hearings on the Preliminary Four-Lot Subdivision, the Preliminary Site Plan and the Special Use Permit applications to September 4, 2019 (tonight's public meeting)

Mr. Hemminger reconvened the Public Hearings on the above referenced applications.

These applications were presented by Daniel Compitello (Solar Project Developer, Delaware River Solar).

Mr. Compitello said that the Town Code Enforcement Officer has recently determined—based upon information presented during the Public Hearings on this project—that this project qualifies for a Town Code exception that permits 40-foot setbacks along the property lines of the proposed lots (*see* pp. 7–8, minutes of the Farmington Zoning Board of Appeals, August 26, 2019; the exception that applies is based upon the Code Enforcement Officer's determination that there are prime soils on the property and that the land is actively farmed).

Mr. Compitello said that Delaware River Solar is revising the plans to reconfigure the installation of the solar panels to comply with the Town Code-permitted 40-foot setbacks. He said that the revised plans will be presented to the landowners and to the Town's Project Review Committee (PRC).

Mr. Hemminger said that Mr. Compitello is expected to meet with the PRC at this Friday's regular monthly meeting (September 6, 2019), at which the Town staff will review the revised plans to assure that the plans are complete.

Mr. Brand said that purpose of the PRC review of the revised site plans is to provide an opportunity for the Town staff to understand what is involved and what changes have been made. He said that the PRC will then determine the possible impacts of the revised plans upon the State Environmental Quality Review (SEQR) declaration and identify the other agencies to which the revised plans may be referred for further review. Mr. Brand also said that the Ontario County Senior Planner regularly attends the monthly PRC meetings and will determine whether or not the revised plans must be resubmitted to the Ontario County Planning Board (OCPB).

Mr. Brand said that a resolution has been prepared for board consideration this evening to continue the Public Hearings to October 16, 2019, to provide the applicant time to attend the PRC meeting on September 6, 2019; and to review and address any and all concerns related to any proposed amendments to the revised preliminary drawings that may be submitted for these applications.

Mr. Gordner said that the Building Department staff will review the revised plans at the PRC meeting to verify that they are complete.

Mr. Brabant said that that MRB Group engineering review will begin upon submission of the revised plans.

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

Mr. Falanga (395 Ellsworth Road) asked if the PRC meeting is something new and if the meeting is open to the public. Mr. Hemminger said that the PRC has been meeting on the first Friday of the month for a number of years.* He said that it serves as a staff meeting and is open to the public.

**Clerk's Note: The PRC has been meeting regularly since February 5, 2016.*

Mr. Brabant said that the PRC reviews new applications to determine if they are complete, prior to the referral of the applications to Town departments and other agencies. He also said that the PRC reviews ongoing projects to determine how they are proceeding and to assure their compliance with the Planning Board's requirements and conditions of approval.

Ms. Kabat (attorney for a group of residents and landowners) said that she understands that the revised site plan will be reviewed. She reminded the board that revised plans must be referred to the OCPB and to other relevant agencies—such as possibly the New York State Department of Agriculture and Markets, NYSERDA and the Town Conservation Board—if there are significant changes.

Mr. Hemminger and Mr. Brand said that a representative from the Ontario County Planning Department and from the New York State Department of Transportation regularly attend meetings of the PRC.

Mr. Hemminger then reviewed the draft resolution provided by the Town staff to continue the Public Hearings to October 16, 2019.

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 HEARINGS**

Actions:

PB #1003-18	Preliminary Subdivision Plat Application
PB #1004-18	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: Preliminary Subdivision Plat, 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 Planning Board has reopened the continued Public Hearings upon the above identified Actions at tonight’s meeting; and

WHEREAS, the Planning Board has received testimony and additional information relating to the proposed Actions at tonight’s Public Hearings; and

WHEREAS, the Planning Board understands that the Applicant is now preparing revised site plan drawings that will eliminate the need for any area variances for front and rear setbacks for the proposed solar panels.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby continue the public hearings and its deliberations upon the three Actions identified above herein to their October 16, 2019, meeting to: enable the Applicant time to attend the September 6, 2019, Project Review Committee meeting with Town Staff; to review and address any and all concerns relating to any proposed amendments to the revised preliminary drawings that will be submitted for these Applications; and to allow Town Staff, in turn, time to determine if a new referral will be required to be sent to the Ontario County Planning Board in accordance with the provisions of Sections 239-l &-m of the New York State General Municipal Law.

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 and Interested 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 Zoning Board of Appeals Members and Clerk; 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 Town Director of Planning and Development; and the Town Engineering Firm, MRB Group, D.P.C., Attn: Lance S. Brabant, CPESC, Director of Planning Services.

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

Motion carried.

4. NEW FINAL SITE PLAN

PB #0901-19 New Final Site Plan Application

Name: Lyons National Bank, 399 Exchange Street, Geneva, N.Y. 14456

Location: 1423 Hathaway Drive

Zoning District: GB General Business

Request: Final Site Plan approval to renovate the existing Hathaway Farmhouse located at the northwest corner of State Route 332 and County Road 41; and the addition of a 4,522-square-foot building for a new full-service bank branch, including an ATM and other site amenities.

This application was reviewed by the Project Review Committee on June 26, 2019; and August 9, 2019. The Planning Board received a concept presentation on July 2, 2019.

The Zoning Board of Appeals (ZBA) approved two Area Variances on July 22, 2019 (a 44-foot setback from the right-of-way line of State Route 332, when 100 feet is required; and a 55-foot setback from the right-of-way line of County Road 41 when 75 feet is required).

The Planning Board approved the State Environmental Quality Review (SEQR) classification (Unlisted Action), the SEQR Criteria for Determining Significance, the Short Environmental Assessment Form Part 2 and Part 3, and the Preliminary Site Plan with conditions August 21, 2019.

Mr. Swedrock (BME Associates) presented this application. Mr. Kime, Mr. DeRaddo and Mr. Friend from Lyons National Bank; and Mr. Ashline from Mossien Associates also attended.

Mr. Swedrock said that the Preliminary Site Plan has been revised to reflect the Planning Board's conditions of approval and the MRB Group engineering comments. He said that the Final Site Plan reflects each of these revisions and that updated landscape and lighting plans also have been submitted.

Mr. Brand said that he met with Mr. Swedrock, Mr. Kime and Mr. Ashline at the site to inspect the existing trees and shrubs. He said that a majority of the trees on the property have some form of disease or have not been well attended over the years and must be removed. He said that the landscape plan submitted with the Final Site Plan reflects the new plantings that will be made.

Mr. Brand said that the shrubs near the corner of State Route 332 and County Road 41 are overcrowding the sidewalk and that a number of these must be amended. He said that the New York State Department of Transportation (DOT) did not anticipate sidewalks along County Road 41 at this corner when the improvements were made to State Route 332 [in 1999–2000].

Mr. Brand said that the revised street lighting plan will carry the lighting theme along Hathaway Drive. He commended Lyons National Bank for adherence to this theme.

Mr. Brand said that a great deal of enthusiasm has been generated for this project by organizations in the Town (such as the AmVets, the Rotary Club, etc.) regarding the bank's offer of the use of the community room for meetings. He said that it has been a pleasure to work with Mr. Kime and the Lyons National Bank staff who have raised the bar for other applicants.

Mr. Gordner said that Code Enforcement Officer Dan Delpriore and the Building Department have been pleased to work with the Lyons National Bank. He said that the department looks forward to having the project proceed.

Mr. Brabant said that he will issue an MRB Group engineering comment letter to be dated today. Remaining engineering issues are submission of a stormwater maintenance agreement, acquisition of an easement for the installation of the sanitary sewer main, and documentation of a potential easement across the adjacent Rochester Gas & Electric property. Mr. Brabant said that the applicant is providing a stormwater maintenance facility even though the applicant is not obligated to do so because the project does not exceed State stormwater thresholds. He said that the bank is providing this to comply with the Town's MS4 regulations.

Mr. Kime said that he appreciates the assistance and input from the Town staff. He said that a good project has been made better through the process and that he looks forward to further progress.

Mr. Viets asked about the concrete pad for the generator. He requested that landscape screening be planted around the generator if one is subsequently installed. Mr. Kime said that a generator may or may not be installed but that the concrete pad and the electrical transfer switch will be installed at the time of construction in anticipation of a future generator. Mr. Brand noted that the world headquarters of Home Power Systems (a leading vendor in the sale of emergency generators) is located in the Town of Farmington.

Ms. Neale said that she appreciates the bank's efforts to save and renovate the historic Hathaway House as part of this project. She said that she is aware of Mr. Kime's discussions with the Town Historian to receive her input on this and that she appreciates the efforts to synchronize the bank project with the historic home.

Mr. Maloy asked about the condition of the existing sidewalks on County Road 41 and Hathaway Drive. Mr. Swedrock said that the sidewalks on County Road 41 are in good shape but that some work may be required on the sidewalks on Hathaway Drive, especially where the bank driveway will cross the sidewalk. Mr. Brand said that the sidewalk on County Road 41 was installed within the last six years.

Mr. Maloy asked about the width of the island near the bank drive-through windows. Mr. Swedrock said that the width is approximately nine feet. Mr. Maloy expressed concern about the ability of the trees to survive near this area.

Mr. Bellis asked about signage. Mr. Kime said that a final decision about a sign on the building and a monument sign has not yet been made. He said that a separate application will be submitted to the Planning Board for signage.

Mr. Hemminger said that he appreciates the applicant's willingness to have worked well with the Town staff on the details of the application.

Mr. Hemminger asked Mr. Swedrock if he received the draft Final Site Plan approval resolution prior to the meeting, if he understood the resolution, and if he agreed with the conditions.

Mr. Swedrock said that he received the draft resolution prior to the meeting. He asked if Draft Condition #5 could be amended to indicate that all proposed easements are to be filed in the Ontario County Clerk's Office and recorded in the Town Development Office prior to the issuing of a building permit. He said that the draft condition indicates that the easements must be filed prior to the scheduling of a Pre-Construction Meeting, that the applicant would like to begin demolition and other work on the site, and that it may take the applicant's attorney and the Town Attorney a period of time to prepare and file the easements.

Mr. Brand and Mr. Brabant said that the requirement for the easements to be filed prior to the scheduling of a Pre-Construction Meeting is a criterion in the Town's Site Design and Development criteria and is a Pre-Construction Meeting checklist item. Mr. Bellis and Mr. Hemminger said that the Town must adhere to this requirement. Mr. Hemminger said that the applicant could apply for a demolition permit to begin work on the site. He said that the filing of the easements is not a requirement for a demolition permit.

Following discussion, it was the consensus of Mr. Swedrock, Mr. Kime and the Planning Board that there would be no amendments to Draft Condition #5. Mr. Swedrock then said that agreed with the draft resolution as originally submitted.

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 resolution be waived and that the resolution be approved as submitted by the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SITE PLAN**

PB #0901-19

**APPLICANT: Lyons National Bank
399 Exchange Street
Geneva, New York 14456**

ACTION: Final Site Plan Approval, Lyons National Bank—Farmington Branch, to be located at the northwest corner of New York State Route 332 and County Road 41, east of Hathaway Drive

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received and reviewed the final site plan drawings prepared by BME Associates and the final Architectural Floor Plans and Building Elevation drawings prepared by Mossien Associates Architects; and,

WHEREAS, the Planning Board has conducted a public meeting upon this proposed Action; and

WHEREAS, the Planning Board has given consideration to the public record established upon this Action; and

WHEREAS, the Planning Board has given consideration to the public hearing record and to the Ontario County Planning Board referral #166-2019, dated August 14, 2019, classified as a Class 1 with comments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the Final Site Plan application with the following conditions:

1. Final Site Plan Approval is based upon the set of drawings prepared by: BME Associates, dated August 2019, Project No. 2645, Drawing Numbers 12 through 21, entitled “Lyons National Bank—Farmington, Final Site Plan;” and Mossien Associates, Architects, P.C., dated 08/28/2019, Project No. 2019-013:02, Sheet Numbers A-201, A-202 and A-203, entitled “Lyons National Bank Farmington Branch, Exterior Elevations,” as is further hereby amended by these conditions of approval contained below herein.
2. All conditions of Preliminary Site Plan Approval, File #0804-19, dated August 21, 2019, shall remain in effect as part of this Final Site Plan Approval.
3. All comments contained in the MRB Letter, dated September 4, 2019 are to be addressed in writing and changes made to the drawings as indicated in said letter prior to the Town Engineer’s signing of the Final Site Plan drawing.

4. The Final Site Plan, Drawing 02, is to be amended as follows:
 - a. A note is to be added to Drawing No. 12 that reads . . . “In the event Lyons National Bank is able to secure a cross access easement over lands owned by Rochester Gas & Electric Corporation, which are to be used as a second access point to and from Hathaway Drive, then a revised site plan drawing is to be prepared showing the design details of said additional access drive for the branch bank and RG&E. Said drawing is to be reviewed by the Town Staff, the Town Engineer and then signed by the Planning Board Chairperson and the Town Staff.”
 - b. A note is to be added to Drawing No. 12 that reads . . . “A Sign Site Plan Application will be made to the Planning Board for review and approval prior to the issuance of a building permit to erect any signage required by Town Code to be approved by the Planning Board.”
5. All proposed easements are to be filed in the Ontario County Clerk’s Office and recorded in the Town Development Office prior to the scheduling of a pre-construction meeting for this site’s development.
6. The three (3) Building Elevation Drawings prepared by Mossien Associates, Architects, P.C., referenced above herein are to have a signature line and title block added for the Planning Board Chairperson to complete.
7. The three (3) Building Elevation Drawings cited above are to be stamped “Final Site Plan, PB #0901-19.”
8. Once all conditions of Final Site Plan Approval have been made on the drawings, one (1) copy is to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, then a mylar and one additional set of revised drawings and Building Elevation drawings are to be submitted to the Town for signing. The signed mylar and one signed paper copy of the Final Site Plans and Building Elevation drawings are to be returned to the applicant’s engineer. The applicant’s engineer is to make additional signed paper copies that are to be provided to: the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Assistant Resident Engineer, New York State Department of Transportation, Ontario County Office; Timothy McElligott, P.E., Ontario County Department of Public Works; and the Town Engineer. Once all signed sets of the Final Site Plans and Building Elevation Drawings have been distributed then the Town Code Enforcement Officer will entertain an application for Final Site Plan Approval and schedule the action for a future planning board meeting.
9. Final Site Plan Approval is valid for a period of 180 days and shall expire unless renewed, or signatures have been made to the revised drawings.

- 10. A Letter of Credit, or other form of surety acceptable to the Town is to be prepared, approved by the Planning Board and Town Board, and filed with the Town Clerk, prior to the scheduling of a pre-construction meeting for the proposed site development.
- 11. A Demolition Permit may be obtained from the Town Code Enforcement Officer once all conditions of such permit have been satisfied.

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

Motion carried.

5. NEW PRELIMINARY SITE PLAN

Name: Finger Lakes Wildlife Center Inc., c/o Erin and John Lord-Astles

Location: 4949 Fox Road, Palmyra, N.Y. 14522

Zoning District: A-80 Agricultural District

Request: Preliminary Site Plan approval for Finger Lakes Wildlife Center Inc., to operate as an ecological visitor’s center with environmental education programs and exhibition of native New York State flora and fauna. Days and hours of operation are proposed for Monday, Wednesday, Saturday and Sunday from 11:00 a.m. to 4:00 p.m.

The Planning Board received a concept presentation of this application on August 7, 2019.

The Zoning Board of Appeals approved a Temporary Use Permit and an Area Variance for this project on August 26, 2019 (construction of a 1,280-square-foot accessory structure in the front-yard portion of the lot located at the southwest corner of County Road 28 and Fox Road).

Erin and John Lord-Astles presented this application.

Mr. Lord-Astles referred to a site plan that he and Ms. Lord-Astles had submitted with the Preliminary Site Plan application.

Mr. Hemminger said that professionally prepared engineering drawings are typically submitted, especially for applications such as this that involve wetlands and public access on

the property. He said that he is not convinced that the materials that have been submitted to date can be considered as a complete application for the Planning Board's review.

Mr. Brand said that the Ontario County Planning Board (OCPB) reviewed this application and had no objections to the site plan. He said that regulations in the Town Code, however, require detailed engineering drawings for site plans with structures, as are being proposed in this application. He said that there are Town-required details that have not yet been provided.

Mr. Brand said that the Planning Board could waive certain engineering requirements with proper findings, but he said that there must be reasons for doing so. Mr. Brand referred the applicants to the appropriate sections of Town Code Chapter 165 regarding site plan approval. He said that he is not asking the applicants to go out and retain an engineering firm for the preparation of detailed drawings or renderings of that nature, but that his recommendation to the Planning Board is that more information is required.

Mr. Hemminger suggested that the applicants consider meeting with the Project Review Committee (PRC) or consider meeting with the Town staff at a separate time to review the plans and to receive information on what the Town Code requires.

Mr. Hemminger said that details on public access on the property and the protection of the wetlands will be critically important for the Planning Board's consideration. He said that the PRC and the Town staff will help the applicants through the process. Mr. Hemminger said that the staff and the board are here to help the applicants but that the board must have enough detail to feel comfortable with the safety to the public and the protection of the wetland.

Mr. Brabant said that the plans must verify that the site will be in compliance with the Americans With Disabilities Act (ADA). He said that there are triggers that must be reviewed to assure that the site plan is ADA compliant.

Mr. Brabant also said that the width of the driveway and the area for the maneuverability of fire and emergency equipment must be reviewed to assure that the health and safety of the public coming onto the property will not be jeopardized.

Mr. Gordner said that the Building Department would be happy to set up a meeting with the applicants if they cannot attend a PRC meeting.

Mr. Degear said that he supports the project but he said that there is not yet enough information for his staff to review the plans. He said that it is not yet a complete application and that the pertinent information is needed.

Mr. Hemminger said that he cannot emphasize enough the importance of making sure that the driveway and parking areas can handle a large fire truck and other emergency equipment.

Mr. Brabant suggested that the applicants consult the Ontario County website as a starting point for details on the locations of utilities and parcel dimensions, if they have not already done so.

Mr. Viets said that the preparation of a complete site plan will help to protect the applicants as well as the Town, such as with ADA compliance and to reduce their liability when the property is opened to the public. He said that it will go a long way to have these details included on an approved site plan and will help the Planning Board to complete the review process.

Ms. Neale said that this is a wonderful project. She congratulated the applicants on the concept and said that she agrees with Mr. Viets that there are a number of legal considerations that must be included on the plans, especially for people with children who will be coming onto the property. She said that the applicants will want these precautions high on their list of consideration to make sure that nothing happens.

Mr. Maloy also discussed the health and safety considerations. He suggested that the applicants consider retaining an engineer to assist them in the preparation of the site plan. Mr. Maloy said that an engineer could help the applicants with compliance with regulatory issues and to identify whether the application requires referrals to the New York State Health Department, the New York State Department of Environmental Conservation, or other agencies. He said that the Town would be accepting responsibility and liability if the Planning Board were to waive some of the Town Code requirements—especially those regarding health and safety. Mr. Maloy said that the applicants' proposal is a good idea and a good concept but that he did not think that the Planning Board should waive the requirements.

Mr. Bellis said that he is not opposed to the project but that he would like a more complete application. He said that it may take some time for the applicants to provide this.

Mr. Hemminger said that he has not heard anyone say anything negative about this project, but at the same time, the board members are cautious for the applicants and for the public. He encouraged the applicants to work with the Town staff. He said that this is key and that the staff can help them through the process to prepare a complete application for submission to the Planning Board.

Mr. Hemminger said that the application will be kept open until the applicants are ready to return with a complete application. He said that it will not be necessary for them to re-apply or to pay an additional application fee.

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

6a. NEW PRELIMINARY SITE PLAN

PB #0907-19

New Preliminary Site Plan Application

Name: Farmington United Methodist Church, 5925 County Road 41, Farmington, N.Y. 14425

Location: 5925 County Road 41

Zoning District: RB Restricted Business

Request: Preliminary Site Plan approval to erect a 32-square-foot freestanding commercial speech sign with moving/motion signage to be located along the southeast corner of the intersection of State Route 332 and County Road 41.

6b. NEW FINAL SITE PLAN

PB #0908-19 New Preliminary Site Plan Application

Name: Farmington United Methodist Church, 5925 County Road 41, Farmington, N.Y. 14425

Location: 5925 County Road 41

Zoning District: RB Restricted Business

Request: Final Site Plan approval to erect a 32-square-foot freestanding commercial speech sign with moving/motion signage to be located along the southeast corner of the intersection of State Route 332 and County Road 41.

Mr. Hemminger concurrently opened the discussion on PB #0907-19 and PB #0908-19, Preliminary and Final Site Plans, respectively, for the Farmington United Methodist Church.

The Zoning Board of Appeals approved with conditions the Area Variance for this commercial speech sign on August 26, 2019.

Mr. Brand said that this Site Plan application has been submitted to the Ontario County Planning Board (OCPB) for review at its meeting on September 11, 2019.

Mr. Hemminger said that the Planning Board cannot consider the Site Plan application until the OCPB comments have been received.

Mr. Brand said that a resolution has been prepared for board consideration this evening to continue these applications to September 18, 2019.

There were no further comments or questions on these applications 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 the Town staff:

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PRELIMINARY AND FINAL SITE PLAN—CONTINUATION**

ACTIONS:

**PB #0907-19 Preliminary Site Plan Approval
PB #0908-19 Final Site Plan Approval**

**APPLICANT: Farmington United Methodist Church, 5925 County Road 41,
Farmington, N.Y. 14425**

**ACTIONS: Preliminary and Final Site Plan approvals to erect a thirty-two
square-foot freestanding commercial speech sign with
moving/motion signage to be located along the east side of State
Route 332 south of County Road 41**

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

WHEREAS, the Planning Board has received testimony at tonight’s meeting regarding
the proposed sign application; and

WHEREAS, the Planning Board has reviewed the Town of Farmington Zoning Board of
Appeals record upon the recent action taken upon the proposed sign; and

WHEREAS, the proposed Actions are first subject to a referral to the Ontario County
Planning Board for its review and recommendation under the provisions of Sections 239-l
and –m of the New York State General Municipal Law before the Planning Board may
take action thereon; and

WHEREAS, the Town Code Enforcement Officer has submitted a referral to the Ontario
County Planning Board for its consideration and review at their September 11, 2019,
meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move
to table further deliberations upon said Actions until such time as the Ontario County
Planning Board has provided a referral and recommendations there-on.

BE IT FURTHER RESOLVED that the Planning Board does hereby move to continue
its deliberations at the September 18, 2019, meeting.

BE IT FINALLY RESOLVED that the Clerk of the Board is to provide a copy of this resolution to: Reverend Jeffery Long, Farmington United Methodist Church, 5925 County Road 41, Farmington, N.Y. 14425.

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

Motion carried.

7. **PLANNING BOARD ACTION ITEMS**

A. **Hickory Rise Subdivision, Section 4—Maintenance Bond Establishment**

B. **Hickory Rise Subdivision, Section 4—Partial Letter of Credit Release #4**

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
MAINTENANCE BOND ESTABLISHMENT AND
RECOMMENDATION TO THE TOWN BOARD
TOTAL AMOUNT—\$72,190.35.
HICKORY RISE SUBDIVISION, SECTION 4**

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 August 14, 2019, to accept a two-year maintenance bond for certain site improvements to be dedicated to the Town, that are to be located upon property within Section 4 of the Hickory Rise Subdivision Tract; and

WHEREAS, the above referenced maintenance bond estimate has been reviewed by the Town Construction Inspector and the Town Engineers with both finding the quantities and prices identified in the document, for the portion of improvements to be dedicated at this time, to be consistent with the final site plan conditions and the private contractor pricing respectively; and

WHEREAS, the Planning Board is aware that an acceptable maintenance bond or other form of surety for these partial site improvements in Section 4 and all of the site improvements that are to be dedicated to the Town is a prerequisite to the Town's acceptance of the dedication of these improvements; and

WHEREAS, the above referenced maintenance bond or other form of surety is to remain on file and in effect for a period of two-years after formal acceptance by the Town Board of the dedication of the respective site improvements to the Town; 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 maintenance bond or other form of surety estimate.

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 accept a two-year maintenance bond in the total amount of \$72,190.35; and to require said surety be filed with the Town Clerk prior to the final release of any funds in the remaining letter of credit that is on file for Section 4.

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 Heilman, Town Construction Inspector, David Degear, Town Water and Sewer Superintendent; Don Giroux, Town Highway and Parks Superintendent; Gregg Bowering; Dan Delpriore, Town Code Enforcement Officer; Lance S. Brabant, MRB Group, D.P.C., Town Engineers; and Ronald L. Brand, Town Director of Planning and Development.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
PARTIAL LETTER OF CREDIT RELEASE #4
HICKORY RISE SUBDIVISION, SECTION 4**

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 26, 2019, to approve a partial release (Release #4) from the above referenced Letter of Credit for site improvements within Section 4 of the Hickory Rise Subdivision; and

WHEREAS, the Planning Board has also received and reviewed the Letter of Credit Release Forms, signed by all Department Heads and the Town Engineers, along with the applicant's Engineer 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 release from the 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 Department Heads and Town Engineers, does hereby recommend that the Town Board take formal action to approve the request to release a total of \$218,476.19 (Release #4) from this Letter of Credit. The total amount in the letter of credit is \$1,170,322.13, with a balance of \$57,846.96 remaining after this fourth partial release of funds.

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

Motion to approve the above two resolutions carried.

C. DiFelice Industrial Complex—Letter of Credit Estimate Approval

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
LETTER OF CREDIT ACCEPTANCE
DIFELICE INDUSTRIAL COMPLEX, COLLETT ROAD AND HOOK ROAD**

PB #0602-19

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has received a request, from Lance S. Brabant, CPESC, MRB Group, P.C., the Town Engineer, dated August 28, 2019, to approve the establishment of a Letter of Credit for site improvements to be dedicated to the Town that are associated the above referenced project; and

WHEREAS, the Planning Board has also received and reviewed the Project Engineer’s Estimates of Value attachment thereto; and

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

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

Town Board take formal action to approve the request to establish of Letter of Credit in the total amount of \$411,246.35.

BE IT FINALLY RESOLVED that copies of this resolution be sent via U.S. Mail to: Frank DiFelice, DiFelice Development Corporation, 91 Victor Heights Parkway, Victor, N.Y. 14564; Edward Parrone, Parrone Engineering, Piano Works Mall, 349 W. Commercial Street, Suite 3200, East Rochester, N.Y. 14445; and to Bernard Belcher, Vice President, Business Banking Officer, Canandaigua National Bank and Trust Company, 1150 Pittsford–Victor Road, Pittsford, N.Y. 14534.

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

Motion carried.

D. Auburn Meadows Subdivision, Section 7S and Section 8S—90-Day Extension

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
FINAL SUBDIVISION PLAT AND FINAL SITE PLAN
AUBURN MEADOWS SUBDIVISION, SECTION 7S AND SECTION 8S—
90-DAY EXTENSIONS**

PB #0103-19	Auburn Meadows Subdivision, Section 7S
PB #0104-19	Auburn Meadows Subdivision, Section 8S

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

**ACTIONS: Auburn Meadows Subdivision, Section 7S: 90-Day Extension
of Final Subdivision Plat and Final Site Plan Approvals, 28 lots
(Lots #701–#728) located along both sides of Marion Way and
Jasper Drive**

**Auburn Meadows Subdivision, Section 8S: 90-Day Extension
of Final Subdivision Plat and Final Site Plan Approvals, 31
Lots (Lots #801–#831) located along both sides of Ackerman**

Way, north of the Marion Way intersection

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), has on February 20, 2019, granted approvals (Files PB #0103-19 and PB #0104-19) with conditions for the signing of the Final Subdivision Plat and Final Site Plan drawings, prepared by D.S.B. Engineers & Architects, P.C.; and

WHEREAS, the Planning Board’s conditional approval is valid for a period of 180 days which expired on August 19, 2019, unless extended by the Board for an additional period of time as provided for within Section 277 of New York State Town Law.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to grant a 90-day extension to its original Final Subdivision Plat and Final Site Plan Approvals Resolution with the following conditions:

1. The conditions of Final Subdivision Plat and Final Site Plan Approval, granted by the Planning Board on February 20, 2019, continue to remain in effect with the only exception being the original 180-day time limit for expiration.
2. This 90-day extension to the original resolution shall be in effect starting on September 4, 2019, and will end on Tuesday, December 3, 2019.

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

Motion carried.

E. Street Scape Design Guidelines for the Route 96 Corridor

Mr. Brand introduced the draft of the proposed Street Scape Design Guidelines for the Route 96 Corridor.

Sections:

- Purpose
- Intent
- Street Scape Requirements
- General Landscaping Requirements
- Street Trees

- Landscaped Areas at Property Lines
- Buffering Dissimilar Uses

Appendices:

- Appendix A: Street Scape Products
- Appendix B: Street Scape Corridor Map
- Appendix C: Street Scape Renderings

The purpose of the Guidelines is to provide minimum criteria for the design and construction of visual and pedestrian-oriented site improvements associated with all development located along the Route 96 Main Street Corridor within the Town of Farmington. The Main Street Corridor is defined as properties fronting along both the north and south sides of State Route 96, commencing on the west at the Farmington/Victor town line and continuing east to the intersection of Route 96 with Hook Road and Beaver Creek Road. The Guidelines are to be used in conjunction with the subdivision and site plan regulations provided in the Town Code.

The intent of the Guidelines is to implement an appropriate transportation network as called for in Chapter 3, “Goals and Policies,” of the adopted 2011 edition of the *Town of Farmington Comprehensive Plan*, in particular “. . . prepare a Streetscape Plan as part of the Town Transportation Plan including guidelines for landscaping, light standards, bus stops, curbing and other elements of the streetscape” (page 3–27, July 26, 2011).

Mr. Brand said that the originally proposed eastern endpoint of the Main Street Corridor at the State Route 332/State Route 96 intersection has been extended to the Hook Road/Beaver Creek Road intersection.

Mr. Hemminger said that he supports a further extension of the corridor east to the eastern boundary of Finger Lakes Gaming and Racetrack.

Mr. Brand said that an extension east past the Hook Road/Beaver Creek Road intersection would require consideration of sidewalks along State Route 96. Mr. Hemminger suggested the installation of sidewalks along the north side of State Route 96. Mr. Degear expressed caution about the installation of sidewalks atop utility lines.

Mr. Brand said that partial lengths of sidewalks have been installed along Beaver Creek Road and that there are plans for a future access road with sidewalks into the Finger Lakes Gaming and Racetrack property from the AP Plumbing property on the west side of Beaver Creek Road. Mr. Brand said that sidewalks along the Finger Lakes Gaming and Racetrack road frontage would be difficult to justify.

Mr. Brand expressed caution about the extension of the Street Scape Corridor along the full frontage of Finger Lakes Gaming and Racetrack property to avoid conveying a message that the Town seeks more commercial development along that section of the road. Mr. Hemminger said that a car dealership has been proposed on the north side of State Route 96 opposite Finger Lakes Gaming and Racetrack and that the Street Scape Corridor should extend to at least the car dealership property.

During discussion, it was suggested that the Street Scape Corridor be extended along State Route 96 east to the Fairdale Glen townhome development.

Mr. Brand requested comments from the Planning Board on the Street Scape draft by the next meeting. He said that the Guidelines would be presented to the Town Board for adoption as a local law, similar to the procedure that was used for the adoption of the Site Design and Development criteria.

Mr. Bellis asked about compliance with the Guidelines by current businesses along State Route 96. Mr. Brand said that an application for a building permit by an existing business would trigger compliance with the Guidelines for that business site. Mr. Bellis asked if compliance would then be piecemeal. Mr. Brand said that compliance would be piecemeal for a while, similar to compliance with the Major Thoroughfare Overlay District (MTOD) Guidelines that are now coming to fruition. He said that a design document is required to guide the Town and the property owners to realize the “Main Street Scape.”

Mr. Maloy asked about the specification for a split-rail fence and whether other options could be considered by property owners. Mr. Brabant said that a split-rail fence is shown as a specification because of the type of fence that will be installed by Byrne Dairy now under construction on State Route 96 at Mertensia Road.

Mr. Brand requested that board members should feel free to suggest options for the fence and for other landscaping specifications. Suggestions should be sent to Mr. Hemminger who in turn will forward them to the Town staff. Documentation, photos and other materials are welcome. Mr. Brand requested that all comments be received at the next board meeting.

Ms. Neale asked about signage along the State Route 96 Corridor. Mr. Brabant said that signage will be the purview of the Planning Board when applicants present their sign site plans for approval.

Mr. Maloy asked about the street lights and light poles. Mr. Hemminger suggested that the poles be equipped with devices from which to hang flags or banners. Mr. Brabant asked who would be responsible for these. Mr. Maloy said that this option to hang flags and banners should be included on the light poles.

Mr. Maloy asked about informing property owners and the public about the Guidelines and seeking their comments. Mr. Brand said that the Town Board would conduct a Public Hearing process so that property owners will understand what is expected of future projects in the community. Mr. Hemminger suggested that the draft Guidelines be forwarded to the Farmington Chamber of Commerce for review and comment. Mr. Brand said that the draft Guidelines also would be referred to the Ontario County Planning Board. Mr. Maloy and Ms. Neale suggested that the Guidelines be posted upon the Town website to encourage public review and comment.

8. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand reported on the following topics:

- The contractor for the Auburn Trail has abandoned the project. The Town Board, by resolution, found the contractor to be in default of the Contract Agreement and notified the bonding company. The bonding company has retained an attorney from Rochester, N.Y., with whom the Town staff met on September 3, 2019. The attorney is attempting to retain a contractor to complete the work, most of which is remedial in nature. Following completion of the Auburn Trail, a number of liens that have been filed against the project by subcontractors must be resolved, following which the penalty provision in the contract must be pursued regarding the assessment of damages. Mr. Brand said that a \$1.2 million bond is in effect upon the project and that approximately \$160,000 worth of work remains to be done, not including the liens that will be the responsibility of the bonding company.
- LeFrois Builders and Developers, owner of property on the south side of State Route 96 east of the Farmington Market Center and west of the State Route 332/State Route 96 intersection, remain interested in the development of this property but have not heard from the owner of the Farmington Market Center concerning his plans. Mr. Brand said that LeFrois has indicated that they intend to retain SRF Associates for the consideration of various traffic alternatives such as a traffic study that may provide justification for the relocation of a proposed traffic signal from the Farmington Market Center property to the LeFrois property. Mr. Brand said that LeFrois is also looking at an alternate design to build the project from the south to the north, coming in from Mercier Boulevard.
- A grant of approximately \$100,000 from the Genesee Transportation Council will be used to fund a feasibility study for the State Route 332/State Route 96 corridor. Mr. Brand said that this will be a sustainability analysis and not a build-out analysis. The purpose of the study will be to document the implications of sustaining State Route 332 and State Route 96 as they are classified as two principal arterials

in Ontario County that traverse the Town of Farmington. He said that among the study areas will be the addition of traffic signals on the roads and the impact of vehicle movements and speed along State Route 332. He noted that with the pending elimination of tolls on the New York State Thruway in 2020, there will no longer be a mechanism for slowing down and separating volumes of traffic exiting the Thruway. He said that the Thruway toll booths currently serve as traffic staging areas and that the impact of the loss of this staging area upon the municipality must be considered. Mr. Brand said that traffic calming measures at the State Route 332/State Route 96 also must be included in the study. He said that another purpose of the study is to document the need for State funding of projects to improve highway safety and efficiency along these corridors. He noted that recently the burden of the intersection improvement of State Route 332 and County Road 41 fell upon the developer of the Hathaway's Corners project.

- Mr. Brand said that the update to the *Town of Farmington Comprehensive Plan* will begin this fall. Mr. Maloy is the Planning Board representative to the *Comprehensive Plan* update committee.

Code Enforcement Officer:

Mr. Gordner said that the staff of the Building Department looks forward to working with the applicants of the Finger Lakes Wildlife Center on this project.

Highway and Parks Superintendent:

Mr. Giroux said that the road binder has been installed on Canandaigua–Farmington Town Line Road near the new box culvert. He provided the following additional information today on the Town's social media outlet:

- Beginning the week of September 3rd, a second portion of oil and stone will begin on Weigert Road, Yahn Road, and Hook Road from Curran Road north to Allan Padgham road (including Curran Road).
- Beginning the week of September 9th, contour milling of Hook Road to State Route 96 to the Thruway bridge will begin, to be followed by 1½-inch overlay of pavement.
- A recycle surface treatment is scheduled on Payne Road from State Route 96 to Shortsville Road.
- Another project not yet scheduled is an overlay process on Shortsville Road from County Road 28 to County Road 8.

The work is dependent upon weather conditions and contracted equipment.

Water and Sewer Superintendent:

Mr. Degear reported that Town staff will begin installation of water and sewer utilities at Beaver Creek Park. The project is expected to take approximately one month.

9. PUBLIC COMMENTS

None.

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 8:20 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, September 18, 2019, at 7:00 p.m.

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

Respectfully submitted,

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