

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, January 6, 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.*

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In response to the conditions in New York State that were created by the Coronavirus (COVID-19) pandemic and the directives issued by the New York State Governor, the Ontario County Administrator and the Town of Farmington Supervisor, the Planning Board meeting this evening was held in accordance with New York State Governor Andrew M. Cuomo's Executive Order No. 202: Continuing Temporary Suspension and Modification of Laws Relating to the Disaster Emergency, dated March 7, 2020, and extended by Executive Order 202.87 through January 29, 2021:

### **Suspension of law allowing the attendance of meetings telephonically or other similar service:**

Article 7 of the Public Officers Law, to the extent necessary to permit an public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

The meeting was conducted at the Farmington Town Hall and via telephone/video conference format for those not wishing to attend in person. During the meeting, the agenda and each draft resolution was posted upon the video screen for the public, the applicants and the board members who were participating in the meeting via telephone/video format.

The Public Notice of the format of the meeting, the agenda, the draft resolutions, the dial-in telephone number and the conference call identification number were posted upon the Town website and upon the Town Hall entrance doors on December 31, 2020.

This meeting was conducted according to the Rules of Procedure approved by the Planning Board on January 15, 2020, with the following revisions per the above reference to the Governor's Executive Order:

- All applications will be introduced by the Planning Board Chairperson.
- The Planning Board Chairperson will ask for comments from the Town staff.
- The Planning Board Chairperson will ask for comments from the Planning Board.
- The applicant(s) will provide responses where needed at the direction of the Planning Board Chairperson.
- The Planning Board members will vote upon the application(s).
- Public comments will be received by the Planning Board Chairperson only during the Public Comment agenda item.
- The meeting will be recorded and later fully transcribed by the Clerk of the Board.

**Board Members Present:** Edward Hemminger, *Chairperson*  
 Adrian Bellis  
 Timothy DeLucia  
 Shauncy Maloy  
 Douglas Viets

**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

**Staff Present via Telephone/Video Conference:**

John Robortella, Farmington Planning Board Clerk

**Town Officials Present at the Town Hall:**

Farmington Town Board Member Ronald Herendeen  
 Farmington Town Supervisor Peter Ingalsbe

**Others Present at the Town Hall:**

None

**Others Present via Telephone/Video Conference:**

William L. Allen, 5988 County Road 41, Farmington, N.Y. 14425  
 [Others, unidentified]

**Town Board Appointments to the Planning Board:**

At the Organizational Meeting on January 5, 2021, the Farmington Town Board reappointed EDWARD HEMMINGER to serve as Chairperson of the Planning Board for a one-year term to expire on December 31, 2021.

The Town Board also reappointed SHAUNCY MALOY to serve on the Planning Board for a five-year term to expire on December 31, 2025.

Having taken their Oaths of Office prior to tonight’s meeting, Mr. Hemminger and Mr. Maloy took their their places upon the Planning Board.

*Planning Board Members and Terms of Office:*

Edward Hemminger	Appointed 2017	Term expires December 31, 2021
Timothy DeLucia	Appointed January 6, 2020*	Term expires December 31, 2022
Douglas Viets	Appointed 2019	Term expires December 31, 2023
Adrian Bellis	Appointed 2020	Term expires December 31, 2024
Shauncy Maloy	Appointed 2021	Term expires December 31, 2025

*\*Filling the unexpired term of Mary Neale*

**1. MEETING OPENING**

The meeting was called to order at 7:00 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 15, 2020.

For those attending in person at the Farmington Town Hall, safety measures were implemented in accordance with the Governor’s relevant Executive Orders regarding the COVID-19 pandemic. Board members, Town staff and residents who were in attendance at the Town Hall remained at separated distances of at least six feet and used facemasks at distances of less than six feet. A sign-in sheet was not used to avoid contact with pens, pencils and papers. Temperature checks were conducted by Town staff at the entrance to the Town Hall. Hand sanitizers were available throughout the building. Guidelines and safety measures were posted on the meeting room door and in the lobby of the Town Hall. Separate entrance and exit locations were used. Public access was restricted to the lobby, the main meeting room and the public restrooms.

**2. APPROVAL OF MINUTES OF DECEMBER 16, 2020**

■ A motion was made by MR. MALOY, seconded by MR. VIETS, that the minutes of the December 16, 2020, meeting be approved.

Motion carried by voice vote.

**3. LEGAL NOTICE**

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on December 30, 2020:

**LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Town of Farmington, 1000 County Road 8, Ontario County, New York 14425, will be holding their 2021 Organizational Meeting on the 6th day of January 2021 commencing at 7:00 p.m. in the main meeting room at the Town Hall.

Ed Hemminger, Chairperson  
Planning Board

**4. ORDER OF BUSINESS**

It was noted that there were no Continued or New Public Hearings, and no other applications, on this evening's meeting agenda.

**5. OTHER BOARD ACTIONS**

**A. 2021 ORGANIZATIONAL MEETING**

Mr. Hemminger opened the 2021 Organizational Meeting in compliance with the Rules of Procedure approved by the Planning Board on January 15, 2020.

**1. Supervisor's Report:**

Supervisor Ingalsbe provided the following information:

- The Town concluded 2020 in good financial condition despite a \$300,000 reduction in Video Lottery Terminal (VLT) funds and a 20 percent reduction in highway funds due to the pandemic. Mortgage tax revenue increased and building fees exceeded the projected amount for the year.

- The year 2020 was the best ever for receipt of Parks and Recreation fees which are collected for new single-family homes, townhomes, apartments and hotel rooms, i.e., 130 new units as compared to approximately 50 to 60 units in previous years. Several of the units are townhomes for which construction began in 2020.
- The fuel tank has been removed from the the former highway garage site on Collett Road.
- The conversion of streetlights from standard to LED lighting fixtures is expected to begin in March 2021.
- Site work at Beaver Creek Park has stopped for the winter. Work continues on the pavilion and on the maintenance/restroom building. The roof of this structure is completely enclosed. The next steps are the installation of fiber communications lines to be followed by electric service by RG&E, the installation of the panel box in the control area, and streetlights.

## 2. **Chairperson's Report:**

Mr. Hemminger provided the following information:

- The Planning Board conducted 21 meetings and 29 public hearings in 2020. Forty other actions were approved. Five meetings were conducted solely via audio/video conference due to the implications of the pandemic.
- Several of the more significant applications during 2020 were:

Cobblestone Performing Arts Center  
Delaware River Solar (15 public hearings, six other actions)  
GLN Farmington Realty (LeFrois Development project)  
New Energy Works  
RAMSS LLC (Loomis Road Self Storage project)  
RG&E Hook Road Substation #127 and Manchester Substation #168  
Swetman Properties projects  
Union Crossing Development LLC (Blackwood Industrial Park)

Mr. Hemminger said that the Planning Board is awaiting the final Delaware River Solar Decommissioning Plan for review prior to referral to the Town Board for adoption. He also said that the board is awaiting the ruling on the second Article 78 proceeding which has been filed by a group of citizens regarding the Delaware River Solar project.

**3. 2021 Rules of Procedure:**

Mr. Hemminger reviewed proposed revisions to the current 2020 Rules of Procedure which were included in a draft which was distributed earlier today to board members. The revisions were submitted by Mr. Hemminger and by the Town staff. Mr. Hemminger reviewed the revisions. He requested that additional changes, if needed, should be submitted for consideration, and that the 2021 Rules of Procedure would be considered for approval at the next meeting on January 20, 2021. Among the revised sections to be discussed tonight are:

**1. Order of Business****3. Agendas and Legal Notices****6. Resolutions and Documents****7. Voting****12. Public Notification****22. County Referrals****31. Surety**

In addition, several other administrative revisions are included throughout the document.

Mr. Delpriore discussed proposed revisions to Section #3 (Agendas and Resolutions) which propose that meeting packets will be available for board members one week prior to a meeting (by 3:00 p.m. on the Wednesday prior to the meeting).

He also discussed the 2021 schedule of deadlines, Letter of Credit release submittal dates, Ontario County Planning Board submittal dates, and the dates of Planning Board and Project Review Committee meetings. This schedule will be included as Appendix #A of the 2021 Rules of Procedure.

Mr. Hemminger said that the packets will be available to the board members one week prior to a meeting. He said that this would provide board members with the time to review applications and materials, and submit their questions to the Town staff over the weekend to enable Mr. Delpriore and Mr. Brand to be able to provide answers to the questions, or to obtain additional information, prior to the board meetings. Mr. Hemminger said that he would like to avoid having the Town staff hit with questions cold on the night of a meeting.

Mr. DeLucia asked if questions should be submitted directly to Mr. Delpriore or to Mr. Hemminger. Following discussion, it was the consensus that questions should be submitted to Mr. Hemminger who will then forward the questions to Mr. Delpriore and to Mr. Brand. Mr. Hemminger said that this process would reduce the number of emails sent, or telephone calls placed, to the staff.

Mr. Viets asked if electronic files of the applications could be provided earlier than one week prior to a meeting. Mr. Hemminger said that electronic files and hard copies of the applications would be available on the Wednesday prior to the following week's meeting. Mr. Delpriore said that large electronic files may be reduced in size (resolution) for email distribution.

Mr. Hemminger said that he hoped that at some point a shared server electronic system (with user name and password protection) could be established for board and Town staff access to the materials in each application. Mr. Delpriore said that this is a feature to the Town website which has been discussed in the past by the website committee. Mr. Brabant said that such a shared server location must be maintained and updated on a regular basis. Supervisor Ingalsbe said that the size limitation of the Town server also must be considered.

Regarding Section #6 (Resolutions and Documents), it was the consensus to remove the sentence that "All such draft resolutions and documents shall be removed from the Town's website within 24 hours of the Board making a decision on the application." Supervisor Ingalsbe said that most Town committees prefer to have materials remain on the website for two years, and that having materials remain more than two years affects the amount of space on the website. He also said that the Town Clerk is in the process of scanning paper documents to create permanent electronic files. Mr. Bellis suggested that the sentence should be deleted and that the Town staff can determine when materials will be removed from the website.

The board and the Town staff then discussed the next paragraph in this section which appeared to suggest that the board may not amend draft resolutions on the night of a meeting. Mr. Brand said that the intent of this provision is that the board may continue a resolution to a subsequent meeting. Mr. Hemminger said that the current text gives the impression that the resolution cannot be approved at a meeting if the board wishes to amend it. He said that the board has amended draft resolutions at meetings on a number of previous occasions. Mr. Brand said that he will review this paragraph.

Regarding Section #7 (Voting), Supervisor Ingalsbe said that the Town must give public notice when a board member will attend a meeting via

remote video conference in compliance with the “Town Board and Committees Remote Participation in Public Meetings Policy and Procedures” adopted by the Town Board on September 8, 2020 (Town Board Resolution #326 of 2020). He said that the public notice must include the board member’s remote location and that the public at that location must have the ability to attend or listen to the meeting. It was the consensus that the public notice will be placed two days prior to the meeting at which a board member will participate remotely.

Mr. Brand suggested that a section be added regarding the conduct and the recognition of the implications of holding public meetings during a pandemic. He said that this is a major concern. Mr. Hemminger suggested that a general comment be added to the Rules of Procedure that the board will comply with Executive Orders of the New York State Governor regarding holding public meetings during the pandemic (*see* the current text regarding Executive Orders on pp. 1, 2 and 3 of the minutes).

Mr. Hemminger said that the revised draft of the 2021 Rules of Procedure will be prepared based upon the suggested revisions and this evening’s discussion. The revised draft will be distributed to board members and the Town staff prior to the next meeting. He requested that additional revisions be provided to him as soon as possible.

This concluded the 2021 Organizational Meeting business.

**4. Meyer’s RV Superstore of Farmington Site Plan Compliance:**

This topic was discussed later in the agenda following the Open Discussion portion of the meeting.

**6. OPEN DISCUSSION**

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

Mr. Brand discussed the following topics:

- The board is awaiting the response from the Delaware River Solar’s legal counsel on the Decommissioning Plan as drafted by the Town’s Special Legal Counsel. The Town staff and the board will not resume further consideration of the Plan until the Delaware River Solar feedback is received. Mr. Brand said that the staff anticipates receiving the comments and scheduling a meeting with the Delaware River Solar legal counsel before the end of this month.



- Revisions to sections of the Town Code that have been completed in 2020 include the chapters on parking regulations and parks fees.
- Work is now underway on the final editing of the Comprehensive Plan Update. The draft Plan is expected to be posted on the Town website this month upon receipt of the final two maps from the engineering consultant. Mr. Brand said that the State Route 96 Street Scape Corridor Guidelines will be added to the Plan.
- Work continues on the revisions to the Town Solar Law (a Local Law “Amending Chapter 165, Articles V and VI [Solar Photovoltaic Systems] of the Code of the Town of Farmington”). The current moratorium on solar projects will end in March 2021. Mr. Brand said that the Town today received a call from another solar company which may submit an application at the conclusion of the moratorium and the adoption of the revised Solar Law.
- MRB Group (the Town’s consulting engineering firm) is working on amendments to the Farmington Official Zoning Map.
- A new project—renovations to the existing Country Club Car Wash, 6214 State Route 96—was received today. Mr. Brand said that the ownership of the car wash has changed hands and that the new owner’s engineering firm (Costich Engineering) will present improvement plans to the Project Review Committee on Friday, January 8, 2021. The plans will include façade upgrades, additional car vacuum units and the relocation of the car-wash driveway further north from the intersection of State Route 96 and Mertensia Road.
- A comment letter was received today from the New York State Department of Transportation (DOT) on the GLN Farmington Realty LLC project (PB #0903-20, south side of State Route 96 east of Farmington Market Center and west of the Farmington Commons Plaza). The letter will be included in board packets for the meeting on January 20, 2021. Mr. Brand said that the DOT agreed with the applicant’s plan to change the location of the full access driveway at the west edge of the property but that it must be constructed to ensure that cross access is attainable to the Tops Supermarket (Farmington Market Center) property to the west. The DOT also disagreed with the proposal to install a connection to the existing plaza (Farmington Commons Plaza) to the east, as shown on the concept plan, which the DOT believes would lead drivers to exit from a less safe entrance compared with the proposed main entrance. Mr. Brand said that the DOT also proposed that the left-turn lane on State Route 96 should extend to the existing two-way left-turn lane to the west.
- The completion of Phase VII-B, Section 2, of the Farmbrook Subdivision (6.235 acres, 25 single-family home lots) is expected to be resubmitted in 2021. Mr. Brand said that applicant Linda Layer of O & L Realty LLC is apparently soliciting proposals from engineering firms for completion of the subdivision. Mr. Brand said that the lots in this section of the subdivision had been filed a number

of years ago and that they must now be developed to comply with MS4 requirements. He also said that the filed right of way has not been built and that a water line which does not comply with the current MS4 requirements is located within the right of way. This project was discussed at Project Review Committee meetings on March 1, 2019; May 3, 2019; and July 12, 2019.

***Code Enforcement Officer Report:***

Mr. Delpriore extended thanks for the efforts by which the board and the Town staff adjusted to remote audio/visual teleconference meetings due to the implications of the pandemic. He said that 2020 provided many challenges and that a number of challenging applications came before the board, all of which were handled greatly.

He said that a number of new projects are submitted to the Development Office on a regular basis and that he sees no slowdown in 2021 at this point.

Mr. Delpriore said that August Gordner has been appointed to the position of fire marshal in the Development Office. Mr. Gordner will continue to fulfill his duties as a Code Enforcement Officer until his previous position can be filled.

Mr. Delpriore extended thanks to Mr. Brand for his work with the Development Office.

He also requested that that Planning Board members feel free to submit to him their ideas and suggestions on the operations of the Development Office and the Planning Board. He said that the Town staff appreciates the help and support which is provided by the board members.

***Highway and Parks Superintendent Report:***

Mr. Giroux discussed a number of projects that were completed in 2020 despite financial reductions which occurred due to the implications of the pandemic. He said that the focus shifted from several major highway projects to completion of a number of MS4 projects, and to improvements on Canandaigua–Farmington Town Line Road.

Mr. Giroux said that fuel tanks were removed from Town property and that although mitigation measures were required when some contaminated soil was discovered, it was less than he had anticipated.

He said that the parks department staff regularly mowed all the Town parks during the season, that restrooms at the parks were improved to comply with Americans with Disabilities Act (ADA) requirements, that swing sets were replaced at Farmington Park, and that tennis courts were recolored and restriped.

***Town Engineer's Report:***

Mr. Brabant reported that the 2016 version of the Town Official Zoning Map is being updated, that notes will be added to reflect the effects of the several Incentive Zoning projects which have been approved since the previous version, and that the State Route 96 Street Scape Corridor Guidelines also will be reflected on the map upon their adoption by the Town Board.

Mr. Brabant said that MRB Group is working with the Town staff on the annual updates to the Municipal Separate Storm Sewer System (MS4) program, and that MRB Group is working to identify and enter both stormwater management facilities and their associated easements on project plans.

He said that the Town of Farmington has done well and has not missed a beat in the conduct of audio/visual telephonic meetings that have been held due to the implications of the pandemic. He said that the measures which have been developed to conduct meetings in this manner enhance the Town's ability to meet the needs of the public and the applicants, and that the members of the board and the Town staff have done well.

***Board Members' Comments:***

Mr. Hemminger extended thanks to the board members and to the Town staff for their work during his recent extended absence away from the Town. He said that 2020 was a successful year because everyone worked together and got things done.

Mr. Hemminger also extended thanks to Mr. Giroux and the Town Highway Department staff for the improvements that were completed in 2020 on King Hill Drive.

***Meyer's RV Superstore of Farmington Site Plan Compliance:***

Mr. Delpriore discussed the deadlines that were established for completion of the stages of the Meyer's RV Superstore of Farmington project (PB #1102-20) at 6200 State Route 96. The deadlines that were established on November 18, 2020, for completion of Phase 1 are:

- Excess material removed from the site on or before November 30, 2020.
- Construction of the stormwater pond completed, inspected and accepted by the Town on or before December 31, 2020.
- Installation of the Pedestrian Crossing Signal on or before May 1, 2021.
- New York State Department of Transportation Highway Work Permit requirements completed on or before May 31, 2021.

- On-site drive aisles and on-site parking to be blacktopped not later than May 31, 2021.
- “Main Street Scape” improvements installed on or before May 31, 2021.
- On-site lighting and connection to the shared access point with the adjacent Family Dollar Store to be completed no later than May 31, 2021.
- Application for Phase 2 Amendments to the Final Site Plan, including the building elevations and floor plan drawings submitted to the Town no later than July 1, 2021.

It was noted that Mark Meyer said at the meeting on November 18, 2020, that these dates “should be attainable.”

Mr. Delpriore confirmed that the first deadline for removal of excess material from the site’s stormwater facility construction was completed by November 30, 2020.

Mr. Brabant said that the applicant’s consulting engineering firm (Schultz Associates) has been working with the contractor to meet the deadline of December 31, 2020, for completion, inspection and acceptance by the Town of the stormwater pond.

Prior to the meeting, Civil Engineer Collin Sowinski of MRB Group provided the following information and drawings (*see* Appendix #1, following the minutes: Pond As-Built Map Sheet C-1 and Approved Pond Design Sheet C-2) via email on January 5, 2021:

*MRB has reviewed the latest pond as-built map for the Meyer’s Finger Lakes RV project, last revised January 4, 2021 (see attached).*

*While the as-built discharge rates are higher than the as-designed rates, the as-built rates are substantially below the existing discharge rates of the site. As such, the discharge rates are still in compliance with the requirements of the NYS Construction General Permit GP-0-20-001 and the Stormwater Management Design Manual. Based upon the review of the as-built information, we believe the pond as constructed substantially conforms to the approved design plans and requirements.*

*MRB will complete an inspection of the pond/SWMP to confirm that the following minor comments from our previous review have been addressed:*

1. *The riprap protection for the pipes discharging into the SWMP is built higher than the surrounding unarmored embankment, which would direct flows over the unarmored embankment and could cause erosion.*

2. *The top of the embankment appears to be approximately 0.5' low in the area of the outlet control structure. This area may need to be raised, or considered as an additional spillway.*
3. *The two spillways and the riprap protection at the pipes discharging into the SWMF currently lack protection along the side slopes, whereas the approved plans show armoring of the side slopes. This could result in erosion along the side slopes.*
4. *Catch basin DE-1 (as labeled on the approved plans) includes evidence of sediment buildup and may also need repair.*

*Should any of the above items remain outstanding, they should be addressed prior to closing out of any permits or sureties.*

*Please contact our office if you have any questions.*

*—Collin Sowinski, EIT, Civil Engineer II*

In reference to Mr. Sowinski's comments above, Mr. Brabant also confirmed that the pond as constructed substantially conforms to the approved design plans and requirements. He said that several provisions of the Stormwater Pollution Prevention Plan (SWPPP) must be addressed, that the applicant's engineer has a standard procedure to follow under the Town's MS4 requirements, and that the engineer and the contractor will continue to make adjustments along the way.

Mr. Delpriore said that if this engineering information on the completion of the pond is acceptable to the board this evening, the Town staff will discuss the next steps with the applicant at the Project Review Committee meeting on Friday, January 8, 2021 (*see list above on pp. 11–12*).

Mr. Maloy and Mr. Viets said that the report is okay with them because the as-built stormwater discharge rates are substantially below the existing stormwater discharge rates on the site.

Mr. Bellis said that the target date for completion of this step was December 31, 2020, and that the applicant went over the deadline by two or three days and not by two or three weeks. He said that he is okay up to this point this evening.

Mr. DeLucia and Mr. Hemminger also said that they are okay with the project steps at this point.

Mr. Delpriore said that the Town staff will discuss the remaining steps with the applicant at the January Project Review Committee meeting and will report to the Planning Board once a month on the status of the project [and the applicant's adherence to the established deadlines].

Mr. Hemminger said that he would like to know if the applicant is on target with the deadlines, and if he is not on target would it be because an issue was out of his control or if an issue was self-created.

Mr. Viets requested that the contractor submit a schedule of the steps and dates that will be followed to complete each of the remaining deadlines for Phase 1 of the project. He expressed concern about whether the contractor would be able to meet the remaining completion dates. Mr. Viets said that the contractor must have a comfort level that the deadlines can be met. Mr. Hemminger said that interim milestones should be established by the contractor to indicate progress in meeting the remaining steps.

Mr. Delpriore said that he will request this schedule at the Project Review Committee meeting on January 8, 2021.

Mr. Hemminger requested that Mr. Delpriore impress upon the applicant that the Planning Board is serious about this. He said that the board does not want to hear in May that the contractor could not meet the deadlines. Mr. Viets said that this is why a schedule of milestones will help [to keep the project on schedule].

Mr. Brand requested that Mr. Delpriore and Mr. Brabant keep him informed of the applicant's schedule and progress. Mr. Delpriore said that he would do so.

## **7. PUBLIC COMMENTS**

Town Board Member Ron Herendeen reported that three local history projects are currently underway in the Town, as follows:

- The 1816 Farmington Quaker Meetinghouse: Installation of metal siding as temporary protection of the structure until funding is received for additional exterior work).
- The repair and restoration of the Power Cemetery on County Road 41.
- The next phase of restoration at the South Farmington Cemetery on County Road 41 at County Road 28.

Mr. Allen (5988 County Road 41) asked about exterior lighting pollution from the Lyons National Bank which recently opened on the northwest corner of State Route 332 and Hathaway Drive. He said that three additional streetlights that were not on the plans have been installed on Hathaway Drive, that 13 lights are in the parking lot, and that rope lights along the sidewalk were not on the plans.

Mr. Allen said that lights which are affixed to the main doors (which face his house on the north side of County Road 41) are like spotlights and illuminate his home to the

extent that even with the shades drawn it appears to be a full moon [shining into the house].

He said that he is trying to figure out how all this lighting which was not on the plans had been installed.

Mr. Delpriore said that the three streetlights on Hathaway Drive are part of the required streetlights and that they will be less bright when the lenses are installed. He also said that the light fixtures along the sidewalks were depicted upon the plans.

Mr. Delpriore said that the lighting banks on the building have been installed per the bank's security requirements. He said that the bank must follow strict rules for exterior structure lighting and that there can be no dark spots on the structure.

Mr. Allen said that he recalls the discussion of the self-storage project proposed on Loomis Road during which a board member expressed concern about exterior lights bothering the neighbors. He said that the lights from Lyons National Bank bothers him.

Mr. Delpriore said that the lights on the bank are dark-sky compliant and that light spillage [off the property and onto other properties] can be measured. He said that he will arrange for a site visit to measure the light spillage and request a report from the Town engineer.

Mr. Allen also discussed the vacant lot to the east of his home which was purchased by Lyons National Bank. He said that the bank tore down the house that was on the lot, and used the lot as a staging area during construction. He asked about the bank's future plans for the lot, that it currently is full of ruts, and if the bank is required to do something about it.

Mr. Delpriore said that the bank will fix the yard in the spring and that the bank's only responsibility is to maintain the lot as a grassy area to Town standards. He said that the bank discussed possible uses of the lot [during construction of the bank] but that no application or definite plans have yet been submitted.

Mr. Allen thanked the board and the Town staff for the information.

## 8. TRAINING OPPORTUNITIES

■ **NYS Department of State Local Government Training Calendar posted here:**  
<https://www.dos.ny.gov/lg/pdf/LGTrainingSchedule.pdf>

**January 12, 2021**

Zoning Board of Appeals Overview

5:00 p.m.–7:00 p.m.

<http://www.dos.ny.gov/lg/lut/index.html>

<https://www.dos.ny.gov/lg/pdf/LGTrainingSchedule.pdf>

■ **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>

**9. ADJOURNMENT**

■ A motion was made by MR. DELUCIA, 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 on Wednesday, January 20, 2021, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425.

Respectfully submitted,

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

**Appendix #A:**

PDF file of Meyer’s RV Superstore of Farmington Stormwater Pond As-Built Map Sheet C-1 and Approved Pond Design Sheet C-2.