

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
PRELIMINARY SITE PLAN APPROVAL  
ELECTRIC CAR CORNER, 6162 STATE ROUTE 96**

**PB #0901-22**

**APPLICANT:**           **Electric Car Corner, 5763 Duke of Gloucester Way,  
Farmington, N.Y. 14425**

**ACTION:**               **Preliminary Site Plan approval: New and Used Vehicle Sales, Repairs  
and Maintenance Operations to be conducted upon two parcels of  
land (Tax Map Accounts # 29.00-1-71.110 [6162 State Route 96] and  
#29.00-1-76.100) located along the north side of State Route 96.**

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

**WHEREAS**, the Planning Board has, under separate resolution adopted on September 21, 2022, classified the Action as a Type II Action within 6NYCRR, Part 617.5 (c) (18) and (21), article 8 of the New York State Environmental Conservation Law (ECL), the State’s Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Planning Board has reviewed the Ontario County Planning Board Referrals #175-2022 and #176-2022, giving both a Class 1 referral, with no recommendation and only comments; and

**WHEREAS**, the Planning Board has given consideration to the testimony provided at tonight’s public meeting and the draft resolution prepared and posted on the Town’s website for said Action.

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

1.       The Preliminary Site Plan is hereby approved for the sales, repairs and maintenance of new and used vehicles that is to be located on the Electric Car Corner sites identified as Tax Map Numbers 29.00-1-73.100 and 29.00-1-76.100.
2.       The Preliminary Site Plan drawings prepared by Lu Engineers, entitled “Proposed Site Plan, Electric Car Corner, 6162 NY Route 96, Farmington, New York,” Project Number 50503-01, Drawing Numbers EC-1, S-1, S-2, S-3, D-1, D-2, D-3 and D-4, Sheets 1-8 and 8-8, and dated June 2022, are hereby further amended as follows:
  - a.       The title of this drawing is to read . . . “Preliminary Site Plan, Electric Car Corner, 6162 State Route 96, Farmington, New York 14425.”
  - b.       The Scale for this drawing is to be further identified, as not all dimensions are noted on the drawing submitted.

- c. The manufactured home dwelling unit that is shown on the preliminary site plan drawing which is located within the northwest corner of Tax Map Account 29.00-1-73.110 is to be resolved thereby enabling this site to be classified as legally conforming to Town Code requirements. It is understood that this **pre-existing mobile home encroachment is memorialized in an agreement between two private property owners that is on file in the Ontario County Clerk's Office (Liber 1254 of Deeds, Page 75 on December 1, 2010). This agreement, according to this applicant, granted a license for its continuance provided the dwelling unit remains in good repair and disclaiming any adverse possession claim. A copy of this agreement is to be provided to the Town for filing with the Property File. A note to the effect of this agreement is to be placed on the final site plan drawing. Prior to the issuance of a Certificate of Compliance for this project by the Town Code Enforcement Officer, there is to be a solution provided to this encroachment matter which is to be approved by both the Attorney to the Town and the Town Code Enforcement Officer. There is then to be a note added to the final site plan drawing that identifies this solution.**
- d. The intersection of State Route 96 and Mercier Boulevard, that is to be located opposite this project site and on the south side of State Route 96, is to be shown on a revised Preliminary Site Plan Map.
- e. There is to be a five-foot-wide concrete sidewalk provided that connects the existing sidewalk located across the frontage of Tax Map Account 29.00-1-73.110 to the proposed charging stations and to the twelve (12) vehicle display area for new and used vehicles. This sidewalk is to also extend to connect to the proposed brick pavers area to be located south of the sales and service building. This information is to be provided on the final site plan drawings.
- f. There are to be light fixtures and illumination patterns added to one of the final site plan drawings that delineates the illumination of the proposed public charging stations and the twelve (12) vehicle display area for new and used vehicles.
- g. The locations for the proposed Level 2 chargers and the designated parking spaces for these units that are to be along the rear exterior wall of the sales and service building are to be delineated on the final site plan drawing.
- h. There is to be at least one trash receptacle provided within the public charging stations area of the site which is to be maintained by the property owner.
- i. There is to be a third streetlight fixture and pole added to the final site plan drawing and located between the western property line and the driveway entrance to the site on Tax Map Account 29.00-1-73.110. An illumination pattern and fixture details are to be added to the final site plan drawings.

- j. The final site plan drawing is to be amended to identify the land banked location for a fourth (4th) future charging station and designate on the final site plan drawing that the 7th and 8th vehicle parking spaces shown are to be used for customer waiting but will become the designated parking spaces for the fourth (4th) charging station in the future. By doing so, there will not be a need to further amend the final site plan for this project thereby allowing the Town Code Enforcement Officer to issue a Building Permit based upon his review of the design details.
- k. There is to be a “Streetscape Drawing” added to the drawings for final site plan approval, for both identified Tax Map Accounts which are part of this Application, that complements the other streetscape features on the nearby Auto Wash, the Byrne Dairy and Meyer’s RV Superstore sites.
- l. There is to a signature block added to each page of the preliminary and final site plan drawings located in the approved locations as shown in Appendix G-13.0 of the Town’s Site Design and Development Criteria.
- m. There are to be Detail Sheets added to the set of Preliminary Site Plan drawings that include the following:
  - (1) Public Safety Sign Detail—Appendix G-9; and
  - (2) Sidewalk Detail—Appendix H-7; and
  - (3) Typical Tree Planting Detail—Appendix H-11; and
  - (4) Streetlight Detail—Appendix H-15; and
  - (5) Double Stripe Detail for all Parking Lots—Appendix H-15.2; and
  - (6) Trench Detail—Appendix H-13; and
  - (7) Sanitary Sewer Manhole Detail—either Shallow Appendix S-5 or Deep Appendix S-5.1.
- n. The Sanitary Sewer Notes, Item 1, the older style wye fitting with chemically welded joints are permissible for use from the factory but cannot be constructed in the field. The riser section of the sanitary cleanouts must be gasketed. All gravity sanitary sewer lateral pipe is to be SDR-21 gasketed. No glued joints will be allowed.
- o. The invert of the sanitary sewer lateral at the building is to be shown on the drawing.
- p. The detail of the proposed oil/water separator is to be shown on the drawing.

- q. The detail of the proposed sanitary manhole with Zoeller submersible pump is to be shown on the drawing. It is requested that an E1 pump station be used instead.
- r. The invert of the oil/water separator shown on the submitted drawing is 633.80, the invert of the pump manhole is 633,80 but the print states the pipe slope is 2%. Please clarify this information.
- s. A 2-inch diameter sanitary force main is to be bedded in sand (6-inches underneath and 1-inch on top of the main).
- t. All sanitary sewer pipe that is located underneath pavement/millings is to have a minimum of 4-feet of cover between the top of pipe and the bottom of the pavement/millings.
- u. The following Detail Sheets (from the Town's Site Design and Development Criteria Manual) are to be added to the set of preliminary site plan drawings -sanitary lateral (S-3.0), sanitary cleanout (S-1.0), shallow sanitary cleanout (S-5.0) and utility trench detail (W-13.0).
- v. The water service is to maintain a 10-foot separation from all utilities as stated in the New York State Department of Health Regulations.
- w. A note is to be added to the final site plan drawing that reads... Prior to the issuance of a Building Permit for the installation of any charging station on this site, detailed design specification drawings are to be submitted for the Project File.
- x. Prior to the issuance of a Certificate of Compliance a third part inspection certificate of approval is to be provided to the Town Code Enforcement Officer.
- y. Drawing S-3, Sheet 4 of 8, is to be amended as part of final site plan submission to identify that there is to be landscaping around the building comply with the Town's MTOD and MSOD regulations.
- z. There is to be a note added to the final site plan drawing S-1, Sheet 2 of 8, stating there shall be no display of new or used vehicles allowed on any grassed portion of these two sites.

**BE IT FURTHER RESOLVED** that the Applicant's Engineer is to provide written responses to the comments contained within the MRB Group (the Town Engineers) letter to the Town Director of Planning and Development dated September 16, 2022. Those comments requiring additional design details or changes are to be made on the preliminary site plan drawings identified above herein prior to signing by the Town Engineer and Town Staff.

**BE IT FURTHER RESOLVED** that Commercial Speech signage is not part of this preliminary site plan application. A separate application for Sign Site Plan Approval is required and may be made part of the final site plan application process.

**BE IT FURTHER RESOLVED** that once all revisions have been made to the preliminary site plan drawings as required by the Conditions of Approval listed above herein, the Applicant's Engineer is to submit one electric copy of all drawings showing revision dates and titles, along with one paper set for the Town Code Enforcement Officer's review and acceptance. Once the amended preliminary site plan drawings have been signed, the electronic version will be returned to the Applicant's Engineer. Then an application for final site plan approval shall be submitted for placement on a future Planning Board Meeting Agenda.

**BE IT FURTHER RESOLVED** that Preliminary Site Plan approval is valid for a period of 180 days from today and shall automatically expire unless signed drawings have been completed within this period.

**BE IT FINALLY RESOLVED** that the Board directs that certified copies of this resolution are to be filed with the Applicant, the Applicant's Engineer, Town Staff and placed in the Town's Property Files for these two parcels of land.

A motion was made by NAME, seconded by NAME, at a public meeting held on Wednesday, October 5, 2022, that this resolution be approved with the cited Conditions.

Adrian Bellis	Aye or Nay
Timothy DeLucia	Aye or Nay
Edward Hemminger	Aye or Nay
Aaron Sweeney	Aye or Nay
Douglas Viets	Aye or Nay

Motion result.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, October 5, 2022, meeting.

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John M. Robortella,  
Clerk of the Board

L.S.

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
SPECIAL USE PERMIT APPROVAL—SALES OF NEW AND USED VEHICLES  
AND PUBLIC CHARGING STATIONS FOR ELECTRIC VEHICLES  
ELECTRIC CAR CORNER , 6162 STATE ROUTE 96**

**PB #0902-22**

**APPLICANT:** Electric Car Corner, 5763 Duke of Gloucester Way,  
Farmington, N.Y. 14425

**ACTION:** Special Use Permit approval for: the sales of new and used vehicles to be conducted upon two parcels of land, one located at 6162 State Route 96 and the other land, a tax map parcel, located adjacent to the east of 6162 State Route 96; and the construction of stage 3 electric vehicle charging stations for public use and dedicated parking spaces on Tax Map Number 29.00-1-73.100.

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

**WHEREAS**, the Planning Board has, under separate resolution adopted on September 21, 2022, classified the above referenced Action as a Type II Action within 6NYCRR, Part 617.5 (c) (18) and (21), Article 8 of the New York State Environmental Conservation Law (ECL), the State's Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Planning Board has reviewed the Ontario County Planning Board Referral #175-2022, a Class 1 referral, with no recommendation and only comments; and

**WHEREAS**, the Planning Board has given comments to the testimony provided at tonight's Public Hearing and the draft resolution prepared and posted on the Town's website for said Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approve the above referenced Special Use Permit with the following conditions:

1. The Special Use Permit is hereby approved for: the sales of new and used vehicles; and the installation and operation of up to four (4) type-3 electric vehicle charging stations with up to eight (8) designated parking spaces for the public's use that are to be located on the areas identified on final site plans approved by the Planning Board for Tax Map Numbers 29.00-1-73.100 (6162 State Route 96) and 29.00-1-76.100, and subject further to the following conditions listed below herein.
2. The Special Use Permit is conditioned upon the sales of new and used vehicles during the operating hours of Monday–Friday, 9:00 a.m. to 8:00 p.m.; and Saturday 9:00 a.m. to 6:00 p.m.; and 11:00 a.m. to 3:00 p.m. on Sundays.

3. The Special Use Permit is further conditioned upon the public electric charging stations being allowed to operate only within the area delineated on the final site plan drawing, 24 hours a day, seven days a week, provided there is adequate site lighting to accommodate night-time charging operations, adequate signage providing operating instructions and that this portion of the site is maintained.
4. The Special Use Permit is further conditioned upon the Applicant providing trash receptacles located in close proximity to the public charging stations and that these receptacles are to be maintained by the Applicant.
5. The Special Use Permit is further conditioned upon no outdoor storage of dismantled vehicles or tires.
6. The Special Use Permit is further conditioned upon the Applicant's compliance with the installation of sidewalk, streetlights, landscaping, benches and trash receptacles spaced across the frontages of both the above cited parcels that are consistent with the adopted State Route 96 Main Street Corridor Plan. Said improvements are to be installed prior to the issuance of a Certificate of Compliance
7. The Special Use Permit is further conditioned upon the Applicant obtaining Final Site Plan Approval from the Planning Board. Any further expansion of the sales of new and used vehicles, or the public electric charging stations area on these two parcels will be subject to an amended final site plan.
8. The Special Use Permit is further conditioned upon the Applicant providing a concrete sidewalk connection between the proposed sales and service building and the sidewalk located across the front of these two properties.
9. The Special Use Permit is further conditioned upon the Applicant providing dust-free surfaces for all outdoor vehicle display areas that are to be delineated on the approved final site plan drawings. These areas are to be illuminated and maintained.
10. The Special Use Permit is further conditioned upon all site lighting shall be in compliance with the lighting standards contained in Chapter 165 of the Town Code.
11. The Special Use Permit is further conditioned upon all commercial speech signage shall be in compliance with the sign regulations contained in Chapter 165 of the Town Code.
12. The Special Use Permit is further conditioned upon site parking up to 90 new and used vehicles for sale or lease. Any additional parking spaces for site inventory is required to obtain an amendment to this condition of approval and to an amendment to the final site plan drawing to be approved by the Planning Board.

13. The Special Use Permit is further conditioned upon no display of new or used vehicles being permitted on any lawn area on the sites.
14. The Special Use Permit is finally conditioned upon all the above conditions being provided prior to the issuance of a Certificate of Occupancy for the new and used vehicle sales operation on the property.

**BE IT FINALLY RESOLVED** that the Board directs that a Certified Copy of this resolution is to be filed with the Applicant, the Applicant's Engineer, Town Staff and placed in the Town's Property Files for these two parcels of land.

A motion was made by NAME, seconded by NAME, at a public meeting held on Wednesday, October 5, 2022, that this resolution be approved with the cited Conditions.

Adrian Bellis	Aye or Nay
Timothy DeLucia	Aye or Nay
Edward Hemminger	Aye or Nay
Aaron Sweeney	Aye or Nay
Douglas Viets	Aye or Nay

Motion result.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, October 5, 2022, meeting.

\_\_\_\_\_  
John M. Robortella,  
Clerk of the Board

L.S.



**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
SPECIAL USE PERMIT APPROVAL—REPAIRS AND MAINTENANCE  
NEW AND USED VEHICLES  
ELECTRIC CAR CORNER, 6162 STATE ROUTE 96**

**PB #0903-22**

**APPLICANT:** Electric Car Corner, 5763 Duke of Gloucester Way,  
Farmington, N.Y. 14425

**ACTION:** Special Use Permit approval for: New and Used Vehicle Repairs and Maintenance Operations to be conducted upon two parcels of land—one located at 6162 State Route 96 (29.00-1-73.110) and a small portion of the other tax map parcel (29.00-1-76.100) located adjacent to the east of 6162 State Route 96.

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

**WHEREAS**, the Planning Board has, under separate resolution adopted on September 21, 2022, classified the Action as a Type II Action within 6NYCRR, Part 617.5 (c) (18) and (21), Article 8 of the New York State Environmental Conservation Law (ECL), the State’s Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Planning Board has reviewed the Ontario County Planning Board Referral #176-2022, a Class 1 referral, with no recommendation and only comments; and

**WHEREAS**, the Planning Board has reviewed the special use permit criteria contained in § 165-28 D. (4) of the Farmington Town Code and the applicant’s statements pertaining to this section of the Town Code; and

**WHEREAS**, the Planning Board has given consideration to the testimony provided at tonight’s Public Hearing and the draft resolution prepared and posted on the Town’s website for said Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby make the following findings based upon its review of the criteria for issuing a special use permit contained in § 165-28 D. (4) of the Farmington Town Code:

*A. Motor vehicle repair stations may be permitted as special permit uses in the GB, LI and GI Districts upon the approval of a special use permit by the Planning Board.*

The Planning Board finds the proposed motor vehicle repair station is located within a mapped GB General Business District. The Board, therefore, finds this application is eligible for the granting of a Special Use Permit.

*B. No site preparation or construction shall commence, nor shall existing structures be occupied, until final site plan approval has been granted by the Planning Board and permits have been issued by all governmental agencies involved.*

The Planning Board finds that an application for final site plan approval (PB #0901-22) is pending and that no site preparation or construction shall commence until final site plan approval has been granted by the Board and any permits deemed necessary have been issued by all governmental agencies.

*C. In addition to the information required in the special use permit application and enumerated in §§ 165-94 and 165-95 of this chapter, the site plan submitted shall also show the location and number of fuel tanks to be installed, the dimensions and capacity of each storage tank, the depth the tanks will be placed below the ground and the number and location of fuel pumps to be installed. In addition, where applicable, a copy of the application for a bulk storage permit to the New York State Department of Environmental Conservation shall also be provided.*

The Planning Board finds that the applicant has documented in the application that there will not be any fuel tanks installed on these two sites and that there will not be any fuel pumps installed.

*D. Motor vehicle parts or partially dismantled motor vehicles may be stored outside an enclosed building in accordance with the provisions set forth in Subsection E below.*

The Planning Board finds that a condition of the special use permit (PB #0902-22, Condition #5) issued on this date prohibits outdoor storage of dismantled vehicles or tires on these two sites.

*E. The proposed uses shall be screened from adjacent uses by a buffer area not less than 10 feet in depth composed of densely planted evergreen shrubbery, solid fencing or a combination of which, in the opinion of the Planning Board, will be adequate to prevent the transmission of headlight glare across the boundary line at all times of the year. The Planning Board shall determine on an individual basis how close to the right-of-way the landscaped buffer shall be required to be installed. Such buffer screen shall have a minimum height of six feet above the ground. If said screening becomes decayed and fails to provide an adequate screen, the Code Enforcement Officer shall direct the property owner to replace said screening.*

The Planning Board finds that there will be no motor vehicle parts or partially dismantled motor vehicles stored outside an enclosed building on this site. The Planning Board further finds that site landscaping, a part of final site plan approval, will be adequate to prevent the transmission of headlight glare across the boundary line at all times of the year and shall be in accordance with the specifications set forth in subsection E of this chapter of the Town Code.

*F. The entire area of the site traveled by motor vehicles shall be hard surfaced and dust-free.*

The Planning Board finds that this criterion shall be satisfied and that a condition of final site plan approval for these two (2) sites shall comply with this criteria.

*G. No commercial parking shall be allowed on the premises of a motor vehicle repair station.*

The Planning Board finds that this criterion shall be satisfied and that a condition of final site plan approval for these two (2) sites shall comply with this criteria.

*H. No motor vehicle repair shop may display more than five unregistered vehicles for sale or repair outside of an enclosed building at any one time.*

The Planning Board finds that this criterion shall be satisfied as a condition of the requested special use permit for these two (2) sites.

*I. No entrance or exit to a motor vehicle repair and/or service station shall be located closer than the spacing standards contained in § 165-34J(2) of this chapter.*

The Planning Board finds that the continued use of the existing driveway for the proposed motor vehicle repair building is determined to be grandfathered and that this criterion does not apply to the proposed special permit use on these two parcels of land.

*J. Site lighting shall be in accordance with the lighting regulations contained in § 165-64 of this chapter.*

The Planning Board finds that this criterion shall be satisfied and that a condition of final site plan approval for these two (2) sites shall comply with this criteria.

*K. No partially dismantled or wrecked vehicle or any unlicensed vehicle shall be stored for more than 72 hours, unless under order of a law enforcement agency or insurance agency, in view from any adjacent residential properties, or public right-of-way. Such vehicles may be stored outside provided further that they are located in the rear yard, are within an enclosed fenced area that does not permit anyone from seeing the stored vehicles; and, there is no evidence of any dripping(s) of any petroleum product from the stored vehicle.*

The Planning Board finds that a condition of the special use permit (PB #0902-22, Condition #5) issued on this date prohibits outdoor storage of dismantled vehicles or tires on these two sites. Therefore, the Planning Board finds that this criterion is satisfied.

**BE IT FURTHER RESOLVED** that based upon the above findings, the Planning Board does hereby grant approval of the requested special use permit to allow for the repair and maintenance of new and used vehicles, owned by the Electric Car Corner, and located on these two sites with the following conditions:

1. The Special Use Permit is hereby approved for: the repairs and maintenance of new and used vehicles, owned by the Electric Car Corner dealership; the repairs and maintenance of new and used vehicles sold or leased by the Electric Car Corner dealership; and is further approved for the repairs and maintenance of vehicle trade in(s) that are part of any new and used vehicle sales that is registered to the car dealership known as Electric Car Corner. The special use permit for the repairs and maintenance of new and used vehicles on these two parcels shall not be offered to any other vehicle(s).
2. The Special Use Permit is valid only to the use of those portions of Tax Map Numbers 29.00-1-73.100 and 29.00-1-76.100 that are shown on a final site plan approved by the Planning Board and related only such repair and maintenance operations.
3. The Special Use Permit is further conditioned upon no vehicle parts or partially dismantled vehicles owned by the dealer shall be stored outside an enclosed building.
4. The Special Use Permit is further conditioned upon a detailed streetscape drawing that incorporates the criteria provided for within the MTOD and MSOD overlay districts and the Town's adopted State Route 96 Main Street Corridor Plan which includes a sidewalk across the Route 96 frontage of both properties, streetlights, benches and trash receptacles. All streetscape improvements are to be maintained by the property owner.
4. The Special Use Permit is further conditioned upon no commercial vehicle(s) being allowed to park or be stored on the premises that is (are) not related to the Electric Car Corner dealership.
5. The Special Use Permit is further conditioned upon prohibiting that there not be displayed at any one time, for service or repair outside of an enclosed building and outside an area for such use that is delineated on a final site plan approved by the Planning Board, more than five (5) unregistered vehicles, not owned by the dealership.
6. There shall be site lighting provided for those areas of the site to be used for the sales and service of new and used vehicles, employee parking and customer parking. These areas are to be clearly delineated on a final site plan drawing to be approved by the Planning Board. These areas shall identify the total number of vehicle parking spaces and notation that all parking spaces are to be double striped in accordance with Town Standards. Said site lighting shall be in accordance with the lighting regulations contained within § 165-64 of the Farmington Town Code.
7. The Special Use Permit is further conditioned upon no partially dismantled or wrecked vehicle or any unlicensed vehicle that is not owned by the Electric Car Corner dealer, shall be offered for sale.
8. The Special Use Permit is further conditioned upon no outdoor/open air storage of dismantled vehicle parts, including but not limited to batteries or tires.

9. The Special Use Permit is further conditioned upon there being allowed up to three stage-2 charging stations with related parking spaces on the rear portion of the existing vehicle sales and service building provided they are identified on a final site plan approved by the Planning Board only for the use of vehicles being serviced and maintained by the dealership.
10. The Special Use Permit is further conditioned upon the Applicant obtaining Final Site Plan Approval from the Planning Board. No construction of site improvements may be completed until final site plan approval has been granted by the Planning Board. Any further expansion of the repairs and/or maintenance areas for this site, beyond that shown on an approved final site plan drawing by the Planning Board, shall be subject to an amended site plan approved by the Planning Board.
11. The Special Use Permit is further conditioned upon the Applicant providing a concrete sidewalk connection between the existing sales, maintenance and repair service building and the sidewalk to be located across the fronts of these two properties along State Route 96. The sidewalk is to be installed prior to the issuance of a Certificate of Compliance by the Town Code Enforcement Officer.
12. The Special Use Permit is further conditioned upon the Applicant providing dust-free surfaces for all outdoor areas to be used in conjunction with vehicle maintenance and repair. Furthermore, these areas are to be illuminated, maintained and striped in accordance with the Town's standards.
13. The Special Use Permit is further conditioned upon the established hours for repair and maintenance services which are known as being 8:00 a.m. to 6:00 p.m., Monday through Saturday.
14. The Special Use Permit is further conditioned upon all the above Conditions being provided prior to the issuance of a Certificate of Occupancy for the maintenance or repair of new and used vehicles on the properties.

**BE IT FINALLY RESOLVED** that the Board directs that a Certified Copy of this resolution is to be filed with of the Applicant, the Applicant's Engineer, Town Staff and a Certified Copy placed in the Town's Property Files for the two parcels of land.

A motion was made by NAME, seconded by NAME, at a public meeting held on Wednesday, October 5, 2022, that this resolution be approved with these cited conditions.

Adrian Bellis	Aye or Nay
Timothy DeLucia	Aye or Nay
Edward Hemminger	Aye or Nay
Aaron Sweeney	Aye or Nay
Douglas Viets	Aye or Nay

Motion result.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above Resolution being acted upon and recorded in the minutes of the Farmington Planning Board for the Wednesday, October 5, 2022, meeting.

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