

TOWN OF FARMINGTON

**Planning Board Agenda
January 2, 2019 Meeting
7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED:
4. ORDER OF BUSINESS

PUBLIC HEARING: NONE

SUBDIVISION PLAT:

PB 0101-19 FINAL SUBDIVISION PLAT APPLICATION – PHASE 2 REDFIELD GROVE PROJECT

NAME: Di Felice Development, 91 Victor Heights Parkway, Victor, NY 14564

LOCATION: Redfield Grove/Commercial Drive/State Route 96

ZONING DISTRICT: **IZ** Incentive Zoning

REQUEST: Approval for Phase 2 of Redfield Grove Incentive Zoning Project. Proposing 34 single family residential lots, 2 commercial lots and 1 remaining vacant lot for a storm water detention facility.

SITE PLAN:

PB 0102-19 FINAL SITE PLAN APPLICATION-PHASE 2 REDFIELD GROVE PROJECT

NAME: Di Felice Development, 91 Victor Heights Parkway, Victor, NY 14564

LOCATION: Redfield Grove/Commercial Drive/State Route 96

ZONING DISTRICT: **IZ** Incentive Zoning

REQUEST: Approval for Phase 2 of Redfield Grove Incentive Zoning Project. Proposing 34 single family residential lots, single story townhome, 2 commercial lots and 1 remaining vacant for storm water detention facilities.

5. OTHER BOARD ACTIONS:

DISCUSSION

6. OPEN DISCUSSION
Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer

Chairman of Planning Board

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Town of Farmington Planning Board
January 2, 2019 Meeting Agenda

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7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: January 16, 2019 *

***NOTICE: THE NEXT MEETING OF THE FARMINGTON PLANNING BOARD WILL BE HELD ON WEDNESDAY, JANUARY 16, 2019 IN THE TOWN HIGHWAY BUILDING LOCATED AT 985 HOOK ROAD.**

Planning Board Agenda
Town of Farmington Highway Garage
985 Hook Rd

January 16, 2019 Meeting 7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

PUBLIC HEARING: NNONE

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-0137.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

SITE PLAN APPROVAL:

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, comprised of 7,000 solar panels, utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

DISCUSSIONS:

5. OPEN DISCUSSION
Reports: Director of Development

Code Enforcement Officer
Town Highway & Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Fire Department
Chairman of Planning Board

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Next Meeting Date: February 6, 2019

Town of Farmington
Planning Board Agenda

February 6, 2019 Meeting 7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED - No legal notices have been published for this meeting.
4. ORDER OF BUSINESS

PUBLIC HEARING: None scheduled for this meeting.

SITE PLAN APPROVALS::

PB0207 -19, FINAL SITE PLAN APPROVAL – MADDIES POWER SPORTS

NAME: Venezia & Associates, 5120 Laura Lane, Canandaigua, NY 14424

LOCATION: 6226 NYS Route 96

ZONING DISTRICT: GB General Business

REQUEST: Final Site Plan Approval - proposed 6,000 sq. ft. building addition and related site improvements to land located at the above address.

OTHER ACTIONS:

1. Farmington Market Center rezoning application. A request from the Farmington Town Board for a report and recommendation on the rezoning of approximately 18 acres of land, located on the south side of State Route 96, east of Mertensia Road, from GB General Business to IZ Incentive Zoning.
2. Adoption of 2019 Planning Board Rules of Procedure.
5. OPEN DISCUSSIONS:
 - Reports: Director of Development
 - Code Enforcement Officer
 - Town Highway & Parks Superintendent
 - Town Water & Sewer Superintendent
 - Town Engineer
 - Fire Department
 - Chairman of Planning Board
6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING
Next Meeting Date: February 20, 2019

**TOWN OF
FARMINGTON
Planning Board Meeting Agenda February
20, 2019 7:00 p.m.**

1. **OPEN MEETING**
2. **APPROVAL OF MINUTES**
3. **LEGAL NOTICE PUBLISHED:** Legal Notice, 2 Lot Preliminary Resubdivision Approval, Lot 6 Centerpointe North Subdivision, published in the Canandaigua Daily Messenger on Wednesday, February 13, 2019 and posted on the Town's website.
4. **ORDER OF BUSINESS**

PUBLIC HEARING:

**PB 0205-19, 2 LOT PRLIMINARY RESUBDIVISION, LOT 6 CENTERPOINTE
NORTH SUBDIVISION TRACT**

NAME: Jim Swetman, Home Powers Systems

LOCATION: 1127 Coporate Drive East, Farmington, New York 14425

ZONING DISTRICT: LI Limited Industrial

REQUEST: To resubdivide Lot 6, creating Lot R6A consisting of 3.413 Acres with the existing building and Lot R6B consisting of 6.703 Acres to remain vacant as a non-approved building lot requiring site plan approval.

SITE PLAN APPROVALS:

**PB 0206-19, PRELIMINARY SITE PLAN APPROVAL, LOT R6A SWETMAN
RESUBDIVISION**

NAME: Jim Swetman, Home Powers Systems

LOCATION: 1127 Corporate Drive East, Farmington, New York 14425

ZONING DISTRICT: LI Limited Industrial

REQUEST: Proposed site plan for a one story 10,000 square foot building addition and related site improvements.

**PB 0103-19, FINAL SUBDIVISION PLAT APPROVAL & FINAL SITE PLAN APPROVAL -
28 LOTS, Auburn Meadow Incentive Zoning Project, Section 7S.**

NAME: A&D Real Estate Development Corporation, LLC.

LOCATION: Along both sides of Marion Way Extension and Jasper Drive Extension.

ZONING DISTRICT: IZ Incentive Zoning.

REQUEST: Final Subdivision Plat approval of 12.429 acres of land divided into 28 lots and Final Site Plan Approval for Lots 701- 728 to be located in Section 7S Auburn Meadows Subdivision Tract.

SITE PLAN APPROVALS:

PB 0104-19 FINAL SUBDIVISION PLAT AND FINAL SITE PLAN APPROVAL – 31 LOTS,
Auburn Meadow Incentive Zoning Project, Section 8S.

NAME: A&D Real Estate Development Corporation, LLC.

LOCATION: Along both sides of Ackerman Way, north of the Canandaigua/Farmington Townline Road, north of Marion Way and south of Ivory Drive.

ZONING DISTRICT: IZ Incentive Zoning.

REQUEST: Final Subdivision Plat Approval of 13.526 acres of land; and Final Site Plan Approval of 31 lots (lots #801-831) Section 8S Auburn Meadows Subdivision Tract.

PB 1105-18 FINAL SITE PLAN APPROVAL

NAME: Old Castle Lawn and Garden, 155 State Street, Manchester, New York 14504

LOCATION: South side of State Street, west of and adjacent to the Town of Farmington/Village of Manchester municipal boundary line. **ZONING DISTRICT:** GI General Industrial District

REQUEST: Preliminary/Final Site Plan Approval to store pallets of bagged mulch materials upon open land located adjacent to the Town of Farmington/Village of Manchester municipal boundary, south of State Street.

PB 0207-19, FINAL SITE PLAN APPROVAL, MADDIE’S POWER SPORT

NAME: Venezia & Associates, 5120 Laura Lane, Canandaigua, New York 14424.

LOCATION: 6226 New York State Route 96, Farmington, New York 14425.

ZONING DISTRICT: GB General Business District

REQUEST: Application for Preliminary Site Plan Approval for a proposed 6,000 square foot building addition and related site improvements at the above address for Maddie’s Motor Sports.

PB 0208-19 PRELIMINARY SITE PLAN APPROVAL ALDI, INC.

NAME: ALDI Inc., 300 State Route 281, Tully, New York 13159

LOCATION: 1302 NYS Route 332, Farmington, New York 14425

ZONING DISTRICT: GB General Business

REQUEST: Preliminary Site Plan Approval for a proposed one story - 2,315 square foot building addition along the south side of the building and related site improvements.

PB 0201-19, FINAL SUBDIVISION PLAT APPROVAL, PHASES 1A & 1B, PB 0203-19, HATHAWAY'S CORNERS INCENTIVE ZONING PROJECT

NAME: Hathaway Corners LLC, 700 Powers Bldg., 16 W Main St, Rochester, New York 14614

LOCATION: Hathaway Corners Incentive Zoning Site, southwest corner of State Route 332 and County Road 41.

ZONING DISTRICT: IZ Incentive Zoning.

REQUEST: Proposed Subdivision Plat - Phase 1A to contain a total of 52.250 acres of land, from the total of 130.4 acres of land, creating: one townhouse lot containing a total of 32.117 acres of land; right-of-ways for Town Roads totaling 8.173 acres of land; and Open Space A (Town Dedicated Parkland) 8.629 acres; and Dedicated Open Space C (Stormwater Management Facility Area) containing a total of 3.331 acres. Proposed Subdivision Plat – Phase 1B to contain a total of 18.344 acres of land creating 42 single family lots (Lots #1-6 and #25-60) involving a total of 18.275 acres; and one lot of dedicated open space trail connection totaling .069 acres of land.

PB 0202-19, FINAL SITE PLAN APPROVAL, PHASE 1A & 1B, HATHAWAY'S PB 0204-19, CORNERS INCENTIVE ZONING PROJECT

NAME: Hathaway Corners LLC, 700 Powers Bldg., 16 W Main St, Rochester, New York 14614

LOCATION: Hathaway Corners Incentive Zoning Site, southwest corner of State Route 332 and County Road 41.

ZONING DISTRICT: IZ Incentive Zoning.

REQUEST: Proposed Final Site Plan Approval for Phase 1 A: having a total of 24 buildings (79 dwelling units - one story ranch townhomes) and 18 buildings having a total of 72 dwelling units (two story townhomes) for a total of 32.117 acres of land; and right-of-ways for Town Roads totaling 8.173 acres of land; and Open Space A (Town Dedicated Parkland) 8.629 acres; and Dedicated Open Space C (Stormwater Management Facility Area) containing a total of 3.331 acres. Proposed Final Site Plan Approval for Phase 1 B to contain a total of 18.344 acres: a total of 42 single-family dwellings (Lots #1-6 and #25-60) on 18.275 acres of land; and Open Space B Dedicated Lands to Farmington (Auburn Trail Connection) containing a total of .069 acres.

OTHER BOARD BUSINESS:

- a. Hickory Rise Subdivision, Letter of Credit Partial Release (Release #3), Section 4.
- b. Report and Recommendation to Town Board – Farmington Market Center Incentive Zoning Project.

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5. **OPEN DISCUSSIONS**

Director of Planning & Development
Code Enforcement Officer
Town Highway & Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

6. **PUBLIC COMMENTS**

7. **ADJOURNMENT OF MEETING**

**TOWN OF
FARMINGTON
Planning Board Agenda,
March 6, 2019
Meeting 7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

PUBLIC HEARING: NONE

SITE PLAN APPROVALS:

PB 0302-19 FINAL SIGN SITE PLAN

NAME: Ontario Mall, 1740 NYS Route 332, Farmington, NY 14425

LOCATION: 1740 NYS Rte 332

ZONING DISTRICT: GB

REQUEST: To erect a digital display sign. Area Variance granted ZBA February 25, 2019

PB 0303-19, PRELIMINARY SITE PLAN

NAME: Jacob Bement, 69 Foster St. Canandaigua, NY 14424

LOCATION: . Lot #3 Karley Subdivision on the east side of Payne Rd

ZONING DISTRICT: A-80

REQUEST: Approval for a buildable lot to construct a single family dwelling

5. OPEN DISCUSSION
 1. Cerone Incentive Zoning Project, Auburn Junction Phase 1, Final Site Plan Resolution Amendment, # PB 1209-17

Code Enforcement Officer
Town Highway & Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: March 20, 2019

**TOWN OF
FARMINGTON
Planning Board Agenda,
March 20, 2019
Meeting 7:00 p.m.**

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

PUBLIC HEARING: NONE

SITE PLAN APPROVALS:

PB0304 -19, FINAL SITE PLAN

NAME: Jacob Bement, 69 Foster St. Canandaigua, NY 14424

LOCATION: . Lot #3 Karley Subdivision on the east side of Payne Rd

ZONING DISTRICT: A-80 – Agriculture District

REQUEST: Approval for a buildable lot to construct a single family dwelling

5. OPEN DISCUSSION

Letter of Credit Estimates, Release, Maintenance Bonds

Code Enforcement Officer
Town Highway & Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

6. PUBLIC COMMENTS
7. ADJOURNMENT OF MEETING

Next Meeting Date: April 3, 2019

TOWN OF FARMINGTON
Planning Board Agenda, April 3, 2019
Meeting 7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

PUBLIC HEARING: NONE

SITE PLAN APPROVALS:

PB 0401-19 FINAL SITE PLAN APPLICATION

NAME: ALDI Inc., 300 State Route 281, Tully, New York 13159

LOCATION: 1302 NYS Route 332, Farmington, New York 14425

ZONING DISTRICT: GB General Business

REQUEST: Final Site Plan Approval for a proposed one story - 2,315 square foot building addition along the south side of the building and related site improvements.

PB 0402-19, FINAL SITE PLAN AMENDMENT

NAME: DiFelice Development, 91 Victor Heights Parkway, Victor, NY 14564

LOCATION: Creekwood Subdivision, Red Fern Dr.

ZONING DISTRICT: R-7.2

REQUEST: Revise final site plan previously approved PB 0701-14, July 2, 2014. Four (4) two-story buildings of 5 units per building, 20 unit total

5. OPEN DISCUSSION

**Blumont Rise Subdivision, Boughton Hill Rd, (County Rd 41) 35 single family homes
Victor, NY**

Letter of Credit Estimates, Release, Maintenance Bonds

Code Enforcement Officer
Town Highway & Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

6. PUBLIC COMMENTS

7. ADJOURNMENT OF MEETING

Town of Farmington Planning Board
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April 3, 2019

Next Meeting Date: April 17, 2019

***Town of Farmington
Planning Board Agenda
Town of Farmington Highway Garage
985 Hook Road, Farmington, New York 14425***

April 17, 2019 Meeting 7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NO NEW LEGAL NOTICES WERE REQUIRED
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-0137.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, comprised of 7,000 solar panels, utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

PB 403-19, 2 LOT FINAL RESUBDIVISION, LOT R6A CENTERPOINTE

NAME: Jim Swetman, Home Powers Systems

LOCATION: 1127 Coporate Drive East, Farmington, New York 14425 **ZONING DISTRICT:** LI Limited Industrial

Town of Farmington Planning Board

April 17, 2019

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REQUEST: To resubdivide Lot 6, creating Lot R6A consisting of 3.413 Acres with the existing building and Lot R6B consisting of 6.703 Acres to remain vacant as a non-approved building lot requiring site plan approval.

SITE PLAN APPROVALS:

PB 0404-19, FINAL SITE PLAN APPROVAL, LOT R6A

NAME: Jim Swetman, Home Powers Systems

LOCATION: 1127 Corporate Drive East, Farmington, New York 14425

ZONING DISTRICT: LI Limited Industrial

REQUEST: Proposed site plan for a one story 10,000 square foot building addition and related site improvements.

5. OTHER BOARD ACTIONS:

6. OPEN DISCUSSIONS:

Letter of Credit Estimates, Release, Maintenance Bonds

Reports: Director of Development
 Code Enforcement Officer
 Town Highway & Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Fire Department
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: May 1, 2019

TOWN OF FARMINGTON

Planning Board Agenda

May 1, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: Wednesday, April 24, 2019
4. ORDER OF BUSINESS

PUBLIC HEARINGS:

PB 0501-19 PRELIMINARY 2 LOT SUBDIVISION

NAME: DANIEL C. BIECK, MADELINE R. ALLEN, 4392 FOX ROAD, PALMYRA, NY 14522

LOCATION: On the East side of Yellow Mills Rd, Approximately 2,246 ft North of Fox Rd

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Two Lot Subdivision Approval, Bieck and Allen Subdivision, to create parcel #1 consisting of 11.829 acres to remain vacant; and parcel #2, the remaining lands of the parent parcel, which will consist of 183 acres to remain vacant.

PB 0502-19 PRELIMINARY 2 LOT SUBDIVISION

NAME: MR. & MRS. KYLE SADLER, 5654 ALLEN PADGHAM ROAD, FARMINGTON, NY 14425

LOCATION: 5832 Yahn Road Farmington, NY 14425

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Two Lot Subdivision Approval, Subdivision Plat of Lands of Dale and Nancy Sadler, to create Lot 1 consisting of 1 acre with an existing dwelling, and the remaining lands of the parent parcel, Lot 2 will consist of 62.349 acres to remain vacant agricultural lands.

5. OTHER BOARD ACTIONS:
 - a. Concept Discussion – LeFrois Incentive Zoning Project
 - b. Concept Discussion – Byrne Dairy Site Plan Project

DISCUSSION

6. OPEN DISCUSSION
Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: May 15, 2019

***Town of Farmington
Planning Board Agenda
Town of Farmington Highway Garage
985 Hook Road, Farmington, New York 14425
May 15, 2019 Meeting
7:00 p.m.***

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NO NEW LEGAL NOTICES WERE REQUIRED
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-0137.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, comprised of 7,000 solar panels, utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

PRELIMINARY SITE PLAN:

PB 0504-19

NAME: BYRNE DAIRY CONVENIENCE STORE AND GASOLINE DISPENSING FACILITY

APPLICANT: SONBYRNE SALES INC, 171 ROUTE 5 WEEDSPORT, NY 13166

LOCATION: 6215 NYS Route 96, at southwest corner of intersection with Mertensia Road

ZONING DISTRICT: GB General Business District and MTOD Major Thoroughfare Overlay District

REQUEST: Commencing the coordinated review process under SEQR, the State Environmental Quality Review

SPECIAL USE PERMIT:

PB 0503-19

NAME: BYRNE DAIRY CONVENIENCE STORE AND GASOLINE DISPENSING FACILITY.

APPLICANT: SONBYRNE SALES INC., 171 ROUTE 5, WEEDSPORT, NY 13166.

LOCATION: 6215 NYS Route 96, at southwest corner of intersection with Mertensia Road.

ZONING DISTRICTS: GB General Business District and MTOD Major Thoroughfare Overlay District.

REQUEST: Commencing the coordinated review process under SEQR, the State Environmental Quality Review.

5. OTHER BOARD ACTIONS:

6. OPEN DISCUSSIONS:

Letter of Credit Estimates, Release, Maintenance Bonds

Reports: Director of Development
 Code Enforcement Officer
 Town Highway & Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Fire Department
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: June 5, 2019

*Town of Farmington
Planning Board Agenda
Town of Farmington Highway Garage
985 Hook Road, Farmington, New York 14425
June 5, 2019 Meeting
7:00 p.m.*

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-0137.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, comprised of 7,000 solar panels, utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

SITE PLAN:

PB 0601-19 FINAL SITE PLAN APPROVAL 2 LOT SUBDIVISION

NAME: MR. & MRS. KYLE SADLER, 5654 ALLEN PADGHAM ROAD, FARMINGTON, NY 14425

LOCATION: 5832 Yahn Road Farmington, NY 14425

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Two Lot Subdivision Approval, Subdivision Plat of Lands of Dale and Nancy Sadler, to create

Lot 1 consisting of 1 acre with an existing dwelling, and the remaining lands of the parent parcel, Lot 2 will consist of 62.349 acres to remain vacant agricultural lands.

Town of Farmington Planning Board
June 5, 2019
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PB 0602-19 FINAL SITE PLAN APPROVAL AMENDMENT

NAME: DIFELICE DEVELOPMENT INC., 91 VICTOR HEIGHTS PARKWAY, VICTOR, NY 14564

LOCATION: Southwest corner of Hook and Collett Road

ZONING DISTRICT: LI Limited Industrial

REQUEST: Amending original site plan PB0703-17 approved by the Planning Board December 6, 2017

PB 0603-19 FINAL SITE PLAN APPROVAL 2 LOT SUBDIVISION

NAME: DANIEL C. BIECK, MADELINE R. ALLEN, 4392 FOX ROAD, PALMYRA, NY 14522

LOCATION: 4392 Fox Road, Palmyra, NY 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Two Lot Subdivision Approval, Bieck and Allen Subdivision, to create parcel #1 consisting of 11.829 acres to remain vacant; and parcel #2, the remaining lands of the parent parcel, which will consist of 183 acres to remain vacant.

PB 0604 -19 PRELIMINARY SITE PLAN APPROVAL – COMMUNITY FARMERS MARKET

NAME: Karen Brake, on behalf of the Farmington Chamber of Commerce

LOCATION: 1560 New York State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Preliminary site plan for the Chamber of Commerce to operate a farmers market, one day a week, commencing in early July and ending on September 27, 2019, on a portion of the property known as the Farmington Country Plaza Site.

5. OTHER BOARD ACTIONS:

- a. 90 day extension to Redfern Incentive Zoning Project – Phase II
- b. Sureties

DISCUSSION

6. OPEN DISCUSSION

Letter of Credits Estimates, Release, Maintenance Bonds

Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: June 19, 2019

*Town of Farmington
Planning Board Agenda
1000 County Road 8, Farmington, New York 14425
June 19, 2019 Meeting
7:00 p.m.*

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: Wednesday, June 12, 2019
4. ORDER OF BUSINESS

NEW PUBLIC HEARINGS:

PB 0503-19, SPECIAL USE PERMIT

NAME: SONBYRNE SALES, INC. 171 ROUTE 5, WEEDSPORT, NEW YORK 13166

LOCATION: 6215 NYS Route 96, Farmington, NY 14425

ZONING DISTRICT: GB General Business and MTOD Major Thoroughfare Overlay District

REQUEST: Application for Special Use Permit for the redevelopment of a 1.99 acre lot as a 4,232 square foot Byrne Dairy convenience store and fueling facility.

PB 0504-19, PRELIMINARY SITE PLAN

NAME: SONBYRNE SALES, INC. 171 ROUTE 5, WEEDSPORT, NEW YORK 13166

LOCATION: 6215 NYS Route 96, Farmington, NY 14425

ZONING DISTRICT: GB General Business and MTOD Major Thoroughfare Overlay District

REQUEST: Application for Preliminary Site Plan Approval for the redevelopment of a 1.99 acre lot as a 4,232 square foot Byrne Dairy convenience store and fueling facility.

5. OTHER BOARD ACTIONS:

- a. 90 day extension to Redfield Grove Subdivision – Phase II
- b. 90 day extension to Final Site Plan Approval - Empire Pipeline
- c. Sureties

DISCUSSION

6. OPEN DISCUSSION

Letter of Credits Estimates, Release, Maintenance Bonds

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: July 2, 2019

TOWN OF
FARMINGTON



Planning Board Agenda

July 2, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED SITE PLAN:

PB 0604 -19 PRELIMINARY SITE PLAN APPROVAL – COMMUNITY FARMERS MARKET

NAME: KAREN BRAKE, ON BEHALF OF THE FARMINGTON CHAMBER OF COMMERCE

LOCATION: 1560 New York State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Preliminary site plan for the Chamber of Commerce to operate a farmers market, one day a week, commencing in early July and ending on September 27, 2019, on a portion of the property known as the Farmington Country Plaza Site.

SITE PLANS:

PB 0703-19 FINAL SITE PLAN APPROVAL – COMMUNITY FARMERS MARKET

NAME: KAREN BRAKE, ON BEHALF OF THE FARMINGTON CHAMBER OF COMMERCE

LOCATION: 1560 New York State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Final site plan approval for the Chamber of Commerce to operate a farmers market, one day a week, commencing in early July and ending on September 27, 2019, on a portion of the property known as the Farmington Country Plaza Site.

5. OTHER BOARD ACTIONS:

- a. Concept Discussion – Lyons National Bank
- b. Concept Discussion – Ontario Mall Antiques
- b. Concept Discussion – Ponds Edge

DISCUSSION

6. OPEN DISCUSSION

Review Incentive Zoning Conditions of Approval – Farmington Market Center

(Continues on back)

Reports: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Farmington Fire Department
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: Wednesday, July 17, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

July 17, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-0137.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, comprised of 7,000 solar panels, utilizing approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100. **Continued**

SITE PLANS:

PB 0701-19 FINAL SITE PLAN APPROVAL MONARCH MANOR SECTION 2

NAME: A&D REAL ESTATE DEVELOPMENT LLC, 7 BEAUCLAIRE LANE, FAIRPORT, NEW YORK 14450

LOCATION: Monarch Manor, Northeast corner of Canandaigua/Farmington Townline Road and New Michigan Road

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Final Site Plan approval for Monarch Manor Section 2 consisting of 38 units located on the northeast corner of Canandaigua Farmington Town Line Road and New Michigan Road

5. OTHER BOARD ACTIONS:

DISCUSSION

6. OPEN DISCUSSION

Letter of Credits Estimates, Release, Maintenance Bonds

Report: Director of Development
Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: August 7, 2019

NOTICE: This meeting is being held in the Farmington Town Hall, 1000 County Road 8, Farmington, New York 14425.

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

August 7, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-0137.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

Continued

(continues on back)

Town of Farmington Planning Board
August 7, 2019
Page 2 of 2

SITE PLANS:

PB 0801-19 PRELIMINARY SITE PLAN APPROVAL

NAME: KEVIN COMSTRA, 411 TITUS AVENUE, ROCHESTER, NEW YORK 14617

LOCATION: east side of Bowerman Road, north of Green Road and south of Barberry Lane

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Site Plan approval to erect a two story single family residence consisting of a total of 2,188 square feet upon Lot #2 of the Comstra Subdivision.

5. OTHER BOARD ACTIONS:

- a. Concept Discussion – Finger Lakes Wildlife Center
- b. Auburn Meadows Section 9 - Maintenance Bond Acceptance
- c. Monarch Manor Section 2 – Earthwork Estimate Approval
- d. Redfield Grove Phase 2 – Letter of Credit Estimate Approval
- e. Hathaway’s Corners – Final Phase 1 Subdivision 90 day extension

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: August 21, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

August 21, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

SITE PLANS:

PB 0804 -19 PRELIMINARY SITE PLAN APPROVAL

NAME: LYONS NATIONAL BANK, 399 EXCHANGE STREET, GENEVA, NEW YORK 14456

LOCATION: 1423 Hathaway Drive

ZONING DISTRICT: GB General Business

REQUEST: Preliminary Site Plan approval to renovate the existing Hathaway's Farm House located at the northwest corner of the intersection of New York 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, parking and other site amenities.

PB 0802-19 PRELIMINARY SITE PLAN APPROVAL – SEASONAL FARM STAND OPERATION

NAME: MATTHEW GUCHE, ONTARIO MALL ANTIQUES

LOCATION: 1740 New York State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Preliminary Site Plan approval to operate a farm stand, on Saturday's and Sunday's in the Spring, Summer and Fall months, to be located in a portion of the parking lot for the Antique Mall, 1740 New York State Route 332.

PB 0803-19 FINAL SITE PLAN APPROVAL – SEASONAL FARM STAND OPERATION

NAME: MATTHEW GUCHE, ONTARIO MALL ANTIQUES

LOCATION: 1740 New York State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Final Site Plan approval to operate a farm stand, on Saturday's and Sunday's in the Spring, Summer and Fall months, to be located in a portion of the parking lot for the Antique Mall, 1740 New York State Route 332.

5. OTHER BOARD ACTIONS:

- a. Auburn Meadows Section 9 – Letter of Credit Release #2
- b. Auburn Meadows Section 9 – Establish Maintenance Bond
- c. Byrne Dairy – Letter of Credit Estimate Approval
(continues on back)

- d. Hathaway Corner's - Grading Letter of Credit Release #1
- e. Redfield Grove Phase 1 – LOC Release No. 10
- f. Auburn Meadows Section 6n & 6s – LOC Release No. 4

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: September 4, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

September 4, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-0137.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

Continued

(continues on back)

Town of Farmington Planning Board
September 4, 2019
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SITE PLANS:

PB 0901-19 FINAL SITE PLAN APPROVAL

NAME: LYONS NATIONAL BANK, 399 EXCHANGE STREET, GENEVA, NEW YORK 14456

LOCATION: 1423 Hathaway Drive

ZONING DISTRICT: GB General Business

REQUEST: Final Site Plan approval to renovate the existing Hathaway's Farm House located at the northwest corner of the intersection of New York 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, parking and other site amenities.

PB 0902-19 PRELIMINARY SITE PLAN APPROVAL

NAME: FINGER LAKES WILDLIFE CENTER INC, 4949 FOX ROAD, PALMYRA, NEW YORK 14522

LOCATION: 4949 Fox Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Site Plan approval to operate an Ecological Visitor's Center with environmental education programs and exhibition of native New York State flora and fauna. Days and hours of operation would be Monday, Wednesday, Saturday and Sunday from 11am to 4pm.

PB 0907-19 PRELIMINARY SITE PLAN APPROVAL

NAME: FARMINGTON UNITED METHODIST CHURCH, 5925 COUNTY ROAD 41, FARMINGTON, NEW YORK 14425

LOCATION: 5925 County Road 41

ZONING DISTRICT: RB Restricted Business

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

PB 0908-19 FINAL SITE PLAN APPROVAL

NAME: FARMINGTON UNITED METHODIST CHURCH, 5925 COUNTY ROAD 41, FARMINGTON, NEW YORK 14425

LOCATION: 5925 County Road 41

ZONING DISTRICT: RB Restricted Business

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

5. OTHER BOARD ACTIONS:

- a. Hickory Rise Section 4 – Maintenance Bond Approval

- b. Hickory Rise Section 4 – Letter of Credit Release
- c. DiFelice Industrial Complex – Letter of Credit Estimate Approval
- d. Auburn Meadows Section 7S & 8S – 90 Day Extension of the Final Approval
- e. Route 96 Corridor Street Scape

(continues on next page)

Town of Farmington Planning Board
September 4, 2019
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DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: September 18, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

September 18, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: Wednesday, September 11, 2019
4. ORDER OF BUSINESS

CONTINUED SITE PLANS:

PB 0907-19 PRELIMINARY SITE PLAN APPROVAL

NAME: FARMINGTON UNITED METHODIST CHURCH, 5925 COUNTY ROAD 41, FARMINGTON, NEW YORK 14425

LOCATION: 5925 County Road 41

ZONING DISTRICT: RB Restricted Business

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

PB 0908-19 FINAL SITE PLAN APPROVAL

NAME: FARMINGTON UNITED METHODIST CHURCH, 5925 COUNTY ROAD 41, FARMINGTON, NEW YORK 14425

LOCATION: 5925 County Road 41

ZONING DISTRICT: RB Restricted Business

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

PUBLIC HEARING:

PB 0906-19 PRELIMINARY TWO LOT SUBDIVISION APPROVAL

NAME: SCOTT THERIAULT, 125 CAMELOT SQUARE APT. 152E, CANANDAIGUA, NEW YORK 14424

LOCATION: 504 Sheldon Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Two Lot Subdivision approval, Subdivision Plat of Lands of Scott Theriault, creating Lot #1 consisting of 1.837 acres with the existing house and Lot #2 consisting of 3.508 acres to remain vacant as a non-approved building lot requiring site plan approval. The property is located at 504 Sheldon Road and is zoned A-80 Agricultural.

(continues on back)

Town of Farmington Planning Board
September 18, 2019
Page 2 of 2

SITE PLANS:

PB 0904-19 PRELIMINARY SITE PLAN APPROVAL

NAME: JOHN MALVASO, 1176 NEW YORK STATE ROUTE 332, FARMINGTON, NEW YORK 14425

LOCATION: 1176 New York State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Preliminary Site Plan approval to modify the use of the existing house into a commercial/retail store on one half of the building and residential on the other half.

5. OTHER BOARD ACTIONS:

- a. Hathaway Corners Phase 1 – Letter of Credit Estimate
- b. Lyons National Bank – Letter of Credit Estimate
- c. Route 96 Corridor Street Scape

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: October 2, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

October 2, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED SITE PLANS:

PB 0908-19 FINAL SIGN SITE PLAN APPROVAL

NAME: FARMINGTON UNITED METHODIST CHURCH, 5925 COUNTY ROAD 41, FARMINGTON, NEW YORK 14425

LOCATION: 5925 County Road 41

ZONING DISTRICT: RB Restricted Business

REQUEST: Final Sign Site Plan approval to erect a thirty two (32) square foot freestanding commercial speech sign with moving/motion signage to be located along the southeast corner of the intersection of New York State Route 332 and County Road 41.

SUBDIVISION:

PB 1001-19 FINAL TWO LOT SUBDIVISION APPROVAL

NAME: SCOTT THERIAULT, 125 CAMELOT SQUARE APT. 152E, CANANDAIGUA, NEW YORK 14424

LOCATION: 504 Sheldon Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Final Two Lot Subdivision approval, Subdivision Plat of Lands of Scott Theriault, creating Lot #1 consisting of 1.837 acres with the existing house and Lot #2 consisting of 3.508 acres to remain vacant as a non-approved building lot requiring site plan approval. The property is located at 504 Sheldon Road and is zoned A-80 Agricultural.

SITE PLANS:

PB 0905-19 PRELIMINARY SITE PLAN APPROVAL

NAME: SCOTT THERIAULT, 125 CAMELOT SQUARE APT. 152E, CANANDAIGUA, NEW YORK 14424

LOCATION: 504 Sheldon Road

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Site Plan approval to erect a single family residence with full basement consisting of a total of 1,360 square feet upon Lot #2 of the Subdivision Plat of Lands of Scott Theriault.

(continues on back)

Town of Farmington Planning Board

October 2, 2019

Page 2 of 2

PB 1008-19 FINAL SITE PLAN APPROVAL

NAME: SCOTT THERIAULT, 125 CAMELOT SQUARE APT. 152E, CANANDAIGUA, NEW YORK 14424

LOCATION: 504 Sheldon Road

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Site Plan approval to erect a single family residence with full basement consisting of a total of 1,360 square feet upon Lot #2 of the Subdivision Plat of Lands of Scott Theriault.

PB 1002-19 FINAL SITE PLAN APPROVAL

NAME: KEVIN COMSTRA, 411 TITUS AVENUE, ROCHESTER, NEW YORK 14617

LOCATION: East side of Bowerman Road, north of Green Road and south of Barberry Lane

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Site Plan approval to erect a two story single family residence consisting of a total of 2,188 square feet upon Lot #2 of the Comstra Subdivision.

5. OTHER BOARD ACTIONS:

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: October 16, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

October 16, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

Continued

(continues on back)

Town of Farmington Planning Board
October 16, 2019
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SITE PLANS:

PB 1003-19 FINAL SITE PLAN & SIGN SITE PLAN APPROVAL

NAME: JOHN MALVASO, 1176 NEW YORK STATE ROUTE 332, FARMINGTON, NEW YORK 14425
LOCATION: 1176 New York State Route 332
ZONING DISTRICT: GB General Business
REQUEST: Final Site Plan approval to modify the use of the existing house into a commercial/retail store on one half of the building and residential on the other half.

PB 1004-19 FINAL SITE PLAN APPROVAL

NAME: MIII ENTERPRISES, LLC 6061 CARMENS WAY, FARMINGTON, NEW YORK 14425
LOCATION: 6061 Carmens Way
ZONING DISTRICT: IZ Incentive Zoning
REQUEST: Phase II Final Site Plan approval to erect two (2) single story self-storage buildings with one (1) building consisting of a total of 12,000 square feet and the second building consisting of a total of 6,000 square feet.

PB 1005-19 PRELIMINARY SITE PLAN APPROVAL

NAME: VICTOR SOFTBALL 1309 MERTENSIA ROAD, FARMINGTON, NEW YORK 14425
LOCATION: 1309 Mertensia Road
ZONING DISTRICT: GB General Business
REQUEST: Preliminary Site Plan approval to operate an indoor softball training academy.

PB 1007-19 PRELIMINARY SITE PLAN APPROVAL

NAME: VICTOR ASSOCIATION OF CULTURAL & PERFORMING ARTS, INC. 630 CROWLEY ROAD, FARMINGTON, NEW YORK 14425
LOCATION: 1622 State Route 332
ZONING DISTRICT: GB General Business
REQUEST: Preliminary Site Plan approval to erect a 4201 square foot single story building addition with deck to be used for instruction/lesson space, lectures and cafeteria space for people with disabilities.

5. OTHER BOARD ACTIONS:

- a. Auburn Meadows Subdivision, Section 9 – LOC Release #3 (Final Release)
- b. Estates @ Beaver Creek, Section 4 – Surety Release (Final Release)
- c. Hickory Rise, Section 3 – LOC Release #4 (Final Release)
- d. Hickory Rise, Section 4 – LOC Release #5 (Final Release)
- e. Farmington Gardens, Phase 1 – Maintenance Bond (Top Coat Asphalt)
- f. Monarch Manor, Phase 1 – Maintenance Bond (Top Coat Asphalt)
- g. Auburn Meadows Sections 7S & 8S – LOC Estimate
- h. Farmington Gardens Phase 1 – LOC Estimate for Landscaping

- i. Hickory Rise, Section 3 – Maintenance Bond (Top Coat Pavement & Striping)
- j. Hickory Rise, Section 4 - Maintenance Bond (Top Coat Pavement & Striping)

(continues on next page)

Town of Farmington Planning Board
October 16, 2019
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DISCUSSION

6. OPEN DISCUSSION

Report:

- Director of Development
 - a. Comprehensive Plan Schedule
 - b. Route 96 Street Scape Guidelines
 - c. Auburn Trail Status
 - d. Farmington Market Center and LeFrois/Hill Projects Update
 - e. Farmington Pointe Incentive Zoning Project Update
- Code Enforcement Officer
- Town Highway/Parks Superintendent
- Town Water & Sewer Superintendent
- Town Engineer
- Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: November 6, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

November 6, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED SITE PLAN:

PB 1007-19 PRELIMINARY SITE PLAN APPROVAL

NAME: VICTOR ASSOCIATION OF CULTURAL & PERFORMING ARTS, INC. 630 CROWLEY ROAD, FARMINGTON, NEW YORK 14425

LOCATION: 1622 State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Preliminary Site Plan approval to erect a 4201 square foot single story building addition with deck to be used for instruction/lesson space, lectures and cafeteria space for people with disabilities.

SITE PLANS:

PB 1102-19 PREMININARY SITE PLAN APPROVAL

NAME: KYLE SADLER, 5654 ALLEN PADGHAM ROAD, FARMINGTON, NEW YORK 14425

LOCATION: 5832 YAHN ROAD

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Site Plan approval to erect a single story single family residence, with attached garage, consisting of a total of 3,021 square feet upon Lot #1 of David & Nancy Sadler 2 Lot Subdivision.

PB 1103-19 FINAL SITE PLAN APPROVAL

NAME: KYLE SADLER, 5654 ALLEN PADGHAM ROAD, FARMINGTON, NEW YORK 14425

LOCATION: 5832 YAHN ROAD

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Final Site Plan approval to erect a single story single family residence, with attached garage, consisting of a total of 3,021 square feet upon Lot #1 of David & Nancy Sadler 2 Lot Subdivision.

5. OTHER BOARD ACTIONS:

- a. Concept Discussion – Loomis Road Self Storage

(continues on back)

Town of Farmington Planning Board

November 6, 2019

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- b. Acceptance of the revised Part 1, Full Environmental Assessment Form, Delaware River Solar Project – Preliminary Subdivision Plat (PB 1003-18), Preliminary Site Plan (PB 1004-18) and Special Use Permit (PB 1006-18); and the Storm Water Pollution Prevention Plan (SWPPP) document for said Actions.
- c. Farmington Garden II, Phase 1 – Landscaping Estimate Approval
- d. MIII Enterprises – LOC Final Release
- e. Auburn Meadows Section 7S & 8S – 7S LOC Estimate Approval
- f. Auburn Meadows Section 7S & 8S – 8S LOC Estimate Approval

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: November 20, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

November 20, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: WEDNESDAY, NOVEMBER 13, 2019
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

Continued

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PB 1007-19 PRELIMINARY SITE PLAN APPROVAL

NAME: VICTOR ASSOCIATION OF CULTURAL & PERFORMING ARTS, INC. 630 CROWLEY ROAD, FARMINGTON, NEW YORK 14425

LOCATION: 1622 State Route 332

ZONING DISTRICT: GB General Business

REQUEST: Preliminary Site Plan approval to erect a 4201 square foot single story building addition with deck to be used for instruction/lesson space, lectures and cafeteria space for people with disabilities.

SPECIAL USE PERMIT:

PB 1101-19 SPECIAL USE PERMIT

NAME: MIII ENTERPRISES, LLC 6061 CARMENS WAY, FARMINGTON, NEW YORK 14425

LOCATION: 6061 Carmens Way

ZONING DISTRICT: IZ Incentive Zoning

REQUEST: Special Use Permit to allow outdoor storage of approximately six U-Haul rental vehicles

SITE PLANS:

PB 1104-19 PRELIMINARY SITE PLAN APPROVAL

NAME: NEW ENERGY WORKS, 1180 COMMERCIAL DRIVE, FARMINGTON, NEW YORK 14425

LOCATION: 1180 Commercial Drive

ZONING DISTRICT: LI Limited Industrial

REQUEST: Preliminary Site Plan approval to erect a 6000 square foot single story storage building.

PB 1105-19 FINAL SITE PLAN APPROVAL

NAME: VICTOR SOFTBALL 1309 MERTENSIA ROAD, FARMINGTON, NEW YORK 14425

LOCATION: 1309 Mertensia Road

ZONING DISTRICT: GB General Business

REQUEST: Final Site Plan approval to operate an indoor softball training academy.

5. OTHER BOARD ACTIONS:

- a. 90 day extension – Hathaway Corner’s Section I - Incentive Zoning
- b. LOC Final Release – Farmington Gardens II

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development

Code Enforcement Officer
Town Highway/Parks Superintendent
Town Water & Sewer Superintendent
Town Engineer
Chairman of Planning Board

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Town of Farmington Planning Board

November 20, 2019

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7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: December 4, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

December 4, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

Continued

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PB 1205-19 FINAL SITE PLAN APPROVAL

NAME: NEW ENERGY WORKS, 1180 COMMERCIAL DRIVE, FARMINGTON, NEW YORK 14425

LOCATION: 1180 Commercial Drive

ZONING DISTRICT: LI Limited Industrial

REQUEST: Final Site Plan approval to erect a 6000 square foot single story storage building.

5. OTHER BOARD ACTIONS:

- a. Dr. DiMartino – Final Letter of Credit Release – Hathaway Drive Project
- b. Streetscape Plan – Final Review and Planning Board Resolutions to Town Board
 - c. 1600 Rochester Road Incentive Zoning Project – Recommendation to Town Board on the rezoning of these lands from GB, NB, and R-1-15 to Incentive Zoning
 - d. Confirming Resolution – Final Letter of Credit Release – Farmington Gardens II Phase I

DISCUSSION

6. OPEN DISCUSSION

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: December 18, 2019

TOWN OF
FARMINGTON



Planning Board Meeting Agenda

December 18, 2019 Meeting

7:00 p.m.

1. OPEN MEETING
2. APPROVAL OF MINUTES
3. LEGAL NOTICES PUBLISHED: NONE
4. ORDER OF BUSINESS

CONTINUED PUBLIC HEARINGS:

PB 1003-18, PRELIMINARY 4 LOT SUBDIVISION

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Preliminary Subdivision Plat Approval, a four lot subdivision of land, Tax Account Map # 010.00-01-37.110, which contains approximately 136.4 acres of land. **Continued**

PB 1006-18, SPECIAL USE PERMIT

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application to operate a 7 Mega Watt Solar PV System on approximately 35 acres of land, proposed to be located upon three subdivided lots from Tax Map # 010.00-01-37.110. **Continued**

PB 1004-18, PRELIMINARY SITE PLAN

NAME: DELAWARE RIVER SOLAR, LLC, 33 IRVING PLACE, NEW YORK CITY, NEW YORK 10003.

LOCATION: 466 Yellow Mills Road, Palmyra, New York 14522

ZONING DISTRICT: A-80 Agricultural District

REQUEST: Application for Preliminary Site Plan Approval to erect a 7 Megawatt PV Solar System, containing a total of 21,000 solar panels, to be located upon 3 parcels of land with 7,000 solar panels each, using approximately 35 acres of land to be located upon three subdivided lots from Tax Map #010.00-01-37.100.

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SITE PLANS:

PB 1201-19 PRELIMINARY SIGN SITE PLAN APPROVAL

NAME: AMERICAN EQUIPMENT LLC, 6122 COLLETT ROAD, FARMINGTON, NEW YORK 14425

LOCATION: 6122 COLLETT ROAD

ZONING DISTRICT: GI General Industrial

REQUEST: Preliminary Sign Site Plan approval to erect three (3) on-site directional speech signs.

PB 1202-19 FINAL SIGN SITE PLAN APPROVAL

NAME: AMERICAN EQUIPMENT LLC, 6122 COLLETT ROAD, FARMINGTON, NEW YORK 14425

LOCATION: 6122 COLLETT ROAD

ZONING DISTRICT: GI General Industrial

REQUEST: Final Sign Site Plan approval to erect three (3) on-site directional speech signs.

PB 1203-19 PRELIMINARY SITE PLAN APPROVAL

NAME: BRUCE STROJNY, 7 HONEYSUCKLE DRIVE, ROCHESTER, NEW YORK 14625

LOCATION: North of the intersection of NYS Route 96 and Sand Hill Road

ZONING DISTRICT: A-80 Agricultural

REQUEST: Preliminary Site Plan approval to erect a single family 1220 square foot single story modular home to be placed on a permanent foundation.

5. OTHER BOARD ACTIONS:

- a. Redfield Grove, Phase 1, Final Letter of Credit Release
- b. Hathaway's Corners, Phase 1, Grading, Partial Letter of Credit Release

DISCUSSION

6. OPEN DISCUSSION

- a. RG&E Substation, Hook Road Expansion, Concept Discussion

Report: Director of Development
 Code Enforcement Officer
 Town Highway/Parks Superintendent
 Town Water & Sewer Superintendent
 Town Engineer
 Chairman of Planning Board

7. PUBLIC COMMENTS

8. ADJOURNMENT OF MEETING

Next Meeting Date: January 15, 2020