

# *Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**PLANNING BOARD**  
**Wednesday, June 15, 2022 • 7:00 p.m.**

## **MINUTES—APPROVED**

*The following minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Town of Farmington Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is made in accordance with the Planning Board adopted Rules of Procedure. The audio recording is retained for 12 months. Video recordings of the meetings are posted on the Town of Farmington’s YouTube channel (subscribe at youtube.com; enter Town of Farmington NY in the search box).*

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

**R** = *Attended via remote video conference.*

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

**Board Member Excused**                      Aaron Sweeney

**Staff Present:**

Lance S. Brabant, CPESC, Town of Farmington Engineer, MRB Group D.P.C.  
Ronald L. Brand, Town of Farmington Director of Development and Planning  
Dan Delpriore, Town of Farmington Code Enforcement Officer  
Tim Ford, Town of Farmington Highway and Parks Superintendent

**Attending:**

Jeff Berends, Construction Manager, Meyer’s RV Superstore of Farmington,  
c/o 3342 State Road, Caledonia, N.Y. 14423 [new address for your records.  
Kris Schultz, P.E., Schultz Associates, 129 South Union Street, Spencerport, N.Y. 14559  
Tim Hannan, 676-B Crowley Road, Farmington, N.Y. 14425  
Drusilla Malavase—**R**

**1. MEETING OPENING**

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

Mr. Hemminger said the meeting would be conducted according to the Rules of Procedure approved by the Planning Board on February 2, 2022.

**2. APPROVAL OF MINUTES OF JUNE 1, 2022**

■ A motion was made by MR. BELLIS, seconded by MR. DELUCIA, that the minutes of the June 1, 2022, meeting be approved.

Motion carried by voice vote.

**3. LEGAL NOTICE**

None.

**4. CONTINUED PUBLIC HEARING: PRELIMINARY 48-LOT RE-SUBDIVISION**

**PB #0501-22 Preliminary 48-Lot Re-Subdivision Application**

**Name:** O&L Realty LLC, P.O. Box 14, Victor, N.Y. 14564

**Location:** 1532–1582 Alfalfa Crescent

**Zoning District:** R-7.2 Planned Subdivision

**Request:** Preliminary 48-lot Re-Subdivision Plat approval of Land, identified as Tax Map Account 41.12-5-1.000 through 41.12-5-44.000 and 41.12-5-97.000, containing a total of 18.34 acres of land; and as further to be identified as Re-Subdivision Plat Approval Farmbrook Phase 7A. The proposed Action involves creating Lot #R-528–Lot #R-573 consisting of various parcel sizes ranging from .167 acres to .303 acres; also creating a 2.930-acre lot for the Storm Water Management Easement; and also creating a 4.746-acre lot for the Farmbrook Homeowners Association, all of which are to remain vacant as non-approved building lots requiring site plan approval before any Building Permits may be issued.

A concept plan of this re-subdivision was reviewed by the Project Review Committee on March 1, 2019; May 3, 2019; and July 12, 2019.

On May 4, 2022, the Public Hearing on this application was opened. The Planning Board then declared its intent to be designated as the Lead Agency for making the environmental determination of significance upon this application and classified the application as a Type I Action under the State Environmental Quality Review (SEQR) regulations. The SEQR 30-day coordinated review period began on Thursday, May 5, 2022, and ended on Monday, June 6, 2022.

The Planning Board identified the following SEQR Involved Agencies and Interested Agencies for this application:

**SEQR Involved Agencies:**

New York State Department of Environmental Conservation

New York State Department of Health

Canandaigua–Farmington Water District and Town of Farmington Sewer District

Town of Farmington Highway and Parks Department

**SEQR Interested Agencies:**

Ontario County Department of Planning

Town of Farmington Conservation Board

MRB Group, D.P.C. (the Town consulting engineering firm)

Town of Farmington Code Enforcement Officer

Town of Farmington Construction Inspector

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Schultz (Schultz Associates) presented this application.

He said that this application represents the last phase of the development of the Farmbrook Subdivision which was originally approved approximately 40 years ago. He said that it has been a challenge to bring the plans up to the current stormwater requirements and to review potential methods to make it work.

Mr. Schultz said that a plan has been designed to relocate a portion of Alfalfa Crescent to provide for stormwater management. He said that the Farmbrook homeowners' association (HOA) worked with the applicant and that the plan which has been submitted meets all Town requirements. Mr. Schultz also said that the plan has received a good review from the Town Engineer. He acknowledged receipt of the MRB Group engineering comment letter and said that most of the comments have already been addressed. Mr. Schultz said that there are a few remaining Stormwater Pollution Prevention Plan (SWPPP) issues but that there are no "show stoppers" on the MRB Group letter.

Mr. Brand said that the SEQR 30-day coordinated review with the Involved and Interested Agencies (*see* above) ended on Monday, June 6, 2022. He said that no objections were received to the Planning Board's intention to be designated as the SEQR Lead Agency for making the environmental determination of significance on this application, and that no public comments were received by the Town Clerk during the 30-day period.

Mr. Brand said that drafts of the Full Environmental Assessment Form (EAF) Parts 2 and 3 were distributed to the board last week for review. He also said that four draft resolutions have been prepared for the board's consideration this evening, i.e., 1) Lead Agency designation; 2) review and acceptance of the Full EAF Parts 2 and 3; 3) determination of non-significance; and 4) Preliminary Re-Subdivision Plat approval, Section 7A, with conditions.

Mr. Brand said that the original draft approval resolution was amended prior to the meeting this evening, and distributed to the board and to the applicant, to reflect that two remaining lots which are to be part of the HOA should have been identified as lots because they also are being re-subdivided. He said that he discussed this with Mr. Schultz earlier today and that the amended resolution includes 48 lots in Section 7A and 25 remaining lots in Section 7B. Mr. Brand said that all of the lots are subject to site plan approvals by the Planning Board.

Mr. Brand said that the action before the board this evening is to approve the re-subdivision of Section 7A. Upon filing in the Ontario County Clerk's Office, the applicant can move forward with the site plan details of stormwater management, turnarounds and related development issues. Mr. Brand said that this two-step process [subdivision approval followed by site plan approval] has been used for other applications, as well.

Mr. Hemminger said that the development of the final section of the Farmbrook Subdivision will involve four Planning Board actions, i.e., Preliminary and Final Re-Subdivision approval, followed by Preliminary and Final Site Plan approval.

Mr. Delpriore said that the re-subdivision application involves the relocation of the lot lines of the originally approved subdivision. He said that this is necessary due to the compliance with the stormwater management requirements of the current Town Code and related State regulations.

Mr. Ford had no comments on the re-subdivision application this evening. He said that he will be more concerned with the subsequent site plans.

Mr. Brabant said that MRB Group prepared an extensive engineering comment letter, and that the engineering review included both the re-subdivision and the site plan due to drainage concerns. He said that he went through the preliminary and the final checklists to verify that the drainage plan is on target, that he has been working with Schultz Associates on the project, and that the applicant's engineer has designed the stormwater management initiatives to meet the Municipal Separate Storm Sewer System (MS4) and the New York State Department of Environmental Conservation requirements for stormwater. Mr. Brabant said that Schultz Associates acknowledged receipt of the MRB Group comment letter and that he has no issues with the subdivision application this evening.

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

He then asked if anyone on the remote video conference wished to speak for or against this application, or to ask questions. There were no requests from those on the remote video conference. Mr. Delpriore confirmed that no one on the remote video conference turned on their microphones and that there were no comments in the “chat” room.

There were no comments on this application from members of the board.

Mr. Hemminger then asked again if anyone in the meeting room or on the remote video conference wished to speak for or against this application, or to ask questions. Again, there were no comments from those in the meeting or from those on the remote video conference.

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

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the Public Hearing be closed.

Motion carried by voice vote. The Public Hearing on PB #0501-22 was closed.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FARMBROOK PRELIMINARY RE-SUBDIVISION PLAT, SECTION 7A  
SEQR DESIGNATION OF LEAD AGENCY**

**PB #0501-22**

**APPLICANT: O&L Realty LLC, P.O. Box 14, Victor, N.Y. 14564**

**ACTION: Lead Agency Designation—Preliminary Re-Subdivision Plat Application, Section 7A, Farmbrook Subdivision Tract, to allow for the realignment of the filed right-of-way for the Alfalfa Crescent Street and the re-subdivision of a total of 48 lots (identified as Tax Map Accounts 41.12-5-1.000–41.12-5-44.000 and Tax Map Account 41.12-5-97.000) containing a total of 18.34 acres of land, creating Lots #R-528–#R-573; and creating a 2.930-acre parcel for a stormwater facility, to serve the development of Sections 7A and 7B, and creating a 4.746-acre parcel to be owned by the Farmbrook Homeowners’ Association; all of said lots and parcels are to remain as non-approved building lots requiring site plan approval before Building Permits may be issued.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) did on May 4, 2022, classify the above referenced Action as being a Type I Action, subject to a coordinated review with Involved and Interested Agencies under the provisions of Part 617.4 NYCRR, a part of article 8 of the New York State Environmental Conservation Law (ECL); and

**WHEREAS**, the Board did establish a 30-day public review and comment period upon said Action which began on Thursday, May 5, 2022 and ended at noon on Monday, June 6, 2022; and

**WHEREAS**, the Board did conduct a coordinated review with Involved and Interested Agencies which began on Thursday, May 5, 2022 and ended at noon on Monday, June 6, 2022; and

**WHEREAS**, there are no other Involved Agencies objecting to the Board being designated as the Lead Agency in accordance with the provisions of Part 617.6 of the above referenced provisions of the ECL; and

**WHEREAS**, the Board did on May 4, 2022, declare its intent to be designated Lead Agency, at its meeting on Wednesday, May 15, 2022, for making the required Determination of Significance upon the above referenced Action; and

**WHEREAS**, the Board did continue tonight the Public Hearing upon the above referenced Action and did receive testimony from the Town’s Director of Planning and Development attesting to the above referenced coordinated review and 30-day public comment period completed upon the above referenced Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby designate itself as the Lead Agency for making the required Determination of Significance in accordance with the provisions of Part 617.7 of the above referenced provisions of the ECL.

**BE IT FINALLY RESOLVED** that copies of this resolution are to be provided to the identified Involved Agencies, the applicant, the applicant’s engineer and Town Agencies.

The following vote on the above motion was recorded in the meeting minutes:

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

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
FARMBROOK PRELIMINARY RE-SUBDIVISION PLAT, SECTION 7A  
SEQR PARTS 2 AND 3 OF THE FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)**

**PB #0501-22**

**APPLICANT: O&L Realty LLC, P.O. Box 14, Victor, N.Y. 14564**

**ACTION: Review and Acceptance of Parts 2 and 3 of the Full Environmental Assessment Form (EAF)—Preliminary Re-Subdivision Plat Application, Section 7A, Farmbrook Subdivision Tract, to allow for the realignment of the filed right-of-way for the Alfalfa Crescent Street and the re-subdivision of a total of 48 lots (identified as Tax Map Accounts 41.12-5-1.000–41.12-5-44.000 and Tax Map Account 41.12-5-97.000) containing a total of 18.34 acres of land, creating Lots #R-528–#R-573; and creating a 2.930-acre parcel for a stormwater facility, to serve the development of Sections 7A and 7B, and creating a 4.746-acre parcel to be owned by the Farmbrook Homeowners Association; all of said lots and parcels are to remain as non-approved building lots requiring site plan approval before Building Permits may be issued.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) as the designated Lead Agency under the provisions of Part 617.6 NYCRR, a part of Article 8 of the New York State Environmental Conservation Law (ECL) has received and has reviewed the Parts 2 and 3 of the FEAF for the above referenced Action, dated June 8, 2022, prepared by the Town’s Director of Planning and Development.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby accept the Parts 2 and 3 of the FEAF for the above referenced Action as being an accurate evaluation of the anticipated environmental impacts associated with said Action.

**BE IT FURTHER RESOLVED** that the Board does hereby direct the Chairperson to sign and date the Part 3 FEAF.

**BE IT FINALLY RESOLVED** that copies of this resolution along with the accepted Parts 2 and 3 of the above referenced FEAF are to be provided to the identified Involved Agencies, the applicant, the applicant’s engineer and Town Agencies.

The following vote on the above motion was recorded in the meeting minutes:

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

Motion carried.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
 SEQR DETERMINATION OF SIGNIFICANCE  
 PRELIMINARY RE-SUBDIVISION PLAT SECTION 7A, FARBROOK PLANNED  
 SUBDIVISION**

**PB #0501-22**

**APPLICANT: O&L Realty LLC, P.O. Box 14, Victor, N.Y. 14564**

**ACTION: Lead Agency Determination of Significance - Preliminary Re-Subdivision Plat Application, Section 7A, Farmbrook Sub-division Tract, to allow for the realignment of the filed right-of-way for the Alfalfa Crescent Street and the re-subdivision of a total of 48 lots (identified as Tax Map Accounts 41.12-5-1.000–41.12-5-44.000 and Tax Map Account 41.12-5-97.000) containing a total of 18.34 acres of land, creating Lots #R-528–#R-573; and creating a 2.930-acre parcel for a stormwater facility, to serve the development of Sections 7A and 7B, and creating a 4.746-acre parcel to be owned by the Farmbrook Homeowners Association; all of said lots and parcels are to remain as non-approved building lots requiring site plan approval before Building Permits may be issued.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) the designated Lead Agency for the above referenced Action, has completed its review of and accepted Parts 1, 2 and 3 of the Full Environmental Assessment Form (FEAF); and

**WHEREAS**, the Board has reviewed the comments received from the Involved Agencies during the coordinated review period and the general public during the 30-day public comment period, as provided for under the State Environmental Quality Review Act (SEQRA); and

**WHEREAS**, the Board has reviewed the comments received at tonight’s public hearing upon said Action; and



**WHEREAS**, the Board has reviewed the Criteria contained in §617.7 (c) of NYCRR, Article 8, New York State Environmental Conservation Law (ECL).

**NOW, THEREFORE, BE IT RESOLVED** that the Board reasonably concludes the following impacts are expected to result from the proposed Action, when compared against the criteria in the above referenced Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the sites is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the Action;
- (x) there will not be created a material demand for other actions that would result in one of the above consequences;

- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

**BE IT FURTHER RESOLVED** that based upon the information and analysis above and the supporting documentation, the Board determines that the proposed Action WILL NOT result in any significant adverse environmental impacts.

**BE IT FINALLY RESOLVED** that the Board directs that copies of this Determination of Non-Significance be filed as provided for under the SEQRA Regulations.

The following vote on the above motion was recorded in the meeting minutes:

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

Motion carried.

Mr. Hemminger then asked Mr. Schultz if he received the draft Preliminary Re-Subdivision approval resolution prior to the meeting and if he understood the resolution, and if he agreed with the conditions. Mr. Schultz said yes.

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

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION  
SECTION 7A, FARBROOK SUBDIVISION, PRELIMINARY PLAT**

**PB #0501-22**

**APPLICANT: O&L Realty LLC, P.O. Box 14, Victor, N.Y. 14564**

**ACTION: Preliminary Re-Subdivision Plat Application, Section 7A, Farbrook Subdivision Tract, to allow for the realignment of the filed right-of-way for the Alfalfa Crescent Street and the re-subdivision of a total of 48 lots (identified as Tax Map Accounts 41.12-5-1.000 through 41.12-5-44.000 and Tax Map Account 41.12-5-97.000) containing a total of 18.34 acres of land, creating Lots #R-528 through #R-573; and creating a**

**2.930 acre parcel for a stormwater facility, to serve the development of Sections 7A & 7B, and creating a 4.746 acre parcel to be owned by the Farmbrook Homeowners Association, all of said lots and parcels are to remain as non-approved building lots requiring site plan approval before Building Permits may be issued.**

**WHEREAS**, the Town of Farmington Planning Board (hereinafter referred to as Board) has tonight continued the Public Hearing from the May 4, 2022 meeting upon the above referenced Action; and

**WHEREAS**, the Board has received testimony and has taken action to close the Public Hearing upon said Action; and

**WHEREAS**, the Board, as the designated lead agency, has satisfied the procedural requirements provided within the State Environmental Quality Review Act (SEQRA), and has made by separate resolution dated June 15, 2022, a Determination of Non-Significance upon said Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Board does hereby move to grant Preliminary Re-Subdivision Plat Approval for Section 7A, with the following conditions:

1. Preliminary Re-Subdivision Plat Approval is hereby granted based upon the drawing prepared by Schultz Associates, Engineers & Land Surveyors, P.C., identified as Project No. 16-255, Drawing C-1, entitled “Overall Preliminary Re-Subdivision Plat,” dated March 22, 2022, as is hereby further amended by the Planning Board as follows.
2. The title of drawing C-1 is to be amended to read . . . “Preliminary Re-Subdivision Plat, Section 7A, Farmbrook Planned Subdivision Tract, Lots R-528 through R-575.”
3. Preliminary Re-Subdivision Plat Approval is valid for a total of 48 lots identified on drawing C-1, as Lots R-528 through R-575.
4. Drawing C-1 is the only plat map being approved by this resolution. All other drawings submitted with this application are to become part of a separate application for Preliminary Site Plan Approval for Section 7A, Lots R-528 through R-575 and Section 7B, Phase 2.
5. There is to be a note added to drawing C-1 that reads . . . “The lots being re-subdivided in Section 7A, Farmbrook Planned Subdivision Tract, are Non-Buildable Lots subject further to Final Site Plan Approval before Building Permits may be issued.”

6. In the event, the applicant, intends to develop Section 7A in more than one phase, then the title of the Final Re-Subdivision Plat Map is to be so noted. Otherwise, all site improvements and road dedication for Section 7A shall be completed prior to issuing any Building Permits within this Section.
7. The Re-Subdivision Approval of Section 7A is further based upon the reconstruction of a portion of Alfalfa Crescent, commencing at the edge of pavement for Meadowbrook Lane and then continuing south and east to the future southern intersection with Meadowbrook Lane, all to current Town Standards contained in the latest edition of the “Town of Farmington Site Design and Development Criteria.”
8. Prior to the future southern connection of Alfalfa Crescent to Meadowbrook Lane, the remainder of Meadowbrook Lane, Section 7B, Phase 2, is to be constructed in accordance with the current Town Standards contained in the latest edition of the “Town of Farmington Site Design and Development Criteria.”
9. All Preliminary Re-Subdivision Plat related comments contained in the Town Engineer’s May 25, 2022, letter to the Town’s Director of Planning and Development are to be addressed in writing. Any required change(s) to Drawing C-1 is(are) to be made prior to the Town Engineer’s signing of the Preliminary Re-Subdivision Plat Map.
10. Preliminary Re-Subdivision Plat Approval with conditions is valid for a period of 180 days from today. Failure to amend the drawing as necessary and to obtain signatures from the identified Town representatives shall automatically result in this approval being made null and void.
11. Once the Preliminary Re-Subdivision Plat for Section 7A has been signed, then the Town will entertain an application for Final Re-Subdivision Plat Approval for Section 7A. Once determined to be complete, the Code Enforcement Officer shall place this new application on a future planning board agenda.
12. Once Final Re-Subdivision Plat Approval has been granted for Section 7A and a signed mylar and two paper prints have been filed in the Office of the Ontario County Clerk, and documentation to this effect has been provided to the Town, then the Planning Board will entertain an application for Preliminary Site Plan Approval Section 7A (Lots R-528 through R-573) and Section 7B, Phase 2, (Lots 587 through 611), of the Farmbrook Subdivision Tract Project.

The following vote on the above motion was recorded in the meeting minutes:

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

Motion carried.

## 5. **PLANNING BOARD ACTION ITEMS**

### **Discussion of Meyer's Finger Lakes RV Project:**

The board and the Town staff discussed the completion of the Meyer's Finger Lakes RV project at 6200 State Route 96 with Meyer's RV Construction Manager Jeff Berends.

Mr. Delpriore said that he and Town Construction Inspector Matt Heilmann conducted an inspection of water and sanitary utilities, and infrastructure on the Meyer's site. He said that all previous and current issues have been addressed.

Mr. Berends said that Meyer's will hold a recreational vehicle show off the site during the third week of July. He said that a significant number of recreational vehicles will be taken off the site during the show, during which time the parking lots will be milled and leveled, and the concrete curtain will be completed on the north side of the building. He said that the building will be wrapped with concrete during this work, which is not part of Phase 1 or Phase 2 of the project, but is additional work. He said that he will provide a schedule of this work to Mr. Delpriore.

Mr. Berends also said that the main cable which suspends the large American flag broke today. He said that a crane will be scheduled to help make the cable repairs and that he will keep the Town updated. Mr. Berends said that the company wants to have the flag back up for the upcoming holiday. Mr. Hemminger said that the Town has received a number of very positive comments about the large American flag on the Meyer's site.

Mr. Delpriore said that the staff is working with the applicant's engineer on the project close-out process and the submission of record drawings. He said that the SWPPP and the stormwater pond remain open issues and will be closed subsequent to the submission of the record drawings.

Mr. Delpriore said that the applicant has guaranteed the trees and other landscaping for a two-year period, and that landscaping will be replaced during this time if necessary. He said that Mr. Berends will continue to be the main contact with Meyer's, even though the project has been completed. Mr. Delpriore also said that the Town also has a good working relationship with the two onsite managers.

Mr. Hemminger thanked Mr. Berends for communicating well with the Town staff during the construction process. Mr. Berends extended his thanks to the board and to the Town staff for their patience during the work on the site.

Mr. Delpriore discussed the parking regulations in front of the building [the south side of the building facing the State Route 96 road frontage]. He said that the store manager will inform the Town if a vehicle will be parked in front late at night. Mr. Delpriore said that

the Meyer's staff is aware that overnight parking in front is not permitted, and that customers are also informed of this.

Mr. Bellis asked about a fifth-wheel vehicle which was parked on the one driveway which wraps around to Mertensia Road. Mr. Berends said that the store sometimes receives "surprise drops" from customers. Mr. Delpriore said that location to which Mr. Bellis referred is the designated "drop" area for customers' vehicles. He said that the back parking area will be improved and better organized following the milling and paving work which will be completed in July.

Mr. Hemminger said that the driveway along Mertensia Road was designed as the "drop" area for customers' vehicles to avoid having vehicles parked along the State Route 96 road frontage. Mr. Delpriore said that the Town staff keeps an eye on this regularly and that the store manager also communications with him several times a week via text messages.

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

## 6. OPEN DISCUSSION

### ***Director of Development and Planning:***

Mr. Brand reported on the following topics:

- The Town Conservation Board has developed information signs to be installed in the Hickory Rise Subdivision to describe and to educate trail users about the drumlins in this area of the Town and in the subdivision. He extended thanks to Conservation Board Chairperson Kim Boyd for designing the signs. Mr. Brand said that the Town Public Works and the Town Operations committees had no objections to the signs and that their installation is expected to be authorized by the Town Board at the next meeting.

Mr. Hemminger said that the Conservation Board maintains a section of State Route 332 between County Road 41 and Canandaigua–Farmington Town Line Road as part of the State Adopt-A-Highway Program. He suggested that members of the Planning Board may wish to help the Conservation Board in this effort. Mr. Hemminger said that he will reach out to Ms. Boyd on this to learn when the next trash pick-up is scheduled. He then will inform his Board members.

Mr. Brand said that the New York State Department of Transportation is expected to install Adopt-A-Highway signs along this section of State Route 332 to acknowledge the Conservation Board for its assistance in this program.

- No information has been received on the status of the 2021–2022 Transportation Alternatives Program (TAP) and Congestion Mitigation and Air Quality (CMAQ)

Improvement Program grant. The application for this grant was presented at a public information meeting which was held at the Town Hall on August 3, 2021.

Mr. Brand said that he spoke with New York State Senator Pamela Helming and with New York State Assemblyman Jeff Gallahan about this. He asked them if they could inquire in Albany about the status of these program grants.

The TAP–CMAQ Program, is a Federal Highway Administration Program which provides reimbursement of up to 75 percent of project-related costs for non motorized transportation improvements, with the remaining 25 percent to be provided by the Town. The Program’s goals and objectives are focused toward improving non-driver access to jobs, education, services, public transit and community amenities by providing non-motorized alternatives, increasing the number of trips taken by pedestrians and/or bicyclists, and improving bicycle and pedestrian safety programs.

If approved, the grant award will fund the construction of approximately 17,000 lineal feet of sidewalks and the construction of a 350-foot pedestrian bridge across Beaver Creek and along the south side County Road 41. The total grant estimate is \$1,996,800. The TAP-CMAQ is a matching grant. The Federal share would be 75 percent (\$1,497,600). The Town share would be 25 percent (\$499,200).

- Following a site inspection in Section 8S of the Auburn Meadows Subdivision, Mr. Brand and Mr. Delpriore determined that the design of the stormwater pond in this section is too close to the Auburn Trail. Mr. Brand said that he contacted Emily Smith of Fisher Associates [the design engineer of the Auburn Trail] regarding this. He said that Highway Superintendent Tim Ford and Supervisor Peter Ingalsbe have requested that the stormwater pond be redesigned, that an additional shoulder be installed along the Trail, and that a fence be installed to protect Trail users from venturing off the Trail in the vicinity of the pond.
- Traffic studies have been received from the owners of the Farmington Market Center, GLN Farmington Realty and Farmington Commons Plaza, all of which are located in the vicinity of the State Route 96/State Route 332 intersection. Mr. Brand said that he will set up a meeting with the owners and with the New York State Department of Transportation to discuss equity issues regarding traffic safety improvements in this area of the Town which may be required during the proposed developments on these sites.
- Town Code definitions for flex space and Air BNB’s are being written by Mr. Delpriore, Mr. Brand and Town Zoning Officer John Weidenborner.
- Amendments are under consideration to the Major Thoroughfare Overlay District (MTOD) by Mr. Brabant, Mr. Delpriore and Mr. Brand. Mr. Brand said that the last MTOD revision occurred in 2017 and that a number of changes to the district map are needed. He also said that several of the district boundaries are to be realigned.

The amended map will be referred to the Planning Board for review and comment prior to review and approval by the Town Board.

- Streetlights along Commercial Drive from State Route 96 to Redfield Grove have been ordered by DiFelice Development Corporation and will be installed this fall. Mr. Brand said that these streetlights are one of the amenities to be provided to the Town by the developer of the Redfield Grove Incentive Zoning Project.
- Letters have been sent by Mr. Delpriore to owners of properties which back up to the Auburn Trail and Beaver Creek Park between Ackerman Way and Elmwood Circle. The letter informs the property owners that they must remove debris, recreational vehicles and other items which may not be stored on Town parkland. Mr. Brand said that Mr. Delpriore is already receiving calls from property owners regarding the letters.

***Code Enforcement Officer:***

Mr. Delpriore said that reapproval applications for the Loomis Road Industrial Park and for the Blackwood Industrial Park will be on the Planning Board agenda on July 6, 2022. He said that both applicants are in the same situation in which their approvals expired and for which reapprovals are now required. He said that all of the original conditions of approval for both applications have been addressed.

Mr. Delpriore said that the Final Subdivision and the Preliminary Site Plan applications for the Bowerman Subdivision on Crowley Road also will be on the agenda on July 6, 2022.

He said that the Final Site Plan for A Safe Place Storage (6025 Denny Drive) will be on the Planning Board agenda on July 20, 2022. The applicant's Special Use Permit was approved on April 20, 2022. The Preliminary Site Plan was approved with conditions on May 4, 2022. Mr. Delpriore said that a caveat will be that the applicant must have landscaping review and approval by Mr. Viets and Mr. Sweeney, which is a condition of the approval of the Preliminary Site Plan. Mr. Viets said that a meeting with the applicant and with Mr. Sweeney has been scheduled for Monday, June 20, 2022.

Mr. Brabant said that MRB Group and the Town have identified the locations and the depth of the sanitary sewer force main on the A Safe Place Storage property. He said that this information has been provided to the applicant's engineer for the design of the water main to be a minimum of 18 inches from the force main, per the Town Code. Mr. Brabant said that the applicant's engineer is revising the calculations and is expected to show that the distance between the water main and the force main will be 19 inches to 20 inches. Mr. Brabant also said that the revised plans will be referred to Acting Water and Sewer Superintendent Robin MacDonald who may require a greater distance between the water main and the force main. But Mr. Brabant said that the drainage will work either way.



Mr. Brand said that the Town Board recently appointed a new Water and Sewer Superintendent who may wish to review this application. He said that the new staff member is from the City of North Tonawanda, N.Y., and will begin work in Farmington in July.

Mr. Brabant said that as of today the plans for A Safe Place Storage are fully compliant with the Town requirements.

***Town Highway and Parks Superintendent:***

Mr. Ford said that the paving on Canandaigua–Farmington Town Line Road has been completed and that only sidewalk and backfilling remain. He also said that paving on side roads has been completed.

***Town Engineer:***

Mr. Brabant said that MRB Group is working on the amendments to the Major Thoroughfare Overlay District (MTOD). He said that the end product will be an improvement.

***Board Members' Comments:***

Mr. Hemminger asked if there is any reason for board members to have a Town Code hard-copy book when the Town Code is now available digitally on the Town website. Mr. Brand expressed caution that there is a lag time between the filing of new legislation in Albany with the Secretary of State and the posting of the new legislation on the website by General Code.

Mr. Bellis asked about the status of the Dollar General store which has been closed since the fire there on January 20, 2022. Mr. Delpriore said that the company had issues with paperwork which delayed their plans but that a demolition permit is expected to be issued next week for demolition to begin on June 21, 2022. He said that the damaged building will be demolished down to the concrete slab. Mr. Delpriore said that the company's original plans were to replace the building on the same footprint but that a design has not yet been submitted to the Town.

Mr. Bellis asked about the GLN Farmington Realty site on the south side of State Route 96, west of the Farmington Commons Plaza, and east of the Farmington Market Center. Mr. Delpriore said that site work is underway and that the State Route 96 frontage has been hydroseeded.

Mr. Bellis then asked about the beauty salon/ice cream building which is now under construction at the corner of State Route 96 and Commercial Drive. Mr. Delpriore said that the contractor is behind schedule due to the backlog in receiving building materials. Mr. Bellis said that he hoped that the tenants would not pull out of the project because of the

delays. Mr. Delpriore said that the tenants are eager to move in and that the delays and budget overruns are not the fault of the developer (DiFelice Development Corporation). He said that they are now looking for completion in August 2022.

Mr. Delpriore said that the Finger Lakes Events Center and Hill Top Transition (Short-Term and Long-Term) Housing Project at 6108 Loomis Road has a new owner and that the use may change somewhat. No other information was available this evening. The previous owner received Special Use Permits for the Events Center (PB #0501-21) and for the Long- and Short-Term Housing (PB #0502-21) on May 5, 2021.

Mr. Hemminger said that he would like the construction site of the sewer line replacement on Collett Road to be stabilized as quickly as the Town requires other applicants to stabilize their construction sites. Mr. Delpriore said that he will relay this information to the contractor.

## 7. PUBLIC COMMENTS

None.

## 8. TRAINING OPPORTUNITIES

### ■ 2022 Municipal Bootcamp:

Hancock Estabrook and MRB Group are offering a free annual training program to assist local governments, municipal officials, and planning and zoning boards. The program will include 10 hours of remote training designed to provide a comprehensive education that encompasses all aspects of municipal governance. Each program in the series will be provided remotely on the fourth Thursday of each month with subject matter experts from MRB Group and knowledgeable attorneys from Hancock Estabrook LLP. Topics will be ively, useful and—potentially as important—qualify for the education requirements for members of planning boards and zoning boards of appeal.

Remaining sessions in 2022:

***Thursday, June 23, 2022, 6:00 p.m. to 7:00 p.m.***

How it All Fits Together: Long-Range Plans and Near-Term Challenges

***Thursday, July 28, 2022, 6:00 p.m. to 7:00 p.m.***

Ask Us Anything: Hot Topics in Planning, Zoning and Community Development

***Thursday, September 22, 2022, 6:00 p.m. to 7:00 p.m.***

What Not to Say and What Really Not to Do: Avoiding Sexual Harassment

***Thursday, October 27, 2022, 6:00 p.m. to 7:00 p.m.***

A History Lesson: Managing Projects with Historic Significance

***Thursday, December 22, 2022, 6:00 p.m. to 7:00 p.m.***

Santa's Nice and Naughty List: The Best and Worst of 2022

*Select this link for the 2022 Municipal Bootcamp information page. RSVP and registration tab are at the bottom of the website page.*

<https://www.hancocklaw.com/events/the-2022-municipal-bootcamp/>

**■ New York Planning Federation and Association of Towns  
2022 Fall Planning and Zoning Schools (In Person Sessions)**

**Tuesday, September 13, 2022**

Wallace Center @ FDR Library and Museum

4079 Albany Post Road

Hyde Park, N.Y. 12538

For information: (518) 512-5270 or [nypf@nypf.org](mailto:nypf@nypf.org); or Patty Kebea at the Association of Towns, (518) 465-7933.

**Wednesday, September 28, 2022**

New York Kitchen

800 S. Main Street

Canandaigua, N.Y. 14424

For information: (518) 512-5270 or [nypf@nypf.org](mailto:nypf@nypf.org); or Patty Kebea at the Association of Towns, (518) 465-7933.

**Thursday, October 6, 2022**

Conference Center at Lake Placid

2608 Main Street

Lake Placid, N.Y. 12946

For information: (518) 512-5270 or [nypf@nypf.org](mailto:nypf@nypf.org); or Patty Kebea at the Association of Towns, (518) 465-7933.

**■ New York Planning Federation Recorded Webinars:**

For information: (518) 512-5270 or [nypf@nypf.org](mailto:nypf@nypf.org)

***The Essentials of Planning and Zoning:***

Introduction to Planning, Zoning and Land Use

Everything You've Ever Wanted to Know About Preparing a Comprehensive Plan

Understanding and Applying SEQRA (NY State Environmental Quality Review Act)

The What, Why, and How of Site Plan Review

Common Mistakes and Mishaps in Site Plan Review

***Meeting Process and Communication:***

Enhancing Transparency Effectiveness in Planning Proceedings

Innovations and Best Practices for Planning/Zoning Boards

Engaging Diverse Communities and Dealing with Difficult People

Working with Elected Officials and Understanding Everyone's Role in Planning

The Open Meetings Law for Zoning and Planning Boards, Part 2

Working with Developers to Foster Investment in the Community

Communication, the Media and Social Media

Open Government and Planning and Zoning Decision Making

**■ General Code e-Code**

Daily drop-in lunchtime training Q&A sessions plus webinars in several categories.

Information:

<https://www.generalcode.com/training/>

■ **Future Training Opportunities Online:**

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

**9. ADJOURNMENT**

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

Motion carried by voice vote.

The meeting was adjourned at 7:45 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, July 6, 2022, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and via remote video conference.

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

Respectfully submitted,

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

L.S.