

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD
Wednesday, March 1, 2023 • 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 remote 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:
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 Superintendent

Attending:
Rafael Barreto, Marathon Engineering, 39 Cascade Drive, Rochester, N.Y. 14614
Bernard Button, 191 Ellsworth Road, Palmyra, N.Y. 14522
Sean Condon, Project Engineer, The DDS Companies, 45 Hendrix Road,
West Henrietta, N.Y. 14586
Don Giroux, Farmington Volunteer Fire Association
Suzy Mandrino, 7310 Shallow Creek Trail, Apartment F, Victor, N.Y. 14564
Brent G. Rosiek, P.E., Rosiek Engineering, 987 Mile Square Road, Pittsford, N.Y. 14534

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 January 4, 2023.

2. APPROVAL OF MINUTES—FEBRUARY 15, 2023

■ A motion was made by MR. VIETS, seconded by MR. BELLIS, that the minutes of the February 15, 2023, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

None.

4. NEW PRELIMINARY SITE PLAN

PB #0301-23 New Preliminary Site Plan Application

Name: Brent G. Rosiek, P.E., Rosiek Engineering, 987 Mile Square Road, Pittsford, N.Y. 14534; representing Suzy Mandrino, 7310 Shallow Creek Trail, Apartment F, Victor, N.Y. 14564

Location: 1500 Block of New Michigan Road (west side of New Michigan Road, south of County Road 41)

Zoning District: A-80 Agricultural

Request: Preliminary Site Plan approval to erect a 2,600±-square-foot two-story single-family residence, with a 780±-square-foot garage with a 625±-square-foot bonus storage on the second story, on-site private well and private on-site raised-fill wastewater treatment system.

Mr. Rosiek (Rosiek Engineering) presented this application. Ms. Mandrino also attended.

Mr. Rosiek said that the lot for Ms. Mandrino’s new home was subdivided from a larger parcel of land in 2022 (see PB #0303-22, March 2, 2022, Final Two-Lot Re-Subdivision approved with conditions).

He acknowledged receipt of engineering comments on the Preliminary Site Plan drawings from MRB Group and from from the Town staff. Mr. Rosiek said that the drawings which are presented this evening have been updated from the original submission and include the amendments which have been requested from MRB Group and the Town staff.

He said that the soils on the property are tight and that a raised bed [septic] system is planned. He reviewed the location of the septic system on the drawing. Mr. Rosiek said that the elevation of the new home will be raised to serve the septic system via gravity. He also said that a private residential well will be located on the south side of the driveway.

Mr. Rosiek said that they hope that a farmer will continue the agricultural use of the remainder of the property (approximately 10 acres–12 acres) which will not be used for residential purposes [following the construction of the home and the garage].

He also said that the standard Town of Farmington details and agricultural notes have been added to the drawing, and that Town Fire Marshal signature line has been removed.

Mr. Brand said that three resolutions have been prepared for the board's consideration this evening, i.e., a State Environmental Quality Review (SEQR) classification resolution (Unlisted Action), a SEQR Determination of Significance resolution (the project will not result in any significant adverse environmental impacts) and a resolution to approve the Preliminary Site Plan with conditions.

Mr. Delpriore said that the application was referred to the Town staff for comments, and that these comments have been incorporated into the draft Preliminary Site Plan approval resolution.

Mr. Ford said that his comments also have been addressed in the draft Preliminary Site Plan resolution.

Mr. Hemminger asked if anyone in the meeting room wished to comment or ask questions on this application. There were no requests. He then asked if anyone on the remote video conference wished to comment or ask questions. There were no attendees on the remote video conference this evening.

Mr. DeLucia said that the draft Preliminary Site Plan resolution incorporates all of the Town staff comments and is complete.

Mr. Viets had no additional comments this evening on this application.

Mr. Bellis asked if an vehicle pull-off area on the driveway is required. Mr. Delpriore said that this may be one of the conditions to be considered during the review of the Final Site Plan. Mr. Rosiek said that the length of the driveway is less than 500 feet and that a vehicle pull-off area is required only for driveways which exceed 500 feet in length. He said that an area up near the garage has been provided for vehicle turnarounds.

Mr. Hemminger requested that Mr. Rosiek consider providing an area which would be adequate for large [fire] trucks or other vehicles to turn around without having to back out of the driveway.

Mr. Rosiek asked that the Town turning radii be provided. Mr. Delpriore said that the Town staff will follow up with him on this.

Mr. Hemminger expressed concern about raised bed septic systems. He said that he assumes that the property has been “perc” tested and that the raised bed should work.

Mr. Rosiek said that a raised bed system may not work if the incorrect type of fill is used or if the system is overloaded from a pump system. He said that he has specified Ontario County septic system sand for the fill and that the Town of Farmington requires a “perc” test to be conducted when the system is placed, and then again six months later. He said that he prefers to specify gravity systems the way Mother Nature intended with which he has much fewer problems. Mr. Rosiek also said that the soils are heavy and that he has included [engineering] inspections.

Mr. Hemminger asked Mr. Rosiek to be sensitive to concerns about raised bed systems because of the issues which the Town has had with these types of systems in the past.

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

■ A motion was made by MR. VIETS, 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:

**FARMINGTON PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) CLASSIFICATION**

PB #0301-23

APPLICANT: Brent G. Rosiek, P.E., Rosiek Engineering, on behalf of Suzanne Mandrino, 7310 Shallow Creek Trail, Apt. F, Victor, N.Y. 14564

ACTION: SEQR Classification—Preliminary Site Plan Approval for a single-family dwelling and related site improvements on a 14-acre site, Lot #2-RA, of the Anthony Mandrino Re-subdivision Plat, located along the west side of New Michigan Road, south of Amber Drive and north of Monarch Drive.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Board) has at tonight’s public meeting opened discussion and received comments upon the above referenced Action; and

WHEREAS, the Board has reviewed the criteria in Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations for determining the Classification associated with the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby classify the above referenced Action as being an Unlisted Action under the above referenced provisions of Parts 617.4 and 617.5 of the State Environmental Quality Review (SEQR) Regulations, a part of Article 8 of the New York State Environmental Conservation Law.

The following vote on the above resolution 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. 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
SEQR RESOLUTION—DETERMINATION OF SIGNIFICANCE**

PB #0301-23

APPLICANT: Brent G. Rosiek, P.E., Rosiek Engineering, on behalf of Suzanne Mandrino, 7310 Shallow Creek Trail, Apt. F, Victor, N.Y. 14564

ACTION: SEQR Determination of Non-Significance—Preliminary Site Plan Approval for a single-family dwelling and related site improvements on a 14-acre site, Lot #2-RA, of the Anthony Mandrino Re-subdivision Plat, located along the west side of New Michigan Road, south of Amber Drive and north of Monarch Drive.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) is the designated responsible agency, in accordance with the procedures and provisions contained within Part 617 NYCRR, a part of article 8 of the New York State Environmental Conservation Law (the State’s SEQR Regulations) for the above classified Unlisted Action, to make a determination of significance thereon; and

WHEREAS, the Planning Board tonight has conducted a public meeting upon said Action giving consideration to the comments provided; and

WHEREAS, the Planning Board has reviewed and does hereby accept Part 1 of the Short Environmental Assessment Form, dated January 4, 2023, that was prepared by the Applicant; and

WHEREAS, the Planning Board has completed and does hereby accept Parts 2 and 3 of the Short Environmental Assessment Forms (SEAFs) that were prepared by the Town Director of Planning and Development, dated February 23, 2023, upon the above referenced Action; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) (i) through (xii) of the SEQR Regulations.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept Parts 1, 2 and 3 of the SEAF, that has been prepared upon the above referend Action, as being complete along with supporting documentation which included the preliminary site plan drawings submitted with this application.

BE IT FURTHER RESOLVED that the Planning Board has reasonably concluded the following impacts may reasonably be expected to result from the proposed Action, when compared against the criteria in 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; and
- (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 that cannot be mitigated; and
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action; and
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations; and
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site; and
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed Action; and

- (vii) there will not be any hazard created to human health; and
- (viii) there will not be a change in the use of current active agricultural land; and
- (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; and
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences; and
- (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 on the environment.

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

BE IT FURTHER RESOLVED that the Planning Board does hereby make a Determination of Non-Significance upon said Action; and directs the Planning Board Chairperson to sign and date the Part 3 of the Short Environmental Assessment Form.

BE IT FURTHER RESOLVED that a copy of this resolution and the Negative Declaration Form be provided to the Applicant.

BE IT FINALLY RESOLVED that the Clerk of the Board is to file copies of the environmental record, Parts 1, 2 and 3 of the Short Environmental Assessment Form, and this Determination on Non-Significance Resolution with the Project File in the Town Development Office.

The following vote on the above resolution 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
PRELIMINARY SITE PLAN—APPROVAL WITH CONDITIONS**

PB #0301-23

APPLICANT: **Brent G. Rosiek, P.E., Rosiek Engineering, on behalf of
Suzanne Mandrino, 7310 Shallow Creek Trail, Apt. F, Victor,
N.Y. 14564**

ACTION: **Preliminary Site Plan Approval with Conditions for a single-
family dwelling and related site improvements on a 14-acre
site, Lot #2-RA, of the Anthony Mandrino Re-subdivision Plat,
located along the west side of New Michigan Road, south of
Amber Drive and north of Monarch Drive.**

WHEREAS, the Planning Board (hereinafter referred to as Planning Board) tonight has conducted a public meeting upon said Action giving consideration to the comments provided; and

WHEREAS, the Planning Board as the designated responsible agency, in accordance with the procedures and provisions contained within Part 617 NYCRR, a part of Article 8 of the New York State Environmental Conservation Law (the State’s SEQR Regulations) for the above classified Unlisted Action, has made a determination of significance thereon; and

WHEREAS, as part of tonight’s public meeting there was discussion about the applicant’s drawings prepared by Rosiek Engineering, identified as Project Number 204-12, dated 11/10/22, Drawings Numbers G-1, C-1, D-1 and the filed Final Re-subdivision Plat for Lots #1-R, #2-RA and #2-RB of the Anthony Mandrino Re-subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby grant Preliminary Site Plan Approval of the above referenced Drawing Numbers G-1, C-1 and D-1 with the following conditions:

1. The title for drawing C-1 is to be amended to read as follows . . . “Preliminary Site Plan, Lot 2RA of the Anthony Mandrino Re-subdivision Plat.”
2. The signature blocks need to be added to each of the three (3) drawings identified above.
3. The signature blocks for these three (3) drawings are to be placed in the location shown on Appendix G-13.0 (Signature Line Locations) of the Town of Farmington Site Design and Development Criteria Manual.
4. The signature line for the Fire Department is to be removed from all drawings.

5. Appendix H-4.0 (Typical Driveway Apron Detail) of the above referenced Site Design and Development Criteria Manual is to be added to the drawings.
6. There is to be a note added to drawings C-1 that a public safety sign is to be shown near the driveway entrance/exit to/from New Michigan Road. Prior to Final Site Plan Approval the Street Identification Number for the proposed dwelling is to be established by the Town Code Enforcement Officer and identified on final drawings.
7. The Public Safety Sign Detail (G-9.0) is to be shown on drawing D-1.
8. Per section 503.2.5 of the State Fire Code, an approved area for fire apparatus turn-around is to be shown on drawing C-1 and installed as part of the proposed site improvements.
9. Drawing C-1 is to add a note that a minimum 12-inch driveway culvert pipe is to be installed and the location shown.
10. Drawing D-1 is to add the design details shown in Appendix H-5.0 (Typical Driveway Culvert Detail).
11. The General Note shown on drawing number G-1 referencing the 100-year floodplain is to be revised to read . . . “A portion of this property lies within Flood Hazard Zone A5 and Zone C Area of Minimal Flood Hazard, as shown on the Flood Insurance Rate Map, 0014B, Community Number 361299, dated September 30, 1983.” This language is to also be shown on the signed Final Subdivision Plat Map for the Mandrino Property.
12. The Zone A5 Base Flood Elevation for this property ranges between ____ feet and ____ feet. The surveyor needs to complete this information on the Preliminary Site Plan Map C-1.
13. The applicant this year has applied for an Ag Exemption on the entire acreage. The exemption would apply towards the school taxes in 2023 and the county/town taxes in 2024. Once the house has been constructed, that portion of the overall site will no longer be eligible for the Ag Exemption and maybe subject to the roll back penalty provided for in the State Ag & Markets Law. The applicant may want to discuss options with the Assistant Town Assessor. Drawing C-1 is to contain a note referencing this matter.
14. § 117-7 A. of the Farmington Town Code requires the Planning Board to have a note be added to the site plan map (C-1) that reads as follows: “The grantee hereby acknowledges notice that agricultural operations exist throughout the Town of Farmington and that there are presently or may in the future be farm uses adjacent to or in close proximity to the within described premises. The grantee acknowledges that farmers have the right to undertake farm practices which may generate dust,

odor, fumes, noise and vibration associated with agricultural practices, and that those practices are permitted under the Town of Farmington Right to Farm Life Ordinance and by acceptance of this conveyance, the grantee does hereby waive objections to such activities.”

15. This section [§ 117-7 B.] also requires the Planning Board to require the following note be added to the site plan drawing C-1. “The risk of any impact of these agricultural uses upon the purchase of property is specifically to be borne by the purchaser of that property.”
16. The following note is to be added to site plan drawing C-1. “This site lies within the established Ontario County Consolidated Agricultural District No. 1.”
17. All comments contained in the Town Engineer’s February 21, 2023 letter to the Town Director of Planning and Development are to be addressed in writing and amendments made to the drawings submitted as part of this application.

BE IT FURTHER RESOLVED that Preliminary Site Plan Approval is valid for a period of 180 days and shall automatically expire unless revised drawings have been signed by Town department heads and the Town Engineer.

BE IT FURTHER RESOLVED that once the above identified revisions have been made to the drawings, the applicant’s engineer is then to submit one paper copy to the Town Code Enforcement Officer for his review and acceptance. Once accepted, the Town department heads and Town Engineer will sign the amended Preliminary Site Plan Drawings. Once signed, the drawings will be scanned and return to the applicant’s engineer and distributed to Town Staff and the Town Engineer.

BE IT FURTHER RESOLVED that once the applicant’s engineer has prepared a set of final site plan drawings, one paper copy is to be submitted to the Town Code Enforcement Officer for his review and acceptance. Upon acceptance the final site plan application shall be placed upon a future Planning Board meeting agenda for review and approval.

BE IT FURTHER RESOLVED that the title for the Final Site Plan drawing is to read . . . “Final Site Plan, Suzy Mandrino Property, ___ New Michigan Road.” The ___ is the street address number that will be provided by the Town Code Enforcement Officer.

BE IT FINALLY RESOLVED that the applicant and the applicant’s engineer are hereby given notice that no Building Permit(s) shall be issued by the Town Code Enforcement Officer until all of the conditions of Final Site Plan Approval have been granted by the Planning Board, shown on Final Site Plan drawings and signed by Town Department Heads and the Town Engineer; and a pre-construction meeting has been conducted with the applicant and the applicant’s engineer.

Mr. Hemminger then asked Mr. Rosiek if he agreed with the conditions of approval. Mr. Rosiek said yes.

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

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

Motion carried.

5. NEW FINAL SITE PLAN

PB #0302-23 New Final Site Plan Application

Name: Bernard Button, 191 Ellsworth Road, Palmyra, N.Y. 14522

Location: 191 Ellsworth Road (east side of Ellsworth Road, north of Fox Road and south of Turner Road)

Zoning District: A-80 Agricultural District

Request: Final Site Plan approval to reconstruct a single-story single-family home approximately 1,570 square feet in size with basement.

On December 21, 2022, the Planning Board approved the State Environmental Quality Review (SEQR) classification for this application (Type II Action) and the Preliminary Site Plan with conditions (PB #1201-22).

Mr. Barreto (Marathon Engineering) presented this application. Mr. Button also attended.

Mr. Barreto said that the plans have been amended to enable Mr. Button to retain the use of the existing septic system and that the proposed new home has been moved 10 feet to the south to provide for a sliding glass door in the basement. Mr. Barreto said that the original septic tank also will be retained and that the grade [of the land] will be changed.

Mr. Delpriore acknowledged receipt of the plan amendments which have been determined to be minimal in nature. He said that the Town staff had no issues with these changes. He also reminded Mr. Button that everything must be cleared [off the property] in the area for which he has demolition permits. Mr. Delpriore said that this clearing must be completed prior to the issuing of building permits.

Mr. Button said that these [items to be cleared] have been done. Mr. Delpriore said that the Town staff will make an inspection of the property [for verification] prior to the issuing of

building permits. He said that he wanted to be sure that the applicant is aware of this requirement and that it is entered into the record of the meeting.

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

■ 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
FINAL SITE PLAN APPROVAL WITH CONDITIONS**

PB #0302-23

APPLICANT: Bernard Button, 191 Ellsworth Road, Palmyra, N.Y. 14522

ACTION: Final Site Plan Approval to construct a single-family dwelling and related site improvements on land located along the east side of Ellsworth Road, north of Fox Road and south of Turner Road.

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has reviewed the proposed application identified above and has given consideration to the public, town staff and Town Engineer's comments provided that have been entered into the public record at tonight's meeting.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve the above referenced Action with the following condition:

1. Final Site Plan Approval is based upon the drawing prepared by Marathon Engineering, identified as Drawing No. C1.0, sheet No. 01 of 01, with Revisions Dated 2/07/23, Job No. 1418-22, entitled "Final/Final Site Plan for Bernard Button, Home Re-construction, 191 Ellsworth Road, Farmington, New York," and is to be further amended by the conditions set forth below herein.

BE IT FURTHER RESOLVED that copies of this resolution for Final Site Plan Approval with Conditions specified above are to be provided to the applicant, the applicant's engineer, town staff and the Town's Engineer.

BE IT FURTHER RESOLVED that an electronic copy of the amended Final Site Plan drawings is to be submitted to the Town Code Enforcement Officer for his review and acceptance. Once accepted, Town Staff, the Town Engineer and the Planning Board Chairperson are then authorized to sign these drawings.

BE IT FURTHER RESOLVED that Final Site Plan Approval, with the above Condition, is valid for a period of 180 days from today and shall automatically expire unless signed Final Site Plan drawings have been filed with the Town Development Office.

BE IT FINALLY RESOLVED that once the revised Final Site Plan drawings have been filed with the Town then an application for a Building Permit will be entertained by the Town Code Enforcement Officer.

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

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

Motion carried.

6. BOARD ACTIONS

PB #0703-21 90-Day Extension of Preliminary Site Plan Approval

Name: Loomis Road Industrial Park LLC, 120 Linden Oaks, Rochester, N.Y. 14625

Location: North side of Loomis Road between the New York State Thruway and Loomis Road

Zoning District: GI General Industrial and MTOD Major Thoroughfare Overlay District

Request: 90-day extension of Preliminary Site Plan Approval to erect a 12,600-square-foot building upon Lot #4 of the Loomis Road Industrial Park Subdivision and related site improvements including a new Town road, stormwater control facilities, landscaping, site lighting and building elevation. The property is located on the north side of Loomis Road between the New York State Thruway and Loomis Road.

On July 7, 2021, and on July 6, 2022, the Planning Board approved the Final Re-Subdivision Plat with conditions for this project (PB #0702-21).

The State Environmental Quality Review (SEQR) 30-day coordinated review period for this application was conducted from July 8, 2021, to August 9, 2021.

On August 18, 2021, the Public Hearing on the Preliminary Site Plan was opened.

On September 15, 2021, the Public Hearing was reconvened. The Planning Board determined that the Action will not result in any significant adverse environmental impacts. The Public Hearing was continued to October 20, 2021.

On October 20, 2021, the Public Hearing was reconvened. The Public Hearing was continued to November 17, 2021.

On November 17, 2021, the Public Hearing was reconvened. The Public Hearing was continued to January 19, 2022.

On January 19, 2022, the Public Hearing was reconvened. The Public Hearing was continued to March 16, 2022.

On March 16, 2022, the Public Hearing was reconvened. The Public Hearing was continued to April 20, 2022.

On April 20, 2022, the Public Hearing was reconvened. The Public Hearing was continued to July 20, 2022.

On July 6, 2022, the accompanying Final Re-Subdivision Plat was approved with conditions (PB #0702-21; *see also* PB #0702, July 7, 2021).

The Planning Board meeting of July 20, 2022, was cancelled due to lack of a quorum.

On August 3, 2022, the Public Hearing on the Preliminary Site Plan was rescheduled for August 17, 2022. The Legal Notice for this rescheduled Public Hearing was published in the Canandaigua *Daily Messenger* newspaper on August 10, 2022.

On August 17, 2022, the Public Hearing was reconvened. The Public Hearing was continued to September 7, 2022.

Also on August 17, 2022, the accompanying Special Use Permit for the Loomis Road Industrial Park, Lot #4, to operate a motor vehicle service facility was approved by the Planning Board (PB #0804-21).

On September 7, 2022, the Public Hearing on the Preliminary Site Plan was closed and the Preliminary Site Plan was approved with conditions (PB #0703-21).

This application was further discussed by the Planning Review Committee on October 6, 2022; November 10, 2022; December 1, 2022; January 5, 2023; and February 2, 2023.

On February 10, 2023, the Planning Board received the following request for the first 90-day extension of the Preliminary Site Plan from Sean Condon, Project Engineer, The DDS Companies:

On behalf of our client, Loomis Road Industrial Park LLC, we are requesting a 90-day extension from the March 6, 2023, due date to obtain final approval signatures for the Loomis Road Industrial Park Site Plan.

As discussed during the February 2, 2023, PRC meeting, the Town Engineer agreed that an infiltration system would be an improvement on the originally proposed stormwater management design. An infiltration system will be less maintenance, a reduction in construction scope, allow incoming owners to maximize usage without the need for individual stormwater maintenance facilities, maximize water quality, and minimize the potential for downstream flooding.

Soil testing is required to utilize an infiltration system, which we are prepared for complete in the very near future. Based on the results, we will be submitting a revised SWPPP and Stormwater Management Report for MRB's review. A 90-day extension will be sufficient to complete testing, revise the SWPPP, address any and all future MRB comments, and obtain final approval signatures.

—Sean Condon, Project Engineer, The DDS Companies

Mr. Condon (The DDS Companies) presented this application.

Mr. Hemminger asked if a 90-day extension would be enough time for the applicant. Mr. Condon said yes. Mr. Hemminger said that the board would have a concern [if a subsequent extension request were to be submitted].

Mr. Brand informed Mr. Condon that a 90-day extension expires automatically and that he [Mr. Condon] should not wait if the time period nears 90 days.

Mr. Delpriore acknowledged his discussion with Mr. Brabant of MRB Group regarding the proposal for the use of an infiltration system amendment to the original stormwater management design. Mr. Delpriore said that the amendment is minor and involves the reduction of the depth of the stormwater pond. He said that the Town staff considers this amendment to be small in nature and that the staff agrees with the changes. Mr. Delpriore also said that he spoke with Mr. Condon regarding the 90-day extension timeframe.

Mr. Hemminger asked about the dedicated road [Jetman Drive] within the development. Mr. Ford requested that the contractor who has been working on the site should be informed to keep the construction entrance stoned and to keep Loomis Road clean [and free of mud and debris].

Mr. Bellis said that he is okay with another 90 days [for this project].

Mr. Viets said that he likes the amendment and that he was concerned about the steepness [depth] of the stormwater pond as it had been originally designed. He said that another 90 days will provide a better slope which will benefit everyone.

Mr. DeLucia also said that he is okay with approving the 90-day extension.

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

■ 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
PRELIMINARY SITE PLAN APPLICATION—90-DAY EXTENSION**

PB #0703-21

**APPLICANT: Loomis Road Industrial Park LLC, 120 Linden Oaks,
Rochester, N.Y. 14625**

**ACTION: 90-Day Extension—Preliminary Site Plan Approval, Lot #4,
Loomis Road Industrial Park, in accordance with the
provisions in Chapter 165, Article VIII, Section 100 of the
Farmington Town Code.**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Board) has on September 7, 2022, granted Preliminary Site Plan approval with conditions for the above referenced Action; and

WHEREAS, said approval with conditions is valid for a period of 180 day which is scheduled to expire on March 6, 2023, unless extended by a separate Planning Board resolution; and

WHEREAS, the Board has received a request from Sean Condon, Project Engineer, The DDS Companies, dated February 10, 2023, for a 90-day extension from the March 6, 2023, deadline for completing all conditions of approval referenced above herein; and

WHEREAS, the Board has received testimony tonight on this request that has been entered into the public record.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby move to approve the above cited request for a 90-day extension for the submission of Revised Preliminary Site Plan documents for Lot #4, of the Loomis Road Industrial Park, for signing by Town officials.

BE IT FURTHER RESOLVED that said 90-day period is to commence on Monday, March 6, 2023, and end on Saturday, June 3, 2023.

BE IT FURTHER RESOLVED that an application for Final Site Plan Approval will be accepted by the Planning Board, at a future date and time once all of the conditions of Preliminary Site Plan Approval have been addressed and drawings signed.

BE IT FURTHER RESOLVED that the Applicant and the Applicant’s Engineer are hereby given notice that no Building Permit(s) shall be issued by the Town Code Enforcement Officer until a Final Site Plan Approval has been granted by the Planning Board, a Letter of Credit for approved site improvements (including the construction of Jetman Drive) has been filed with the Town Clerk, and a Pre-Construction Meeting has been conducted with the Applicant and the Applicant’s Engineer.

BE IT FURTHER RESOLVED that the Applicant is hereby notified that Building Permits shall not be issued for Lot #4 until the Tax Map Identification Number for Lot #4 has been provided by the County Real Property Tax Service Agency.

BE IT FURTHER RESOLVED that a certified copy of this resolution be provided to the Applicant and the Applicant’s Engineer.

BE IT FURTHER RESOLVED that a certified copy of this resolution be provided by the Clerk of the Board to: the Development Office Administrator; the Town Highway and Parks Superintendent; the Town Water and Sewer Superintendent; the Town Construction Inspector; the Town Code Enforcement Officer; the Town Director of Planning and Development; and the Town Engineers.

BE IT FINALLY RESOLVED that this 90-day extension shall automatically expire on June 3, 2023, unless signed drawings have been completed and filed with the Town Development Office and Town Staff listed.

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

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

Motion carried.

7. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand reported on the following topics:

- The Town Board has classified the Power Incentive Zoning Project as a Type I Action under the State Environmental Quality Review Act (SEQRA). The 30-day review period will conclude on March 24, 2023.

- Letters of support have been received for Federal funding for the water tower project. Mr. Hemminger encouraged the support for this project which will serve the Town of Farmington and the Town of Canandaigua.
- Mr. Delpriore, Mr. Weidenborner and Mr. Brand met today (March 1, 2023) with Frank DiFelice of DiFelice Development Corporation regarding Mr. DiFelice's intention to submit an application to the Town Board for an amendment to Phase 3 of the Redfield Grove Incentive Zoning resolution (Town Board Resolution #103-2015, February 24, 2015). Mr. DiFelice is expected to propose a reduction in the number of professional office buildings on the east side of Commercial Drive from six to five, and to separate the existing single-family house from the project and to retain it for a small commercial office use of some kind.

Mr. Brand said that Mr. DiFelice will be working with Marathon Engineering on this portion of the project.

Mr. Bellis asked if Mr. DiFelice is ready to begin building in Phase 3. Mr. Delpriore said that Mr. DiFelice would like to build one building "on spec" near the corner of Commercial Drive and State Route 332 for inspection by prospective tenants.

At the Planning Board meeting on February 15, 2023, Mr. Hemminger suggested that several of the commercial buildings in Phase 3 should share a common driveway to have fewer curb cuts off from Commercial Drive. Mr. Delpriore said that this suggestion was brought up with Mr. DiFelice at today's meeting, but that Mr. DiFelice indicated that some of the individual lots [on the east side of Commercial Drive] may be sold off and would require a driveway access onto Commercial Drive. But Mr. Delpriore said that Mr. DiFelice would look at this suggestion.

Code Enforcement Officer:

- The Preliminary Site Plan application for the WNY Commercial Flex-Space/Storage Facility on the south side of Loomis Road, east of State Route 332 and west of Plastermill Road will be on the Planning Board agenda on March 15, 2023.
- A two-lot subdivision of 98.6201 acres of land to create Lot #1 of 93 acres and Lot #2 of 5.6201 acres will be on the March 15th Planning Board agenda (PB #0303-23). The property is owned by Daniel T. Geer and is located at 568 Yellow Mills Road.
- An application for an amendment to the A Safe Place Storage project on Collett Road will also be on the agenda on March 15th. Mr. Delpriore said that the property owner would like to offer topsoil screening and sales on the property.
- The Final Site Plan application for Electric Car Corner, 6162 State Route 96 (PB #0204-23), which was continued to an unspecified date at the meeting on February

1, 2023, has been removed from the March 15th Planning Board agenda because items which had been requested by the Planning Board, by the Town Attorney and by Mr. Delpriore have not yet been submitted by the applicant.

- The operator of Dollar General at 5991 State Route 96 is closer to the rebuilding of the structure which was damaged by fire and which was subsequently razed. Mr. Delpriore said that supplies are expected to be delivered to the property this month and that the final details for issuing a building permit are being reviewed. He said that the operator plans to reconstruct the building.
- The ice cream stand in the new building on the northwest corner of State Route 96 and Commercial Drive (in the Redfield Grove Incentive Zoning Project) is expected to open for business in April. Mr. Delpriore said that the operator plans to have several picnic tables in the grassy area between the sidewalk and the parking lot along State Route 96. He said that the picnic tables are depicted on the approved site plan and that Town staff had no objections to this use.

Highway and Parks Superintendent:

Mr. Ford said that the Highway Department is preparing for the next winter storm during which more ice has been forecast than the accumulation of ice which occurred during a storm last week. He said that so far the Highway Department has been behind previous years in the use of salt.

Farmington Volunteer Fire Association:

Mr. Giroux said that the fire department has responded to a number of routine calls and that several responses have been related to the rain and ice in last week's storm.

Board Members:

Mr. Hemminger informed the board of the passing of Gerald A. Bloss of Gannett Road. Mr. Bloss began attending Planning Board meetings on July 15, 2015, to express concern about the impact of a proposed development upon his and his neighbors' homes. From 2015 to 2022, Mr. Bloss attended 103 Planning Board meetings. Mr. Hemminger said that the board will consider a memorial resolution to recognize the participation of Mr. Bloss in the Town government in general, and in the Planning Board in particular, at the meeting on March 15, 2023.

Mr. Hemminger said that the Ontario County Department of Public Works will work with the Finger Lakes Railroad on the east side of County Road 8 to correct a stormwater issue which occurred when the natural gas pipeline was installed and an earthen berm was re-

moved. Mr. Hemminger said that the railroad has agreed to replace the berm which is expected to correct the water flow on County Road 8.

He said that the Reliant Federal Credit Union which is now under construction on the west side of State Route 332, south of the State Route 332/State Route 96 intersection, is expected to schedule a grand opening in June.

Mr. Hemminger also said that the Yellow Mills Road Solar Farm is operational and that Delaware River Solar (the operator) intends to invite the Planning Board and Town staff to tour the facility in the spring. Mr. Delpriore said that the solar farm is generating electricity but that a final Certificate of Compliance will not be issued until several conditions of the Special Use Permit are addressed. He said that the Town staff received information about this from the operator today, and that this material has been referred to MRB Group for review. Mr. Delpriore said that the operator may apply for a final Certificate of Compliance following the completion of final landscaping in the spring.

8. PUBLIC COMMENTS

None.

9. TRAINING OPPORTUNITIES

■ New York Planning Federation Recorded Webinars:

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

■ 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>

■ 4th Thursday 2023 Monthly Municipal Boot Camp Program Presented by MRB Group, and Hancock and Estabrook

<https://register.gotowebinar.com/register/5013248983683015766>

Thursday, March 23, 2023, 6 p.m. to 7 p.m.: Managing Development of Solar Projects
Thursday, April 27, 2023, 6 p.m. to 7 p.m.: State Environmental Quality Review—SEQR
Thursday, May 25, 2023, 6 p.m. to 7 p.m.: Financing Your Future
Thursday, June 22, 2023, 6 p.m. to 7 p.m.: Specialized Zoning Tools
Thursday, July 27, 2023, 6 p.m. to 7 p.m.: Local Regulation of Cannabis
Thursday, September 28, 2023, 6 p.m. to 7 p.m.: Transforming Former Industrial Properties
Thursday, October 26, 2023, 6 p.m. to 7 p.m.: Preventing Sexual Harassment
Thursday, December 14, 2023, 6 p.m. to 7 p.m.: Case Studies: Good and Bad of 2022

10. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:30 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, March 15, 2023, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425, and also via remote video conference.

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

Respectfully submitted,

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