

Town of Farmington

1000 County Road 8
Farmington, New York 14425

PLANNING BOARD

The first meeting of the Farmington Planning Board was held on January 21, 1959.

Wednesday, May 1, 2024 • 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:
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 Superintendent

Attending:
Dave Bruinix, Site Manager, 1816 Farmington Quaker Meetinghouse Museum,
c/o 724 Victor Road, Macedon, N.Y. 14502
Maureen Dispenza, 6237 Pheasants Crossing, Farmington, N.Y. 14425—**R**
James Fowler, Fowler Family Trust, 6176 Hunters Drive, Farmington, N.Y. 14425
Nicole and Chris Herpich, 49 Coachlight Circle, Farmington, N.Y. 14425
Michelle and Paul Johnson, 5777 Allen Padgham Road, Farmington, N.Y. 14425;
c/o MJohnson Construction, 670 North Winton Road, Rochester, N.Y. 14609

Debora K. Potter, 1426 County Road 8, Shortsville, N.Y. 14548
Samuel J. Potter, 1350 Payne Road, Shortsville, N.Y. 14548

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 3, 2024.

2. APPROVAL OF MINUTES

Minutes of April 17, 2024:

■ A motion was made by MR. BELLIS, seconded by MR. VIETS, that the minutes of the April 17, 2024, meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

The following Legal Notice was published in the Canandaigua *Daily Messenger* newspaper on April 24, 2024:

LEGAL NOTICE

NOTICES ARE HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 1st day of May 2024, commencing at 7:00 p.m., in the Farmington Town Hall, Main Meeting Room, 1000 County Road 8, Farmington, N.Y. 14425, for the purpose of receiving testimony upon and giving consideration to the application of:

PB #0501-24: DEBORA K. POTTER, 1426 County Road 8, Shortsville, N.Y. 14548: Preliminary Two-Lot Subdivision Plat approval of land, Lots No. 1 and No. 2, identified as Tax Map Account 42.00-1-4.100, containing a total of approximately 2.9 acres of land and as further to be identified as Preliminary Subdivision of Land of Debora K. Potter. The proposed Lot No. 1 is a vacant piece of land and to be approved as a Non-Buildable Lot subject to site plan approval. Proposed Lot No. 2 is a parcel of land developed with a single-family dwelling and related site improvements. The property is on the west side of County Road 8, northwest of the intersection of County Roads 8 and 41, and is zoned RR-80 Rural Residential District.

ALL PARTIES IN INTEREST will be given an opportunity to be heard in respect to such application. Persons may appear in person, or by agent or via Zoom.

By order of:
Ed Hemminger, Chairman, Town of Farmington Planning Board

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

PB #0702-23 Continued Preliminary Three-Lot Re-subdivision Application

Name: APD Engineering and Architecture, c/o Christopher Kamar, P.E.,
615 Fishers Run, Victor, N.Y. 14564, representing the Fowler
Family Trust, 6240 Pheasants Crossing, Farmington, N.Y. 14425

Location: 6240 Pheasants Crossing and the adjacent parcel to the south

Zoning District: RS-25 Residential Suburban

Request: Preliminary Three-Lot Re-Subdivision Plat approval of land,
identified as Tax Map Accounts 29.13-1-5.100 and 29.13-1-5.200,
containing a total of 12.091 acres of land; and as further to be
identified as Re-Subdivision Plat Approval Lot #5A and Lot #5B
of the Pheasants Crossing Subdivision owned by Fowler Family
Trust. The proposed Action involves creating Lot #R-5A con-
sisting of 6.437 acres, Lot #R-5B consisting of 2.212 acres and
Lot #R-5C consisting of 3.442 acres all of which are to remain
vacant as non-approved building lots requiring site plan approvals
before any Building Permits may be issued.

On August 19, 2020, the Planning Board conducted a Public Hearing on the applicant’s request for a three-lot re-subdivision of 12.0938 acres of land of Lot #5 of the Pheasants Crossing Subdivision to create Lot #R-5A of 1.541 acres, Lot #R-5B consisting of 4.181 acres and Lot #R-5C of 6.368 acres (PB #0802-20). The Public Hearing was closed. No action was taken. The applicant informed the Planning Board at that time that he would apply to the Zoning Board of Appeals for an area variance for lot width.

On September 16, 2020, the applicant received Preliminary Two-Lot Re-subdivision Plat approval (PB #0902-20).

On November 18, 2020, the applicant received Final Two-Lot Re-Subdivision Plat approval (PB #1103-20).

On July 24, 2023, the Farmington Zoning Board of Appeals (ZBA) opened its Public Hearing on the applicant’s Area Variance application to have a minimum lot width of 30 feet (when the Town Code requires a minimum lot width of 125 feet) for proposed Lot #R-5C (ZB #0301-23).

The ZBA then approved the following actions on July 24, 2023:

- The ZBA agreed with the declared intent of the Planning Board that the Planning Board be designated as the State Environmental Quality Review (SEQR) Lead Agency for making the required determination of significance on the subdivision application.
- Following the Planning Board's SEQR determination and a determination of significance, the ZBA then requested that the Planning Board to provide a written recommendation to the ZBA concerning the Area Variance application.
- The ZBA continued the Area Variance application to August 28, 2023.

On August 28, 2023, the ZBA continued the Area Variance application to November 27, 2023, because the Planning Board has not yet determined that the application is complete.

On July 19, 2023, the Public Hearing on the applicant's subdivision application was opened by the Planning Board and was continued to August 2, 2023.

On August 2, 2023, the Planning Board designated itself as the Lead Agency under SEQR for making the determination of significance and requested that the applicant provide additional information which the Planning Board deemed necessary for their determining the application complete. The Planning Board then continued the Public Hearing on the subdivision application to the meeting on September 6, 2023.

On September 6, 2023, Mr. Fowler said that the additional information which had been requested by the Planning Board at their August 2nd meeting, had been submitted to the Town staff. Mr. Hemminger and Mr. Delpriore acknowledged receipt of the additional information but said that it had not been received in time for the September 6th meeting for the Town staff to review and for the Board to make a determination if the application was complete. The Planning Board then continued the Public Hearing on the re-subdivision application to the meeting on October 4, 2023.

On October 4, 2023, the Public Hearing was reconvened, testimony was taken from the applicant and from citizens, and the application was continued to the meeting on November 1, 2023). The applicant was requested to submit additional information to the Town Development Office by Wednesday, October 18, 2023, at 12:00 noon to be considered by the Planning Board on November 1, 2023.

On November 1, 2023, the Public Hearing was reconvened, testimony was taken from the applicant, and the application was continued to the meeting on December 6, 2023, at the request of Mr. Fowler. He was requested to submit additional information to the Town Development Office by Wednesday, November 15, 2023, for placement on the agenda on December 6, 2023).

On November 27, 2023, the Zoning Board of Appeals (ZBA) continued its Public Hearing (ZB #0301-23) to Monday, January 22, 2024, to again provide time for the applicant to submit a complete application to the Planning Board for its review and acceptance as being a complete application. Also on November 27, 2023, the ZBA declared its intent to close its Public Hearing upon this Action at its meeting on Monday, January 22, 2024, if the applicant by that did has not provided the Planning Board with the requested additional information, and to deny without prejudice the requested Area Variance on the grounds that the applicant has failed to provide required information for the ZBA to take action upon.

On December 6, 2023, a letter was received from Jared P. Hirt, Esq. (Evans Fox Attorneys LLP) requesting that the application be tabled. The Public Hearing was continued to the meeting on February 7, 2024.

On December 27, 2023, a letter was sent from Planning Board Chairperson Edward Hemminger to Mr. Hirt in response to Mr. Hirt's submittal package.

On January 17, 2024, the Planning Board approved a resolution to determine that this application is complete.

On February 7, 2024, the Public Hearing was convened; the Planning Board referred this application to the Ontario County Planning Board and to the Town Clerk of Victor, N.Y., under the provisions of Section 239-nn of the New York State General Municipal Law; and continued the Public Hearing to the meeting on April 3, 2024.

On March 25, 2024, the Zoning Board of Appeals had no objections to the Planning Board's request to be designated as the Lead Agency for making the determination of significance upon this application under the State Environmental Quality Review Act (SEQRA).

On April 3, 2024, the Public Hearing was reconvened and testimony was received, following which the Public Hearing was continued to the meeting on April 17, 2024.

On April 17, 2024, the Public Hearing was reconvened and testimony was received, following which the Public Hearing was continued to the meeting this evening (May 1, 2024).

Mr. Hemminger reconvened the Public Hearing on this application.

Mr. Fowler attended in the meeting room.

Mr. Brand said that he was asked at the previous Planning Board meeting to request a detailed soils analysis of the proposed third lot. He said that he spoke with Jared Hirt, Esq., the applicant's attorney, and with James M. Baker, P.E., of Foundation Design, P.C., who is now working on the preparation of the detailed soils analysis. Mr. Brand said that Mr. Baker will submit the soils analysis by May 10, 2024, in time for distribution in the Planning Board packets for the next meeting on May 15, 2024.

Mr. Brand said that residents in the Pheasants Crossing Subdivision presented documentation regarding this application, at the April 3, 2024, meeting, from Ruth Rowe Campbell, IFA, in a letter dated March 12, 2024; and that Mr. Fowler, that evening had also submitted a letter dated August 29, 2023, from Mr. Baker which he [Mr. Baker] provided to the Fowler Family Trust.

As a result of these two letters, the Planning Board accepted Mr. Brand's recommendation on April 17, 2024, to request the following additional information:

1. A soils survey map for the proposed Lot R5-C, that is drawn at a scale comparable to Drawing No. EX2, prepared by APD Engineering Architecture, for Project No. 19-0346, entitled "Subdivision Buildable Area Exhibit," along with the topography lines shown on said APD Drawing, and identifying where on said Lot which of the eight (8) classes of Palmyra Soils and the three (3) classes of Howard Soils are located.
2. Once such a drawing has been submitted, then it is recommended that the Planning Board retain an independent geologist to analyze the applicable information and provide a report which identifies where the footprint for a proposed principal structure and any accessory structures could be located on proposed Lot R5-C to avoid any potentially significant adverse impact upon the site's delineated soils. By receiving this supplemental information, the Planning Board should be able then to complete the Part 2 FEAF and Part 3 FEAF which is necessary to enable a reasoned elaboration of their determination of significance.

Mr. Brand said that Mr. Baker is a very good soils expert and that the Town is awaiting Mr. Baker's report.

Mr. Hemminger then asked twice 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 twice 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.

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

■ 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
ADJOURNMENT AND CONTINUATION OF THE PUBLIC HEARING
UPON THE PROPOSED ACTION TO ALLOW FOR THE CREATION OF A PROPOSED
THREE-LOT PRELIMINARY RE-SUBDIVISION PLAT FOR THE FOWLER FAMILY TRUST**

PB #0702-23

APPLICANT: **Fowler Family Trust, 6176 Hunters Drive,
Farmington, N.Y. 14425**

ACTION: **Adjournment and Continuation of the Public Hearing Upon
the Proposed Three-Lot Re-Subdivision Plat for the Fowler
Family Trust**

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as the Planning Board) has on April 17, 2024, adjourned and continued the Public Hearing on this application to tonight’s meeting, to provide time for the Applicant to submit a report of the soils found on proposed Lot #R5-C; and

WHEREAS, the Planning Board has tonight received testimony upon this application; and

WHEREAS, the Planning Board, on Friday, April 26, 2024, received a copy of an email from Jared Hirt, Esquire, the Applicant’s Attorney, requesting a continuation of this application’s Public Hearing to May 15, 2024, to allow James Baker time to complete the requested soils analysis of the subject property.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table further deliberations upon the above referenced Action and adjourns the Public Hearing to be continued on Wednesday, May 15, 2024, starting at 7:00 p.m., to provide time for the Applicant to submit the requested supplemental information.

BE IT FURTHER RESOLVED that a certified copy of this resolution is to be provided to the Town of Farmington Zoning Board of Appeals, the Applicant, the Applicant’s Attorney, the Applicant’s Engineer, the Town Director of Planning and Development, the Town Code Enforcement Officer and the Town Zoning 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.

5. NEW PRELIMINARY TWO-LOT SUBDIVISION

PB #0501-24

Name: Debora K. Potter, 1426 County Road 8, Shortsville, N.Y. 14548

Location: West side of County Road 8 and north side of County Road 41.

Zoning District: RR-80 Rural Residential District

Request: Preliminary Two-Lot Subdivision Plat approval of land, Lots No. 1 and No. 2, identified as Tax Map Account 42.00-1-4.100, containing a total of approximately 2.9 acres of land and as further to be identified as Preliminary Subdivision of Land of Debora K. Potter. The proposed Lot No. 1 is a vacant piece of land and to be approved as a Non-Buildable Lot subject to site plan approval. Proposed Lot No. 2 is a parcel of land developed with a single-family dwelling and related site improvements.

Mr. Hemminger opened the Public Hearing on this application.

Ms. Potter and Mr. Johnson (MJohnson Construction) presented this application.

Ms. Potter said that she would like to subdivide a 2.9-acre parcel of land into two separate lots. She said that the new Lot #1 would be the site of the construction of a future new home for her daughter and her husband, and that the new Lot #2 is the site of Ms. Potter's existing home.

Mr. Brand said that a draft resolution has been prepared for the board's consideration this evening for the approval of the two-lot subdivision with conditions. He said that the Short Environmental Assessment Form Part 1—Project Information has been received from Ms. Potter's surveyor and that the application is complete.

Mr. Hemminger then asked twice 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 twice 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. Hemminger asked Ms. Potter if she received she received the draft resolution prior to the meeting. Ms. Potter said yes. She referred to draft condition of approval #1 (b) regarding the required 20-foot-sanitary sewer easement which is to be filed with the Ontario County Clerk's Office prior to Final Subdivision Plat approval. Ms. Potter asked about how to acquire this easement.

Mr. Hemminger requested that Ms. Potter discuss the process of acquiring and filing the easement with the Town staff.

Mr. Delpriore said that the sanitary sewer easement is required for the connection of the proposed new home to the Town sanitary sewer system behind the new home. He said that the easement is required to make sure that the new lot has a permanent easement on file for this.

Mr. Brabant said that the boundary of the easement will be drafted and approved by the Town. He said that the Town template for the written easement will be forwarded to her [by the Town staff].

Ms. Potter asked how she should begin this process.

Mr. Delpriore said that she should call the office and that the Town staff will help her through the process.

Mr. Johnson (MJohnson Construction Company, Rochester, N.Y.) asked about the timeline for the approval process and if the easement has to be completed first.

Mr. Delpriore said yes, and that the easement must be completed and filed in the Ontario County Clerk's Office prior to receiving Final Subdivision Plat approval. He said that the timing will depend upon how fast the easement can be drawn up and filed.

Mr. Delpriore also said that the proposed new Lot #1 will be considered a non-buildable lot pending preliminary and final site plan approval by the Planning Board.

Mr. Johnson asked about the timing of the submission of a topographical map.

Mr. Delpriore that a topographical map would be submitted during the site plan application process.

Mr. Brabant then explained that the Town of Farmington provides for a two-stage review of subdivision and site plan applications, i.e., Preliminary Subdivision Plat and Final Subdivision Plat, etc. He said that site-specific issues such as topographical maps, utility alignment, house location, etc., are reviewed at the site plan application stage.

Mr. Johnson asked about the orientation of the new home. Mr. Hemminger suggested that Mr. Johnson could begin work on the Preliminary Site Plan application now so that the Preliminary Site Plan application would be ready for submission following the approval of the Final Subdivision Plat by the Planning Board.

Mr. Johnson asked about a timeline. He said that the future new homeowners have already sold their [existing] home and that they would like to be efficient. Mr. Hemminger again requested that Mr. Johnson work directly with the staff on the process and on the requirements for the site plan application so that it will be ready for submission when the subdivision plat is approved.

Mr. Johnson asked if Farmington had an architectural board [which would have to approve the design of the new home]. Mr. Hemminger said that the Town does not have an architectural board and that the Planning Board is the final arbiter [of construction designs].

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:

**TOWN OF FARMINGTON
PLANNING BOARD RESOLUTION**

PB #0501-24

APPLICANT: Debora K. Potter, 1426 County Road 8, Shortsville, N.Y. 14548

ACTION: Preliminary Two-Lot Subdivision Plat, Lots #1 and #2, “Sub-division of Land of Debora K. Potter,” located along the west side of County Road 8 and the north side of County Road 41, proposing a non-approved building lot for Lot #1 and Lot #2 having an existing single-family dwelling and related site improvements.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight opened a Public Hearing upon the above referenced Action and has received testimony thereon; and

WHEREAS the Planning Board has by separate resolution classified the Action as being a Type II Action thereby satisfying the provisions of 6NYCRR, Part 617.5 of the State’s Environmental Quality Review Act (SEQRA); and

WHEREAS the Planning Board’s review included a drawing prepared by Freeland-Parrinello, Land Surveyors.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grants Preliminary Subdivision Plat Approval of the above listed Action with the following conditions:

1. Preliminary Subdivision Plat Approval is based upon the Planning Board’s Review of the drawing prepared by Freeland-Parrinello, Land Surveyors, entitled “Subdivision of Land of Debora K. Potter,” dated March 25, 2024, identified as drawing number 24-024, and is subject to the following amendments:
 - a. The title of the drawing is to be amended to read . . . “Preliminary Two Lot Subdivision Plat, Lots No. 1 and No. 2, Debora K. Potter Subdivision of Land;” and

- b. There is to be a twenty- (20-) foot-wide sanitary sewer easement filed with the Ontario County Clerk's Office that begins at the north property line for proposed Lot No. 1 extending south across the rear property lines for proposed Lots No. 1 and No. 2 to the south property line of Lot No. 2 and connecting to the sanitary sewer manhole located on the adjacent land now or formerly known as Blackwood Industrial Park, Lot No. R-2. Said easement is to be noted with liber and page filing and shown on a final subdivision plat map for this property before final subdivision plat approval may be granted by the Planning Board; and
- c. There is to be notation added to the plat map for Lot No. 1 that reads . . . "No Building Permit(s) shall be issued for the development of proposed Lot No. 1 until Final Site Plan Approval has been granted by the Planning Board;" and
- d. There is to be a revision box added to the amended drawing identifying the Planning Board's conditional approval, file number and date.

BE IT FURTHER RESOLVED that once these conditions of Preliminary Subdivision Plat approval have been provided then an electronic copy of the amended drawing and one paper copy of the amended drawing are to be submitted to the Town Code Enforcement Officer for his review and acceptance before the Planning Board Chairperson's signature is to be affixed.

BE IT FURTHER RESOLVED that once there is a signed Preliminary Subdivision Plat drawing then the applicant may submit an application for final subdivision plat approval along with final subdivision plat maps for review and acceptance by the Town Code Enforcement Officer and placement on a future Planning Board Meeting Agenda.

BE IT FURTHER RESOLVED that Preliminary Subdivision Plat approval shall automatically expire within 180 days from today unless signed preliminary plat drawings have been completed and filed with the Town Development Office, or the Applicant has requested and received an extension thereto from the Planning Board.

BE IT FURTHER RESOLVED that the Applicant is hereby given notice that at the time of application for Preliminary Site Plan approval for Lot No. 1, a highway work permit shall be required from the Ontario County Department of Public Works. Said permit application is to be based upon a Preliminary Site Plan drawing under review by the Planning Board.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant; the Applicant's Land Surveyor; Town Staff; the Town Engineer; and Chris Day, Ontario County Department of Public Works; and a signed copy filed with 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.

6. OTHER BOARD ACTIONS

Name: Farmington Quaker Meetinghouse Museum, P.O. Box 25053,
Farmington, N.Y. 14425

Location: 230 Sheldon Road

Request: Permission to level parking area (removal of topsoil), open a construction entrance along Sheldon Road, install road millings on the proposed parking lot area, and store unused road millings and/or topsoil on the property.

Mr. Bruinix (Quaker Meetinghouse Museum site manager) and Mr. Delpriore presented this request.

Mr. Delpriore said that he recently received a call from Mr. Bruinix who requested permission to install road millings [from a nearby highway improvement project on County Road 8] on the proposed parking area of the Quaker Meetinghouse Museum prior to the organization having submitted or received site plan approval from the Planning Board. He said that the organization would like to be able to have the opportunity to accept and install these road millings, which would be a cost savings to the non-profit group.

Mr. Delpriore asked if the Planning Board would make an exception and permit the installation of the road millings on the parking lot area without yet having received a site plan application. He said that the millings would be installed in the same location on the property as depicted on plans [for a Town Highway Driveway Permit] which have been under review by the Town staff since January, but which have not yet been ready to be submitted [as part of preliminary site plan application] to the Planning Board. Mr. Delpriore said that the location of the parking area has not changed from the January plan.

Mr. Hemminger said that he was in support of the organization's request.

Mr. Bruinix said that this really comes down to a timing issue and that the availability of the road millings is a good opportunity for the museum, especially because the road improvement project [County Road 8] just down the road from the museum.

Mr. Bruinix also requested approval to put in a construction entrance near the existing museum sign [located along Sheldon Road]. He said that the construction entrance would be level with the road height and that some topsoil would be stripped off for fill and millings to avoid having a large pile of dirt.

Mr. Ford said that he spoke to Mr. Bruinix about this. Mr. Ford said that his concern is damage to the shoulder of the [Sheldon] road from the large trucks, and then the dirt and debris being tracked onto the road from the trucks.

Mr. Bellis asked if the proposed construction entrance would be far enough away from the intersection [of County Road 8 and Sheldon Road]. Mr. Ford said that the location of the construction entrance would not be an issue.

Mr. Bellis asked about the size of the area to be disturbed [for the parking area and the construction entrance]. Mr. Bruinix said that the area of disturbance would be well under one acre and that the future walkways would not be involved with this work.

Mr. Hemminger said that the approval of the Highway Superintendent would be required prior to the use of the construction entrance. Mr. Bruinix said that he understands this.

Mr. Delpriore said that tonight he is looking for a letter of support of this work from the Planning Board Chairperson.

Mr. Brand asked for clarification of Mr. Bruinix's request for putting in a construction entrance and for the installation of road millings on the proposed parking area.

Mr. Delpriore asked Mr. Bruinix if he will be stockpiling the road millings or if he will be laying out the parking lot.

Mr. Bruinix said that it will be somewhere in between. He said that some of the area will need to be leveled off.

Mr. Hemminger said that some topsoil will be removed from this area and that road millings will be installed [on the proposed parking lot area] and not stockpile them on the site.

Mr. Brand said that the Planning Board tonight is being asked to approve construction of a parking lot which the board members have not seen.

Mr. Bruinix said that they have provided a site plan to the Town staff and that this should be ready for Planning Board review at the next meeting.

Mr. Delpriore said that the museum has retained BME Associates of Rochester, N.Y., to refine the organization's plan to the next level for subsequent presentation to the Planning Board.

Mr. Hemminger said that the location of the parking lot has not changed [from the organization's January concept]. He said that the level of detail will be changed [on the formal plan to be presented to the board]. He said he is not in favor of stockpiling millings on the site as once they harden they are very difficult to work with.

Mr. Brand cautioned the Planning Board on approving something which the board members have not seen. He said that if the board grants approval this evening, the applicant must understand that the parking area may be subject to change when the formal submission is received.

Mr. Delpriore also said that it is important for the applicant to know that there may be some fine adjustments which may be needed, but that overall the Town staff is comfortable.

Mr. Bellis asked if the parking lot will remain as a milled area in the long run. Mr. Bruinix said that it will stay as road millings for now but that the area could be improved in the future as funds become available.

Mr. Delpriore said that the Town design standard requires that the driveway entrance must be paved within the Town right-of-way. Mr. Bruinix said that the organization's formal plans show parking space striping and ADA compliance.

Mr. DeLucia said that he is willing to take the leap of faith and give approval for the requested work.

Mr. Viets said that he is okay with the request as long as the Town staff has reviewed the proposal, that the disturbance remains under one acre, and that the applicant is aware that the work may need to be fine-tuned later. Mr. Viets also said that a silt fence must be installed if there will be a topsoil stockpile. Mr. Delpriore said that he will work with the applicant if this is necessary.

Mr. Hemminger requested that Mr. Brand draft a letter for his [Mr. Hemminger's] signature listing the Board's consensus to the applicant's request. Mr. Hemminger said that the Planning Board does not wish the organization to lose the opportunity to acquire these road millings.

Mr. Bruinix said that they will not begin any work or use the construction entrance until they receive the letter from Mr. Hemminger and until they receive approval of the construction entrance from Mr. Ford.

■ **CONSENSUS:** It was the consensus of the Planning Board to permit the following work at the Farmington Quaker Meetinghouse Museum, 270 Sheldon Road:

1. Have your engineers, BME Associates, prepare a concept drawing showing the extent of site disturbance for the proposed driveway and parking lot. Submit said drawing to the Town Code Enforcement Officer for coordination and acceptance by Town staff.

2. Based upon Town staff acceptance of the drawing, excavate only the area identified for the driveway and parking lot.
3. Prior to receiving any millings, the Town Highway Superintendent is to agree with the proposed [construction] driveway entrance and the materials that are to be installed to protect the travel lanes of Sheldon Road. This may include a temporary bump out of millings along a portion of the west bound lane of Sheldon Road to mitigate any destruction of pavement.
4. Any topsoil that is not redistributed on the site is to be stockpiled and all related work is to be coordinated with the Town's MS4 Officer, the Town Code Enforcement Officer.
5. There shall be no stockpiling of millings allowed on the site.
6. The disturbed portion of the site for the above described improvements shall not be one acre or more in size.
7. The applicant understands that these site improvements may be subject to change as the result of preliminary or final site plan approval by the Planning Board.
8. The applicant by submitting the above information and complying with the above directions from Town staff acknowledges that any conditions of preliminary or final site plan approval shall be complied with before any Building Permits are issued.
9. Finally, this consensus does not constitute Planning Board Approvals.

7. OPEN DISCUSSION

Director of Development and Planning:

Mr. Brand provided the following information;

- The insurance documents have been received from the contractor of Phase 1 of the Transportation Alternatives Program (TAP)—Sidewalks, Trail Connections and Bike Lanes Project. Bids for this project were opened on February 14, 2024. On June 21, 2022, the Commissioner of the New York State Department of Transportation had notified the Town of an award of \$1,769,000 of Federal highway funds to be matched with \$445,000 of Town funds for this project. A Pre-Construction Meeting was held with the contractor last week. The notice to proceed will be issued to the contractor tomorrow (May 2, 2024).
- The New York State Department of Transportation (DOT) plans intersection improvements on State Route 332 to replace signal poles, streetlights at intersections, realignment of crosswalks and realigning of traffic signals. Mr. Brand said that the

DOT has requested comments on these plans from the Town Highway Department and from the Town Water and Sewer Department. Mr. Hemminger said that the DOT will change to a method of video recognition of vehicles instead of having plates in the ground to provide a better traffic flow management, in theory.

- The Town staff is preparing to meet with the applicant of the Whitestone Incentive Zoning Project to discuss a list of permitted uses for this project. The applicant has proposed a mixed-use development on approximately 65 acres of land on the south-east side of the intersection of State Route 332 and County Road 41.
- A contract is nearing completion for the start of work on the Town's Open Space and Parks and Recreation Master Plan.

Code Enforcement Officer:

Mr. Delpriore said that the agenda for the next meeting of the Planning Board on May 15, 2024, will include the continuations of the Fowler Family Trust and the Sky Solar applications, and the review of the application for an amendment to the site plan for Maddie's Motor Sports, 6226 State Route 96.

Mr. Delpriore also said that the Pre-Construction Meeting for Sections 7A and 7B of the Farmbrook Subdivision will be held tomorrow (May 2, 2024) during the monthly Project Review Committee meeting. The Final Site Plan for these phases was approved by the Planning Board on March 6, 2024 (PB #0301-24).

Highway Superintendent:

Mr. Ford said that the Town's spring cleaning weekend will be held on Thursday, Friday and Saturday (May 2nd, 3rd and 4th).

Board Members' Comments:

Mr. Bellis asked about the fire equipment access to Maddie's Motor Sports (6226 State Route 96). Mr. Delpriore said that the Town staff met with Graham Marcus, the applicant, to discuss the Town's concerns with the site. He said that the Town Fire Marshal was at the meeting. Mr. Brand said that Mr. Marcus reviewed a drawing with him [Mr. Brand] on Friday. Mr. Brand said that he advised Mr. Marcus to set up a meeting with the Town staff to review the drawing but he has not heard back from Mr. Marcus as of this evening.

Mr. Bellis also asked about the clearing of land on the west end of Collett Road. Mr. Delpriore said that the property owner met with the Town staff regarding people who were dumping on the property. Mr. Delpriore said that the property owner's previous plan—the Mertensia Road Townhouse Project—did not move forward. He said that the Town has

received several telephone calls from people regarding the clearing, but there are no regulations to prevent a landowner from clearing his or her land. The original project consisted of 216 for-sale townhome units to be located on approximately 49 acres of land at the south west corner of Collett Road and Mertensia Roads. Forty of these townhouse units would have been located in the southeast corner of the site and 12 townhouse units were to be located in the northeast corner, with the remaining units in the western portion of the site. The project would have consisted of both private and dedicated roads. It was first presented to the Project Review Committee on September 4, 2020, but was never presented to the Planning Board.

8. PUBLIC COMMENTS

None.

9. TRAINING OPPORTUNITIES

■ 2024 Municipal Bootcamp Trainings:

A free annual program to provide certification credits to newly elected officials, planning and zoning boards, and municipal officials presented by Hancock Estabrook and MRB Group.

Thursday, May 23, 2024, 6:00 p.m.–7:00 p.m.

Session 5: A History Lesson: Challenges and Opportunities with Historic Properties

Thursday, June 27, 2024, 6:00 p.m.–7:00 p.m.

Session 6: Putting the Home in Hometown: Strategies for Attracting Housing Investment to Your Community

Thursday, July 25, 2024, 6:00 p.m.–7:00 p.m.

Session 7: From Big to Small: Translating Comprehensive Plans into Land Use Regulations

Thursday, September 26, 2024, 6:00 p.m.–7:00 p.m.

Session 8: Under the Tent: Open Meetings, Record Keeping, and Engaging the Public in Community Development

Thursday, October 24, 2024, 6:00 p.m.–7:00 p.m.

Session 9: Short, But Not Too Short: How Short-Term Rentals Are Changing the Development and Regulatory Landscape

Thursday, December 19, 2024, 6:00 p.m.–7:00 p.m.

Session 10: Santa's Nice and Naughty List: The Best and Worst of 2024

Questions and registration:

<https://www.hancocklaw.com/events/2024-municipal-bootcamp-trainings/>

■ 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>

10. ADJOURNMENT

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

Motion carried by voice vote.
The meeting was adjourned at 7:35 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, May 15, 2024, at 7:00 p.m., at the Farmington Town Hall, 1000 County Road 8, Farmington, N.Y. 14425. This meeting will also be available via remote video conference.

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

Respectfully submitted,

John M. Robortella
Farmington Planning Board Clerk

L.S.