

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, November 20, 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. Unless otherwise noted, 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*
Timothy DeLucia
Regina Sousa
Douglas Viets

Board Members Excused: Adrian Bellis

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:
Mark Alexander, Alexander Homes PO Box 32 Victor, NY 14564
Jeff Shear, 229 Gallant Fox Lane, Webster, N.Y. 14580
Verna Cowley, 1098 County Road 8 Farmington NY 14425
Chris Santiago, 1094 County Road 8 Farmington NY 14425
Scott Blazey, 5075 Rushmore Road Palmyra NY 14522 – **R**
Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548 - **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 January 3, 2024.

2. APPROVAL OF MINUTES

Minutes of October 16, 2024:

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the minutes of the October 16, 2024, meeting be approved.

Motion carried by voice vote.

Minutes of November 13, 2024:

■ A motion was made by MR. VIETS, seconded by MR. DELUCIA, that the minutes of the November 13, 2024, Special Board Meeting be approved.

Motion carried by voice vote.

3. LEGAL NOTICE

The following Legal Notice was published in the *Canandaigua Daily Messenger* newspaper on Tuesday, November 5, 2024:

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Farmington will conduct a Public Hearing on the 20th day of November 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 #1002-24: JEFF SHEAR, 229 GALLANT FOX LANE, WEBSTER, N.Y. 14580: Preliminary Subdivision Plat approval of a six- (6-) lot subdivision of land to be known as the Alexander-Shear Subdivision Tract. This action involves the Real Property Tax Map Account Number 029.000-2-12.100, containing a total of 15.5 acres of land. The action is located along the south side of Collett Road and the west side of Ontario County Road #8 and proposes five (5) building lots and one (1) non-approved building lot.

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. NEW PUBLIC HEARING: SIX-LOT PRELIMINARY SUBDIVISION PLAT

PB #1002-24 **New Preliminary Six-Lot Preliminary Subdivision Application**

Applicant: Jeff Shear, 229 Gallant Fox Lane, Webster, N.Y. 14580

Location: Tax Map #029.000-2-12.100, located along the south side of Collett Road and the west side of County Road #8, north of the Ontario Railroad land.

Zoning District: RS-25

Request: Preliminary Subdivision Plat approval of a six-lot subdivision of land, comprised of five proposed building lots and one non-approved building lot, to be known as the Alexander–Shear Subdivision Tract.

On September 4, 2024, the applicant provided a concept presentation of this proposed subdivision to the Planning Board,

On September 5, 2024, the Project Review Committee also received the concept presentation.

On October 16, 2024, the Planning Board determined that the Six-Lot Preliminary Subdivision application was complete and scheduled the Public Hearing to begin at the meeting this evening (November 20, 2024) (PB #1002-24).

Also on October 16, 2024, the State Environmental Quality Review 30-day coordinated review period was scheduled from October 18, 2024, through November 18, 2024.

Mr. Hemminger opened the Public Hearing on this application.

Mark Alexander and Jeff Shear presented this application.

Mr. Alexander: Well, we apologize again, I'm Mark Alexander, Jeff Shear. We thought our engineer was going to be here tonight, but. He's not here.

Mr. Hemminger: Okay.

Mr. Alexander: My understanding is that he had already mailed in all the requests on different paperwork and different information that you needed from him. Did you receive all that?

Mr. Hemminger: I believe the answer is Yes.

Mr. Alexander: All right.

Mr. Shear: Other than that. Did you have any questions for us?

Mr. Hemminger: We'll go around the room. We'll start with Ron.

Mr. Brand: It was Jeff Schear?

Mr. Alexander: I'm sorry?

Mr. Brand: Jeff Schear?

Mr. Alexander: Jeff Schear, yep.

Mr. Brand: We did a coordinated review after our meeting on October 16th. It ended on Monday the 18th of November at noon. There were no objections from any of the involved agencies to the planning board being designated lead agency, there were no comments from any of the involved agencies regarding the proposed subdivision plat. So therefore, I drafted a resolution to designate the Planning Board the lead agency. I drafted a resolution and provided a draft of parts two and three of the environmental record for the project.

Mr. Hemminger: Right.

Mr. Brand: And I prepared a draft resolution for a determination of non-significance under SEQR for the proposed action and those are the SEQR procedures required. County planning looked at this on the 13th of November. They sent it back as a Class 1, which is not of countywide significance and recommended that the comments provided be addressed. The comments provided included Ontario County Department of Public Works comments about sight distances and that was something we had previously identified.

Mr. Brand: The applicants engineer had submitted. An e-mail to us, which I think was sent on to you by John Robortella identifying that site distances exceeded the minimum required for 45 mph and that the other concerns were identified in the draft resolution approving with conditions the preliminary plat. The only outstanding unknown that I am aware of is the issue of all these easements with the power companies and gas companies and everybody else that needs to be identified and documented on the drawings. Right. That's it.

Mr. Hemminger: Dan, you are going to fill us in on some conversations that you had.

Mr. Delpriore: I am going to continue on what Ron just said about those easements with the gas company late this afternoon just minutes before this meeting had started our Fire Marshall was having conversations with National Fuel Gas and they are running this through their land department. They are not very in favor of the proposal, and they want some more time. They have requested that this board allow them thirty more days to get a written response back on the land use of that area for those two lots. The areas of concern are lots four and five where that easement is. I said I would propose that, and that you guys

would have the preliminary in front of you but that would be up to the board to decide, but that is what they are requesting, which would put it on your second meeting in December, if you do honor that request.

Mr. Hemminger: Tim, anything?

Mr. Ford: Has the County reviewed the sight distance of the driveways?

Mr. Brand: Yes, both the County DPW and the Victor School Department of Transportation came out and looked at the site, looked at the sight restrictions for southbound traffic on County Road 8 and sent an e-mail to me saying that they thought that it was adequate.

Mr. Hemminger: Okay, engineering?

Mr. Brabant: I do not have anything on the subdivision.

Mr. Hemminger: Do we have anybody online who would like to speak for or against this application? Anyone online to speak for against this application? Okay, So what we have here is a situation where National Fuel Gas or Empire pipeline, whatever they call themselves today would prefer this to be held over for thirty days to give them the opportunity to address with their land unit the easements on at least two of the lots; and their intention right now is not to allow building in that area, but we'll certainly find out more when they do provide us with additional information. So, go ahead Ron.

Mr. Brand: So, if you're going to wait 30 days for National Fuel Gas to get back to you with comments. Don't close the public hearing tonight.

Mr. Hemminger: We shouldn't close the public hearing and I'm not sure we should even do SEQR tonight. We should just wait to do the whole thing at the second meeting in December.

Mr. Brand: Okay.

Mr. Hemminger: Does that make sense?

Mr. Hemminger: So, do I have a motion to table this application to the second meeting in December? So moved by Doug, seconded by Regina. Any other comments? All in favor signify by saying aye. All four Board members present voting Aye to continue deliberations on this application to the second meeting in December [the 18th].

[Clerk's note: With the public hearing being continued, by the Planning Board, to December 18, 2024, the four (4) draft resolutions previously prepared by Town Staff and posted for tonight's meeting are to be continued to the December 18th meeting. These four (4) resolutions include: designation of lead agency under SEQR; acceptance of Parts 2 and 3 of the Environmental Assessment Forms; a determination of non-significance under

SEQR; and a draft resolution approving with Conditions the Preliminary Subdivision Application. All four (4) of these draft resolutions are identified as File: PB # 1002-24. Pending receipt of the report from the Utility Company, these four (4) resolutions may be subject to further change prior to the December 18th meeting.]

Mr. Hemminger: OK, now that we have tabled a decision on this application to the second meeting in December, because of the potential severity of the comment's forthcoming from National Fuel Gas, we are committed to continuing tonight's advertised public hearing. I would think that if you can't build on two of the five lots, that may change completely your plan. Certainly, Dan [Delpriore] can keep you apprised once we get something from National Fuel Gas on what they're doing. He's going to be clear with the National Fuel Gas that we want something back well enough in time for that second meeting in December so we can do something.

Mr. Alexander: Well, when that information comes back, will Larry have enough time to respond or do what he's got to do if paperwork is requested from them, so we don't miss that meeting in December.

Mr. Hemminger: That's our hope that we get it relatively quickly. Dan, we'll get that turned over to you and your team and then we'll hopefully be able to determine what changes need to be made, if any, to move forward or you guys [the applicants] get to make decision on what you want to do.

Mr. Alexander: Okay, thanks guys.

Mr. Hemminger: Okay, we're trying to be fair and honest with you here, I'd hate to approve stuff and then you have.

Mr. Alexander: Well, it is going to be Christmas, you know.

Mr. Hemminger: I know maybe you'll get lucky with an early Christmas present. All right. Thank you. Thank you. All right, so we'll keep the public hearing open too. Do we need to make a motion on that?

Mr. Brand: You did.

Mr. Delpriore: Just table it.

Mr. Hemminger: Table it and then keep it open as well.

Mr. Brand: And continue to the second meeting in December.

Mr. Hemminger: Continue the public hearing to the second meeting in December.

Mr. Hemminger: Okay, now with that said we shall continue this public hearing, do we have anybody here in the room who wishes to speak for or against this application tonight? I need you to tell me your name and address. For the record.

Verna Cowley, 1098 County Road 8.

Mr. Hemminger: Ask me your questions and we will get the answers if we can.

Ms. Cowley: The pipeline, the large gas pipeline that goes through this area, is that what you were talking about. What about the natural gas? Pipelines are going to be.

Mr. Hemminger: It is all natural gas.

Mr. Brand: It is still the same thing.

Ms. Cowley: Those but those natural gas lines going through there, those aren't connected to the big pipeline, are they?

Mr. Hemminger: I believe they are.

Mr. Ford: That is the pipeline that goes through there, it is the big one.

Mr. Hemminger: But there are smaller ones too.

Ms. Cowley: It is all those smaller ones. There are yellow pipes that stick up out throughout.

Mr. Ford: Those are all part of that, that is all part of Empire Gas.

Ms. Cowley: What about power lines?

Mr. Hemminger: Having any complaints from them?

Mr. Delpriore: They are not actually with how the property is laid out.

Ms. Cowley: Do you have a map of the property or something that we can look at?

Mr. Delpriore: I don't know if the applicant has one.

Mr. Hemminger: Did you bring a map? You can always come in any time to the Building Department. They can show you the maps anytime, but you can go ahead and lay that out for her. You can't really see it up there on the easel.

Ms. Cowley: How large are the lots?

Mr. Hemminger: Go ahead, you guys can answer the size of the lot size, how large are the lots?

Mr. Shear: They range from almost an acre and there's one that's almost 2.5 acres.

Ms. Cowley: And so, the unapproved lot is going to be more on the Collett side where it is swampier, is that.

Mr. Hemminger: I think the whole area is being subdivided. Correct?

Mr. Alexander: Yeah, that whole area is being subdivided into 5 single family home building lots.

Ms. Cowley: Okay, the whole 16 acres?

Mr. Alexander: Well, there's one section where the tower is down at the very far end on Colette Road, that is going to stay separate. We are not going to do anything with that.

Mr. Shear: Yeah, that is lot number six. We just must mention it, but we are not going to touch that.

Ms. Cowley: Do you have people that are looking to purchase these spots already?

Mr. Alexander: Yes.

Ms. Cowley: They are willing to spend 3 to \$400,000 on a house that sits on a gas line and power lines.

Mr. Alexander: Actually, they are going to be closer to \$550, 000.

Ms. Cowley: And is this on a road that goes through there?

Mr. Alexander: No, they are going to have individual lots, individual driveways going to their houses. Each driveway is going to have a turn around so when they back out of their driveway or whatever it is, they can do turn around and come straight out onto the road.

Ms. Cowley: And they will come out on County Road 8?

Mr. Alexander: Yeah.

Mr. Hemminger: Anything else?

Mr. Santiago: Have you assessed the?

Mr. Hemminger: I need to know your name and address.

Mr. Santiago: Chris Santiago, 1094 County Road 8. Have you guys assessed the ground water level?

Mr. Hemminger: We can tell you right now that part of our MS-4 procedure is that there will be no additional run off from this property that will affect anything. Actually it may even be better that it depends on what it is, but that's what we have engineers for. There will be no additional run off compared to what there is today.

Mr. Alexander: Everything now was seeping into the ground and will continue doing that even after the houses are built.

Mr. Santiago: I'm the next house over to this property, my basement is always wet. I mean, I have the [ground] water going in probably [at a rate of] ten gallons a minute into my sump pump.

Mr. Alexander: I'm not sure why you have water problems like that, but the way we construct things is after the footers and when the concrete walls are built, we do what they call parse the outside of the wall with concrete and then we spray it with tar and then we put the bubble wrap all the way around it. We use a drain system called Forward drain, which goes on the inside and the outside of your footers, and it captures any extra water that may be leaching into a sump pump and then pumped out. In all the years I've been using this system, I've never had a call back with any leakage in the basement or anything like that ever.

Mr. Hemminger: And he's talking about his house.

Ms. Cowley: So, the Creek that runs through there, there is not going to be any issues with the runoff into that.

Mr. Alexander: No.

Mr. Hemminger: That's what our engineers will make sure of.

Mr. Hemminger: Anything else folks?

Mr. Hemminger then asked if anyone on the remote video conference wished to comment or ask questions on this application.

There were none.

Mr. Hemminger: Since there are no additional comments or questions, from those in attendance, on this application this evening this public hearing stands adjourned to December 18th.

5. FINAL SITE PLAN AMENDMENT

PB #0502-24 Final Site Plan Amendment Application

Name: Graham Marcus, 196 Ellis Hill Road, Arkport, N.Y. 14807

Location: Maddie’s Motorsports, 6226 State Route 96,
Farmington, N.Y. 14425

Zoning District: GB General Business

Request: Final Site Plan Amendment for the extension of the outdoor display area to store and display new and used inventory, and related site lighting and security improvements.

On February 20, 2019, the Planning Board approved the Final Site Plan for this project (PB #0207-19).

On April 17, 2024, the Planning Board determined that the Final Site Plan Amendment was incomplete (PB #0502-24).

On September 18, 2024, the Planning Board determined that the Final Site Plan Amendment was complete and directed the Town staff to schedule the public meeting on this application to be held on October 2, 2024.

On October 2, 2024, the Planning Board requested that additional information be submitted to the Town staff on or before November 6, 2024, to allow time for staff review and for the Planning Board’s consideration of the additional information at the meeting this evening (November 20, 2024).

On November 15, 2024, Mr. Delpriore sent a letter to the applicant and his surveyor to inform them that requested additional information had not been received by November 6, 2024, and neither the applicant nor his surveyor have contacted the Town staff to arrange a meeting to discuss the application. In the letter, Mr. Delpriore also requested the applicant to attend the meeting this evening.

Mr. Hemminger: Next item up is PB-0502-24, Maddie's Motorsports. Do we have anybody online for that? Anybody online for that? Okay, Ron, do you want to say anything or move to Dan how you want to do it?

Mr. Brand: Back in October, the first meeting in October this was before your board and at that time I believe Graham Marcus participated remotely in that meeting and at that time he said that he would meet with town staff and his surveyor and provide additional information to the planning board for tonight's meeting. To my knowledge, we have not heard anything from Mr. Marcus, nor have we received any additional information on a revised site plan from his surveyor. I'll turn the rest of it over to Dan.

Mr. Delpriore: We drafted a letter on November 15th which should have been provided to the board as well, pretty much stating what Ron just went over. He has not met any of those dates so we are looking for action from you guys, we did state in the letter that failure by the applicant to commit to one of the above conditions shall result in the planning board taking action to deny without prejudice for this application for final site plan amendment. If you guys do that, then he cannot resubmit from my understanding and Ron directly if I'm wrong for a year and he has to bring the site up to what you guys approved in the original previously approved and at that point he was put in the violation and that's what generated this amendment to begin with. If you guys deny it, the violation then becomes valid again and I can proceed in the process of enforcement of the original site plan.

Mr. Brand: Appearance tickets.

Mr. Hemminger: Okay, Tim do you have anything? Engineering? Okay Board, we played with this one back and forth a number of times. The site is currently not up to the approval conditions of our last site plan. I think what we should do is to send staff off to create a resolution for our next meeting that would declare our disapproval of the application without prejudice. But, at the same time, what I would like to do is to have staff also send another letter to the applicant giving him an understanding of what this ruling will be. If we do this, he will not be able to reapply for a year and he will have to bring the site up to compliance with previous site plan approvals. Just so he knows, I mean, he should know, but it is what it is.

Mr. Brand: He has oversaturated the site with product.

Mr. Hemminger: Yes, it was too small of a site to start with when he first started it.

Mr. Delpriore: Would you like that sent via e-mail and certified mail so that we can verify that he has received it?

Mr. Hemminger: Yes. Return receipt so you know that you got it. Okay, with that, do I have a motion to send staff off, create a resolution of denial without prejudice as well as send a letter to them explaining the issues involved with our denial.

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

6. FINAL SUBDIVISION PLAT

PB #1001-24 Final Subdivision Plat Application

APPLICANT: Scott Blazey, 5075 Rushmore Road

ACTION: Requesting a Three-Lot Final Subdivision Plat approval for Lots #1, #2 and #3 of the Brian L. and Elizabeth S. Blazey Subdivision Plat, Tax Map Account Numbers 18.00-2-10.200

and 18.00-2-10.130, located along the south side of Rushmore Road between Sheldon Road and County Road 28.

On October 2, 2024, the Planning Board determined that this subdivision application was an Unlisted Action under the State Environmental Quality Review Act, would not result in any significant (moderate to large) adverse environmental impacts, and approved the Preliminary Three-Lot Subdivision with conditions (PB #1001-24).

On October 16, 2024, the Planning Board determined that the Final Three-Lot Subdivision application was complete and scheduled the consideration of this application for the public meeting this evening (November 20, 2024).

SCOTT BLAZEY presented this application remotely.

Mr. Blazey: Yeah, this is Scott Blazey online.

Mr. Hemminger: Yep, I thought I saw his name on there [reference made to monitor screens in the meeting room]. Go ahead, tell us a little bit about this one and then we'll move on with staff.

Mr. Blazey: My engineer, Marks Engineering, had sent an e-mail prior, that he was scheduled to be at this meeting and cannot make it.

Mr. Hemminger: Yep.

Mr. Blazey: This is to subdivide my parents' property at 5075 Rushmore Road to allocate 5 acres to myself and my wife to eventually build a home on.

Mr. Hemminger: Okay, that is simple. Let's turn it over to Ron.

Mr. Brand: The subdivision is the only thing that is before you tonight. There will be an application in the future for a building permit for the lot where Mr. Blazey wants to construct a home, a driveway and an accessory structure, so that would be a separate application. The only thing we found missing here was that the plat drawing is not showing a regional location map. We need to have that put on there so that anybody looking at that map in the future would know where this is located on Rushmore Road and then it's ready to go.

Mr. Hemminger: Okay, Dan?

Mr. Delpriore: Ron covered all the additions, just a reminder to get this in to get signed and filed as soon as possible because he is trying to get his preliminary site plan. It will not help up if he does not get that filed.

Mr. Hemminger: Perfect. Tim?

Mr. Ford: All set

Mr. Hemminger: Engineering?

Mr. Brabant: I don't have anything on the subdivision.

Mr. Hemminger: Okay, the only thing I have for the applicant is, pick up on what they said, make sure you get Brennan Marks to change that map, add the regional location on that from that resolution and get that in for our signature so we can sign it and get it done so that you can move on.

Mr. Blazey: Roger that. Thank you.

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**

PB #1001-24

APPLICANT: Scott Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522

ACTION: Final Three-Lot Subdivision Plat approval of the Brian L. and Elizabeth S. Blazey subdivision tract for subdividing Tax Map Account Numbers 18.00-2-10.200 and 18.00-2-10.130, located along the south side of Rushmore Road, between Sheldon Road and County Road 28.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight reviewed an application for the above referenced Action; and

WHEREAS the Planning Board’s review includes a final subdivision plat drawing prepared by Marks Engineering, entitled “Final Subdivision Plat, Lots #1, #2 and #3, of the Brian L. and Elizabeth S. Blazey Subdivision Tract,” dated 0/30/24; and

WHEREAS, the Planning Board has given consideration to the public record on this application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board grants final subdivision plat approval with the following condition:

- 1. A regional location map is to be added to the plat map identifying the properties locations in the Town.

BE IT FURTHER RESOLVED that Final Subdivision Plat approval is valid for a period of 180 days from today and shall automatically expire unless signed by the Town Planning Board Chairperson.

BE IT FURTHER RESOLVED that once signed by the Planning Board Chairperson, a mylar and two (2) paper prints are to be filed in the Ontario County Clerk’s Office within 62 days of the date of signing by the Planning Board Chairperson.

BE IT FURTHER RESOLVED that within thirty (30) days of the filing with the County Clerk’s Office a copy of the filing record is to be provided to the Town Code Enforcement Officer for placing in the property file.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicants, the Applicants Engineering Firm, Town Staff, the Town Engineer and a copy filed with the Town Clerk’s Office and the Town Development Office.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion carried.

7. NEW PRELIMINARY SITE PLAN

PB #1004-24 New Preliminary Site Plan Application

APPLICANT: Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548

ACTION: Requesting a Preliminary Site Plan approval with conditions for the operation of a commercial drainage excavation service at 4484 State Street.

The applicant wishes to operate an excavating business at 4484 State Street according to Chapter 165-72 of the Town of Farmington Codes.

On August 21, 2024, the applicant’s previous application for a Special Use Permit was denied without prejudice (PB #0501-23).

On October 16, 2024, the Planning Board classified the Preliminary Site Plan application as a Type II Action under the State Environmental Quality Review (SEQR) regulations, determined that the Preliminary Site Plan application was complete, and scheduled the consideration of this application for the public meeting this evening (November 20, 2024).

NOELLE PORRETTA presented this application remotely.

Mr. Hemminger: Noelle, do you want to say something about the project or just turn it over to staff? It is up to you. We can't hear you.

Mr. Hemminger: Noelle, you're on mute, Noelle. All right, we can't hear you so I will turn it over to Ron.

Mr. Brand: Yeah, this is a condition of the temporary use permit that was granted by Zoning Board of Appeals. It is a site plan that shows the existing structures and storage areas on the site for this excavation operation. This operation has moved from its previous location in the southern portion of the town, I believe was on Latting Road and is now up on State Street in its current location. We are working to draft criteria for allowing this in the future as a special permitted use. In that it supports the drainage of agricultural lands and farming operations. So, what you're looking at is a map that shows what's there today on the site. Now, I understand that Highway permits have been issued for that wide open area in front of the storage building that they have, and they are going to continue to operate the business from the house with the storage facility being part of the site plan approval.

Mr. Hemminger: Okay, Noel, I see you are unmuted, do you have anything to say?

Ms. Porretta: Yes, sorry, little technical difficulty.

Mr. Hemminger: There you go.

Ms. Porretta: Basically, I submitted everything that you guys wrote out and I submitted it to Brennan Marks a couple weeks ago, so he is working on putting all that on to the plan so that we can get it to you guys.

Mr. Hemminger: You're talking about the resolution?

Ms. Porretta: Yes, all the requirements. Whatever was on there, I submitted it to him, and I told him just to take care of it.

Mr. Hemminger: All right. Let's finish up with staff and we'll get this thing done here, Dan?

Mr. Delpriore: No, there is a lot of conditions on this one, but as Ron said, it is a temporary use. It's been through our ZBA, and their condition of approval was a site plan approved by this board. So, this is the next step for them, and I think as long as those conditions are addressed, we should be able to move forward with this.

Mr. Hemminger: Perfect. Tim?

Mr. Ford: Highway has no comments.

Mr. Hemminger: Engineering?

Mr. Brabant: I don't have any comments.

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

■ A motion was made by MR. VIETS, seconded by REGINA SOUSA, 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 #1004-24 Preliminary Site Plan

APPLICANT: Noelle Porretta, 4484 State Street, Shortsville, N.Y. 14548

ACTION: Preliminary Site Plan approval with conditions for the operation of a commercial drainage excavation service at the above street address.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight reviewed the above referenced application for preliminary site plan approval for the Temporary Use of the above referenced parcel as a commercial drainage excavation service and the related single-family residence; and

WHEREAS the Planning Board's review includes a Preliminary Site Plan drawing prepared by Freeland-Parrinello, Land Surveyors, entitled "Proposed Commercial Plot Plan of Lands of Mark J. & Noelle Porretta," dated January 4, 2024; and

WHEREAS said Action is a condition of approval for a Temporary Use Permit that has been granted by the Town Zoning Board of Appeals, File #ZB 0801-24, on September 24, 2024; and

WHEREAS the Board has, on October 16, 2024, classified this Action under SEQRA as being a Type II Action defined in 6NYCRR, Part 617.5 (c) (2) and (9). Actions classified a Type II are not subject to further environmental review; and

WHEREAS, the Planning Board finds that the above referenced drawing is intended to identify only the existing site development that has already been made to the site.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby grant Preliminary Site Plan approval of the existing site development shown on the above referenced drawing with the following conditions:

1. The title of this drawing is to be amended to read . . . “Preliminary Site Plan of Existing Site Development, Mark J. & Noelle Porretta, 4484 State Street, Shortsville, New York.”
2. The drawing is to be enlarged in size so that the existing site development is legible.
3. There is to be a signature box added to the drawing for the Town Highway Superintendent and the Planning Board Chairperson, and it is to be shown in the location identified on Appendix G-13.0, a part of the adopted 2024 Edition of the Town of Farmington Site Design and Development Criteria Manual.
4. There is to be a General Note added to the drawing that identifies the Town Highway Permit that has been issued for this site.
5. There is to be a General Note added to the drawing which identifies the conditions of approval for the Temporary Use Permit, the date and resolution number granted by the Town Zoning Board of Appeals.
6. The drawing is to be amended to identify the paved areas of the site.
7. A Public Safety Sign which is shown on Appendix G-9.0 of the above referenced Manual is to be identified on the drawing and installed on the site.
8. The existing fuel tank requires a permit from the Town and is to be installed in accordance with the State’s Fire Code.
9. The existing propane tanks require safety bollards around them and need to be added to the drawing.
10. The drawing is to be amended by delineating the parking spaces that are going to be provided.
11. The drawing is to be amended by adding the sight lighting and the illumination patterns from these lights. There is to be a note added to the drawing that all sight lighting shall comply with the criteria contained in Chapter 165 of the Town Code.
12. The drawing is to be amended by adding a landscaping plan and planting schedule around both the equipment and material storage areas.
13. There is to be a General Note added to the drawing that identifies the size of and delineates the outdoor storage area(s).

14. This conditional approval does not include any Commercial Speech Signs to be located on the property.

BE IT FURTHER RESOLVED that once these amendments have been made to the drawing submitted, an electronic copy and one paper copy of said revisions is to be submitted to the Town Code Enforcement Officer for his review, acceptance and then coordinating the signing by the two individuals referenced above.

BE IT FURTHER RESOLVED that these revisions are to be made to the drawing and submitted for signatures within 180 days from today.

BE IT FURTHER RESOLVED that this Preliminary Site Plan approval shall automatically expire within 180 days from today unless the revised drawings have been signed.

BE IT FURTHER RESOLVED that once the revised drawings have been signed then the Applicant may submit an application for final site plan approval to the Town Development Office for scheduling at a future Planning Board Meeting.

BE IT FURTHER RESOLVED that the Temporary Use Permit for this commercial drainage excavation service does not take effect until a Final Site Plan has been approved by this Planning Board.

BE IT FURTHER RESOLVED that any additional site improvements proposed shall be subject to Planning Board approval amending the final site plan referenced above.

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 filed with the Town Clerk’s Office and the Town Development Office.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion – carried

8. NEW TWO-LOT FINAL SUBDIVISION PLAT

PB #1005-24 Final Two-Lot Subdivision Plat Application

APPLICANTS: Alan and Dale Sadler, 5321 Fox Road, Farmington, N.Y. 14425

ACTION: Requesting a Two-Lot Final Subdivision Plat approval with conditions for subdividing Tax Map Account #9.00-1-4.000, located along the north side of Allen Padgham Road, west of County Road 8 and east of Hook Road, into two lots.

On October 2, 2024, the Planning Board determined that this subdivision application was an Unlisted Action under the State Environmental Quality Review Act, would not result in any significant (moderate to large) adverse environmental impacts, and approved the Preliminary Two-Lot Subdivision with conditions (PB #0901-24).

On October 16, 2024, the Planning Board determined that the Final Two-Lot Subdivision application was complete and scheduled the consideration of this application for the public meeting this evening (November 20, 2024).

BRENNAN MARKS presented this application via email prior to the meeting.

Mr. Delpriore: You did have an e-mail from the engineer on this one saying that he isn't available tonight. He's been the engineer for the last two meetings on this application. He said that he was fine with the conditions, and he is willing to move forward in his absence.

Mr. Hemminger: It is a simple condition to be honest with you. Anything else, Ron?

Mr. Brand: No.

Mr. Hemminger: Tim?

Mr. Ford: No.

Mr. Hemminger: Engineering? Nothing for the subdivision.

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

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, 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 #1005-24 Final Two-Lot Subdivision Plat Application

APPLICANTS: Alan and Dale Sadler, 5321 Fox Road, Farmington, N.Y. 14425

ACTION: Final Subdivision Plat approval with conditions for subdividing Tax Map Account Number 9.00-1-4.000, located

along the north side of Allen Padgham Road, west of County Road 8 and east of Hook Road, into two lots.

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) has tonight received and reviewed the above referenced Action; and **WHEREAS** the Planning Board’s review includes a Final Subdivision Plat drawing prepared by Freeland-Parrinello, Land Surveyors, entitled Final Subdivision Plat of Land of Alan T. & Dale L. Sadler, having a revision date of 10/2/24; and

WHEREAS, the Planning Board has reviewed the public record on said application. **NOW, THEREFORE, BE IT RESOLVED** that the Planning Board approves the above referenced final subdivision plat with the following condition:

- 1. The title of the plat map is to be amended to read . . . “Final Subdivision Plat, Lots #1 & #2, Alan T. & Dale L. Sadler Subdivision Tract.”

BE IT FURTHER RESOLVED that Final Subdivision Plat approval is valid for a period of 180 days from today and shall automatically expire unless signed by the Planning Board Chairperson.

BE IT FURTHER RESOLVED that once signed by the Planning Board Chairperson, a mylar and two (2) paper prints are to be filed in the Ontario County Clerk’s Office within 62 days of the date of signing by the Planning Board Chairperson.

BE IT FURTHER RESOLVED that within thirty (30) days of the filing with the County Clerk’s Office a copy of the filing record is to be provided to the Town Code Enforcement Officer for placing in the property file.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicants, the Applicants Land Surveyor, Town Staff, the Town Engineer and filed with the Town Development Office.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion - carried.

9. OTHER BOARD ACTIONS

A. Preliminary Site Plan—Determination of Complete Application:

PB #0903-24 Preliminary Site Plan Application

APPLICANT: Scott Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522

ACTIONS: Determination whether to accept an application as being complete for scheduling of a public meeting for the proposed Preliminary Site Plan approval for proposed development of Lot #2 of the Brian L. and Elizabeth S. Blazey Three-Lot Subdivision Plat.

SCOTT BLAZEY presented this application.

Mr. Hemminger: Now we are into other board actions, PB #0903-24. That is the preliminary site plan application for Scott Blazey, and this is just our determination that it is complete and ready for scheduling a public hearing for I assume our next meeting.

Mr. Brand: Public meeting. I'm not sure you need a public hearing.

Mr. Hemminger: It is a preliminary site plan. We don't really need one. Well.

Mr. Delpriore: You need to tell us.

Mr. Hemminger: Do you guys want a public meeting on this one? Preliminary site plan on a lot 2.

Ms. Sousa: It is a single-family home.

Mr. Hemminger: Yes, it's a single-family home.

Mr. Hemminger: We don't need a public hearing on that one.

Mr. Brand: The resolution calls for a public meeting to be scheduled for December 4th.

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

■ A motion was made by MR. VIETS, 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**

PB #0903-24

APPLICANT: Scott Blazey, 5075 Rushmore Road, Palmyra, N.Y. 14522

ACTIONS: Preliminary Site Plan Application: Determination whether to accept an application as being complete for scheduling of a public meeting for the proposed Preliminary Site Plan approval for proposed development of Lot #2 of the Brian L. and Elizabeth S. Blazey Three-Lot Subdivision Plat

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received and reviewed a revised application, for Preliminary Site Plan approval for Lot #2 of the above referenced Subdivision Plat, for the purpose of accepting and scheduling a public meeting; and

WHEREAS the Planning Board’s review is based upon a new Preliminary Site Plan drawing for Lot #2, of the above referenced Subdivision Plat, that has been prepared by Marks Engineering, and Part 1 of the Short Environmental Assessment Form (SEAF), prepared by Scott Blazey and dated 11/14/24.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board determines the application is now complete for public review and accepts this application for scheduling a public meeting thereon for Wednesday evening, December 4, 2024, with the following conditions:

- 1. The Short EAF referenced above herein is to be amended to correctly identify the proposed Action as follows:

The Action involves the development of Lot #2 of the Brian L. and Elizabeth S. Blazey Subdivision Tract, Tax Map Account #18.00-2-10.13, containing a total of 5.0 acres of land; and includes site grading, drainage, utilities (water service, on-site wastewater treatment, driveway, erosion control and construction of a proposed single-family dwelling with attached garage.

- 2. The revised Short EAF is to be re-dated and signed by the Applicant on or before noon on Friday, November 22, 2024.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, the Applicant’s Engineer, Town Staff, the Town Engineer and filed with the Town Development Office.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye

Regina Sousa	Aye
Douglas Viets	Aye

Motion – carried

B. Final Site Plan—Determination of Complete Application:

PB #1101-24 Final Site Plan Application

**APPLICANT: DeHollander Design, Inc., c/o Scott DeHollander, P.E.,
7346 Dryer Road, Victor, N.Y. 14564**

**ACTION: Acceptance of the above application as complete for
scheduling a public meeting for Final Site Plan approval of
Lot #R-1 of the Scout Plains Subdivision Tract.**

On September 18, 2024, the Planning Board determined that the Preliminary Site Plan for Lot #R-1 of the Scout Plains Subdivision Tract was a Type II Action under the State Environmental Quality Review Act (SEQRA) and scheduled a public meeting for consideration of the Preliminary Site Plan on October 2, 2024.

On October 2, 2024, the Preliminary Site Plan was approved with conditions.

There was no one, either in the room or on-line, to present this application.

Mr. Hemminger: We've got December 4th again. Okay, is everybody good with that one?

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

■ A motion was made by MR. DELUCIA, seconded by MS. SOUSA, 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 #1101-24

**APPLICANT: DeHollander Design, Inc., 7346 Dryer Road,
Victor, New York 14564**

**ACTION: Scout Plains Subdivision Tract, Lot #R-1: Acceptance of the
above application as complete for scheduling a public meeting**

**for Final Site Plan Approval Lot #R-1, Scout Plains
Subdivision Tract.**

WHEREAS the Town of Farmington Planning Board (hereinafter referred to as Planning Board) tonight has received and reviewed the related application for the above referenced Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to accept the documents submitted for this application as being adequate for its consideration.

BE IT FURTHER RESOLVED that the Planning Board has previously (File PB#0905-24) classified the Action as a Type II Action, under the provisions of 6NYCRR, Part 617. 5 (11) and (13), article 8 of the New York State Environmental Conservation Law (ECL).

BE IT FURTHER RESOLVED that Type II Actions have been determined not to have a significant impact on the environment and are otherwise precluded from environmental review under the ECL.

BE IT FURTHER RESOLVED that the Planning Board does hereby schedule a public meeting be held upon the above referenced Action at the December 4, 2024, meeting.

BE IT FINALLY RESOLVED that certified copies of this resolution are to be sent to the Applicant, Town Staff, the Town Engineer and filed with the Town Development Office.

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

Adrian Bellis	Excused
Timothy DeLucia	Aye
Edward Hemminger	Aye
Regina Sousa	Aye
Douglas Viets	Aye

Motion - Carried.

C. Agriculture Conservation Overlay District, Chapter 165 Text Amendment:

Prior to the meeting, Mr. Brand provided the Planning Board with a June 20, 2024, memorandum which was requested by the Town’s Agricultural Advisory Committee, regarding a summary of how the Agricultural Conservation Overlay District (ACOD) regulations would contribute to the protection of the more viable agricultural soils (Class 1 through Class 4) and describing how the Planning

Board's review and approvals for land subdivision and site development will be implemented.

(See "ACOD Agricultural Conservation Overlay District Synopsis" in the records of the Town Agricultural Advisory Committee.)

Mr. Brand: Back in 2015, when we completed the Farmland Protection Plan, the State Department of Agriculture Markets recommended the town establish strategic parcels of land to conserve the more viable soils resource for continued agricultural production. That map was put into the comprehensive plan in 2021, when it was adopted. We [Town Staff] have been meeting with the members of the Town Agriculture Advisory Committee on and off for about two years to discuss this idea and how to go about looking at regulations to conserve the prime and the unique classified agricultural soils. So, what we came up with after all this time was an overlay district. An overlay which identifies the class one through four soils. Which also serve as the basis for all of these landowners to receive the larger agricultural exemptions that they have been getting for years here in the town from their town taxes. We looked at what areas of the town this applied to, and it was predominantly the existing A-80 agricultural area here in the eastern portion of the town, and the RR-80 area generally located in the northern portion of town. Based on that, we came up with a concept that said look, we want to conserve this resource. It's a resource that is going to be here long after the current property owners are gone. It is a resource that the town has a vested interest, as the stewards of the land, to protect. So, we have looked at what already exists in the town code and that is the provisions for the planning board to look at clustered subdivisions. Where there is a resource to be protected or conserved, and we have created regulations to help to do that. The way this works is we are taking the A-80 agricultural district and proposing it be renamed to the RA-80 Rural Agricultural District. This then better coincides with the RR-80 rural residential district designation. Keeping in mind that the A-80 agricultural district, is more than just agricultural land use. So having gone through that exercise with the advisory committee we came up with a scenario that basically says look, I come before you with a project for subdivision in the rural area here. If it is not on one of these already identified sites that was agreed to by the farming community, State Ag and Markets and the town board back in 2015, then a subdivision of land will occur as it does today. However, if it falls on one of these strategic farmland areas, then what we're asking to happen is that the applicant submits whatever drawing it is that he wants to subdivide the land and a separate map that shows how it affects the classified soils which already exist for that property for which the AG exemptions are being granted. Now, keeping in mind that the class one through four soils are the soils that have the higher AG value and, therefore, affect the greater exemption. It kind of makes an awareness that you would be cutting off your nose to spite your face. If you follow me, by subdividing off land and conserving those more productive soils you will be supporting continued agricultural production on those soils. The farmers have also identified to us that the concern that they have is that otherwise by eating up the frontage

along the highways for these residential lots it creates problems for them to get to the remaining interior portion of the site to allow continued Agricultural production operations to occur there. Now we have a right to farm law, and it addresses nuisances, but it doesn't address some of the issues that we are trying to address and that is conserve these productive soils. We looked at about 10 different regulations from across New York State that other municipalities have enacted and what we found is that none of them identify the significance of conserving the prime and unique agricultural soils. They were all land use based regulations dealing with density, lot sizes, and things of this nature. So, we have something here in Farmington that's unique. We took this draft text amendment to the County AG Enhancement Board earlier this month for an advisory review. The Board representative there from the Finger Lakes Land Trust commented saying that this was too simple a solution. Why didn't someone think of this before, they were very supportive. Along with me that night was Hal Adams, the chairman of our advisory committee and Pete Maslyn, one of the longtime members of the committee and a person that makes his livelihood working on a large dairy farm here in Ontario County, Hemdale Farms. What we came away with is the idea was the County was supportive of this text amendment. Following that meeting, I reached out to the chairman of our advisory committee, and he is going to arrange a meeting during the day here sometime in January or February. Both of these two months are kind of the slow month if you will, for Ag production and would provide a good opportunity to meet with the Town's large landowners and explain this process. How the way it will work is on these strategic farmland sites, you are going to get two maps. One map is what the applicant wanted, and the other one is going to show you where the prime soil is. Then the Planning Board, working together with the AG advisory committee, is going to come back with a recommendation to either move this subdivision proposal around by relocating it in such a way that you conserve the more highly viable soils resource. Now this isn't a taking, this is an offer for an incentive, and the incentive is instead of having to have 150 or 300 feet of road frontage, depending on whether the site perks or not. You can have 20 feet of road frontage, a flag lot going back to a lot of 25,000 square feet in area, provided that you can show that you have a system that can perk back there and work in that environment. So, it is a process that allows you, the planning board to coordinate with the Town's Agricultural Advisory Committee, in an attempt to conserve these more viable soils. Now in the final analysis, it will depend upon the individual sites. If it can't work, it can't work, and you would approve the application based on their recommendation. But it's a process intended to make people aware of the need to conserve this resource, to get people to stop and think about what they're doing, because when you're renting land from someone, they only care about whether the AG exemptions they are getting helps to reduce their taxes. If you're removing that exemption without thinking about it, you're just cutting off your nose to spite your face.

Mr. Hemminger: So, what's the process from here to move it along?

Mr. Brand: Well, the process on this is going to be after the committee meets with the landowners we will come back to the Town Board with a draft text amendment and a draft resolution for adopting a local law to amend the text in Chapter 165 and to create a new Official Zoning Map. The Town Board at that point in time may again ask you [Planning Board] for additional comments or recommendations that then goes to the Ontario County Planning Board for their review and recommendation. They then decide to schedule a public hearing; the public comes and comments are received. Following that process, a decision is made whether to move forward. This is something that I believe addresses an identified goal in the Town’s Comprehensive Plan of conserving this natural resource base.

Mr. Hemminger: This is to keep the farm in Farmington.

Mr. Brand: Well, you can't do that if you don't have good soils to work with.

Mr. Hemminger: That's true. I love that map, though, because it just shows how much of Farmington is still rural and in agricultural production. The rest of our development is concentrated in about 20% of the town and in one little corner. It is kind of interesting, but okay, good. Anything else?

Mr. Brand: No that was it.

Mr. Hemminger: Thank you very, very much. That's good, good information.

There were no additional comments or questions on this Town Code text amendment this evening.

D. Sidewalk/Trail Master Plan Map Update:

Prior to the meeting, Mr. Brand provided the Planning Board with the most recent revision (November 2024) of the Town Sidewalk/Trail Master Plan map prepared by MRB Group Engineering, Architecture & Surveying, D.P.C. The maps delineates the following:

Public Sidewalk	Existing
Public Sidewalk	Proposed
Private Sidewalk	Existing
Auburn Trail	Existing
Auburn Trail	Proposed
Nature Trail	Existing
Nature Trail	Proposed
Park Trail	Existing
Park Trail	Proposed
Town Road	Proposed
Town Park	

Mr. Hemminger: Trail and sidewalk master plan is next on our agenda.

Mr. Brand: Working with Lance from MRB. We have taken the existing sidewalk and trail master plan map and updated all of the sidewalks, fill connections that have occurred since this was originally created back in 2021. With this, we have now identified not only the most recent extensions of sidewalks. Originally intended to be about 17,000 lineal feet. However, we have had to settle for somewhat less than that because of the costs incurred with the delays in getting the state to approve a contract, inflation of material costs and restrictions on the delivery of cement and related concrete materials. What this map does, is it shows where the existing sidewalks are and where the existing trails are, where the connections are to those facilities as well as where Phase 2 needs to provide the sidewalks. There are a couple of areas of concern. One is the area over at Mertensia and 96 by the Tops Plaza. That site has been in discussion now for four years. Some of the conditions of approval for that project to continue require investments to be made by the owner [Mr. Ingrassia] to extend the improvements to the signalized intersection over there at Mertensia and Route 96 and extend sidewalks along Route 96 from Mertensia to the entrance to the Plaza and then sidewalks along the east side of Mertensia down to connect to Creek Point. There are other improvements within the site so that we can separate pedestrian movements from vehicular movements. The other area of concern, for additional sidewalks, that we thought we had finally received answers to and that was with the Whitestone Incentive Zoning project at the corner of Route 332 and County Road 41. However, that project now has kind of gone cold because the developers failed to execute the contract agreement with the property owner. We still want to extend sidewalks from Farmbrook up to County Road 41 and we want to extend them along County Road 41 to the east, hopefully someday to connect with Philips Landing Subdivision Tract [County Road 41 near County Road 8]. My goal is to try to give Tim [Ford, the Highway Superintendent] as much as sidewalk as we can. What this map does is it identifies all that and it will serve, once the town board adopts it, as evidence of the Town's commitment for alternative forms of transportation during the next round of TAP grant funding. The next round is expected to come out next April/May for applications.

Park & Recreation Master Plan Update.

Mr. Brand: We had a very good public information meeting here Monday night on the Parks and Rec master plan. We had a good audience [approximately 40 people attending]; Regina was here from the Planning Board. We had members from the Recreation Advisory Board, the Planning Board and other boards and committees. We had great interest, one of the major points that came out of that meeting from talking with the consultants and others, is that this synergy that's being created now with the opportunity to coordinate our resources for creating the Community Center that is not traditionally the same concept as other communities have created by having a parcel of land and putting a building on it, and that then is the Community Center. The Community Center instead needs to be something that has the

flexibility to capitalize on investments being made. Right now, one of the thoughts is sharing a Community Center with Victor and Farmington, which has been discussed for many, many years. Recently we were informed that Cobblestone Performing Arts has received a \$2,000,000 commitment from Tom Golisano and that there are plans in the works for creating a Wellness Center over there, comprised of an indoor swimming pool, and an indoor facility for winter sports on the turf field that they recently acquired the turf material for. The owner is not waiting, the concept is, let's not end up with a multi-million-dollar Community Center facility in Victor and another one here in Farmington and then a third one over there at Cobblestone. We already know that one is moving forward. So that's one of the major things coming out of this meeting the other night that I heard and I'm sure Regina's husband, Matt, also picked up on it as well. It's encouraging to think about this private/public cooperation becoming reality, something that allows the residents of the population for Cobblestone to intermix with the community, and I think that's very important. They have got a location over there that I think is kind of strategically located to serve both municipalities.

The other thing is we have substantially completed the sidewalk project under the TAP program. Remaining is the pedestrian trail connection between the Auburn Trail and County Road 41, which is being redesigned. There will be an extension of that contract because we need to have about 150 feet of black top trail put in, which we can't get to until the plants open in the spring. That will allow us the opportunity to also have the bridge completed. The last we heard; the bridge is scheduled tentatively for the middle of December.

The other thing that we're doing is Dan and I have begun working on updates to chapters 144 and 165 of the town code. There are a lot of things in there that are out of date and need to be brought up to date. I am sure that one of them that you will be happy with is that in the event that the Clerk of the Board is not able to take the minutes of the meeting, guess who has the response.

Mr. Hemminger: Not me anymore, we got to fix that. I have a hard enough time doing one thing, let alone two.

Mr. Hemminger: Anything else Ron?

Mr. Brand: No, that's it. Thank you.

There were no additional comments or questions on this Town Code text amendment this evening.

10. OPEN DISCUSSION

Code Enforcement Officer:

Mr. Delpriore: I'll keep it short, we are still busy, and we are into the holiday season, so people are taking vacation and using up time, so things are still moving forward. I am working with Paula on your dates and submittals for next year. So, I will have that in front of you for approval at your next meeting.

Highway Superintendent:

Mr. Ford: Same thing. Our guys are using up vacation time. We have been doing some cleanup, getting the little saplings moved out of the stormwater ponds. Did some drainage work up to Beaver Creek Park, we tied in the downspouts and put the pipe under the trail. Other than that, we're just waiting for it to snow.

Town Engineer:

Mr. Brabant: Monday, we had the public information meeting for the meeting. We had about 50 people with staff and so we're just tallying up the responses and everything else and hope to provide response back to the town as kind of summarizing the event in totality. I have been working with the Town with the site design criteria as I mentioned to you guys. We have a final version being submitted to the town hopefully by Friday, If not it will be by Monday and then that version will go under review and then assuming there's no additional comments then that will be processed for the town board and possibly adopted by our goal would be January, February.

We are also working on updates to the MS4 program. I am working with Dan in the town on that we owe the town and updated swamp plan is what we call it and that plan itself, our goal is to get that adopted by March, so that in April when the annual reports are due with the DEC, The Town of Farmington has an updated swamp plan representing everything they have done from the previous year.

Planning Board Members:

There were no additional comments.

11. PUBLIC COMMENTS

There were none.

12. 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, 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>

13. ADJOURNMENT

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

Motion carried by voice vote.

The meeting was adjourned at 7:58 p.m.

The next regular meeting of the Planning Board will be held on Wednesday, December 4, 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 front doors to the Town Hall were locked by PAULA RUTHVEN.

Respectfully submitted,

Paula Ruthven, Clerk *Pro-tempore*
Town of Farmington Planning Board L.S.